

Authority: Etobicoke York Community Council Item  
EY23.9, as adopted by City of Toronto Council on June 25  
and 26, 2025  
City Council voted in favour of this by-law on June 26,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 10-2025 dated June 26, 2025

## **CITY OF TORONTO**

### **BY-LAW 573-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 105 Thirty First Street.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use that lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of RD (f12.0; a370; d0.35) to a zone label of (H) RM (f12; a370; d0.35) (x416) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 416 so that it reads:

(416) Exception RM 416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 105 Thirty First Street, if the requirements of By-law 573-2025 are complied with, a **building** or structure may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 87.9 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.80.30.40(1)(B), the permitted maximum lot coverage, as a percentage of the lot area, is 36 percent;
- (D) Despite Regulation 10.80.40.10(1)(A), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 573-2025;
- (E) Despite Regulation 10.80.40.10(3)(B), the permitted maximum number of storeys in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 573-2025;
- (F) Despite Regulation 10.80.40.40(1)(A), the permitted maximum **gross floor area** of all building and structures on the lot is 900 square metres;
- (G) Despite Regulation 10.80.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 573-2025;
- (H) Despite Regulation 10.5.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and main wall separation distances as follows:
  - (i) decks, porches, balconies, canopies, awnings, exterior stairs, access ramps and elevating devices, architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, window projections, including bay windows and box windows, eaves, vents, and pipes, by a maximum of 1.5 metres;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.48 residential occupant **parking spaces** for each dwelling unit;
  - (ii) a minimum of 0.07 residential visitor **parking spaces** for each dwelling unit; and
  - (iii) No parking spaces are required non-residential uses;

- (J) Despite Regulation 200.15.10(1) and (2), a minimum of 1 of the required **parking spaces** is required to be an accessible parking space;
- (K) Despite regulation 10.5.80.1, parking spaces required by this Exception may be located on the property municipally known in 2022 as 3471 Lake Shore Boulevard West, may be shared with the uses permitted thereon, and may be provided as mechanical stacked **parking spaces**;
- (L) Despite regulation 200.5.1.10(2) and (14), where stacked **parking spaces** are provided:
  - (i) the required minimum vertical clearance is 1.8 metres; and
  - (ii) an energized outlet shall not be required;
- (M) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), bicycle parking spaces must be provided in accordance with the following minimum rates:
  - (i) 0.68 "long-term" bicycle parking spaces for each dwelling unit; and
  - (ii) 0.07 "short-term" bicycle parking spaces for each dwelling unit.

Prevailing By-laws and Prevailing Sections: None Apply.

**5. Holding Symbol Provisions:**

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
  - (i) Provide a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure a Tenant Relocation and Assistance Plan for tenants of the existing two rental dwelling units proposed to be demolished at 105 Thirty First Street, which will address financial compensation and other assistance to lessen hardship;
  - (ii) Provide a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

- (iii) Provide documentation to the satisfaction of the General Manager, Transportation Services and the City Solicitor that shared vehicular and parking access has been secured with the adjacent property owner at 3471 Lake Shore Boulevard West; and
- (iv) Address the recommendations contained in the Noise and Vibration Study by J.E. Coulter Associates Limited, dated March 23, 2022, to the satisfaction of the Chief Planner and Executive Director, City Planning.

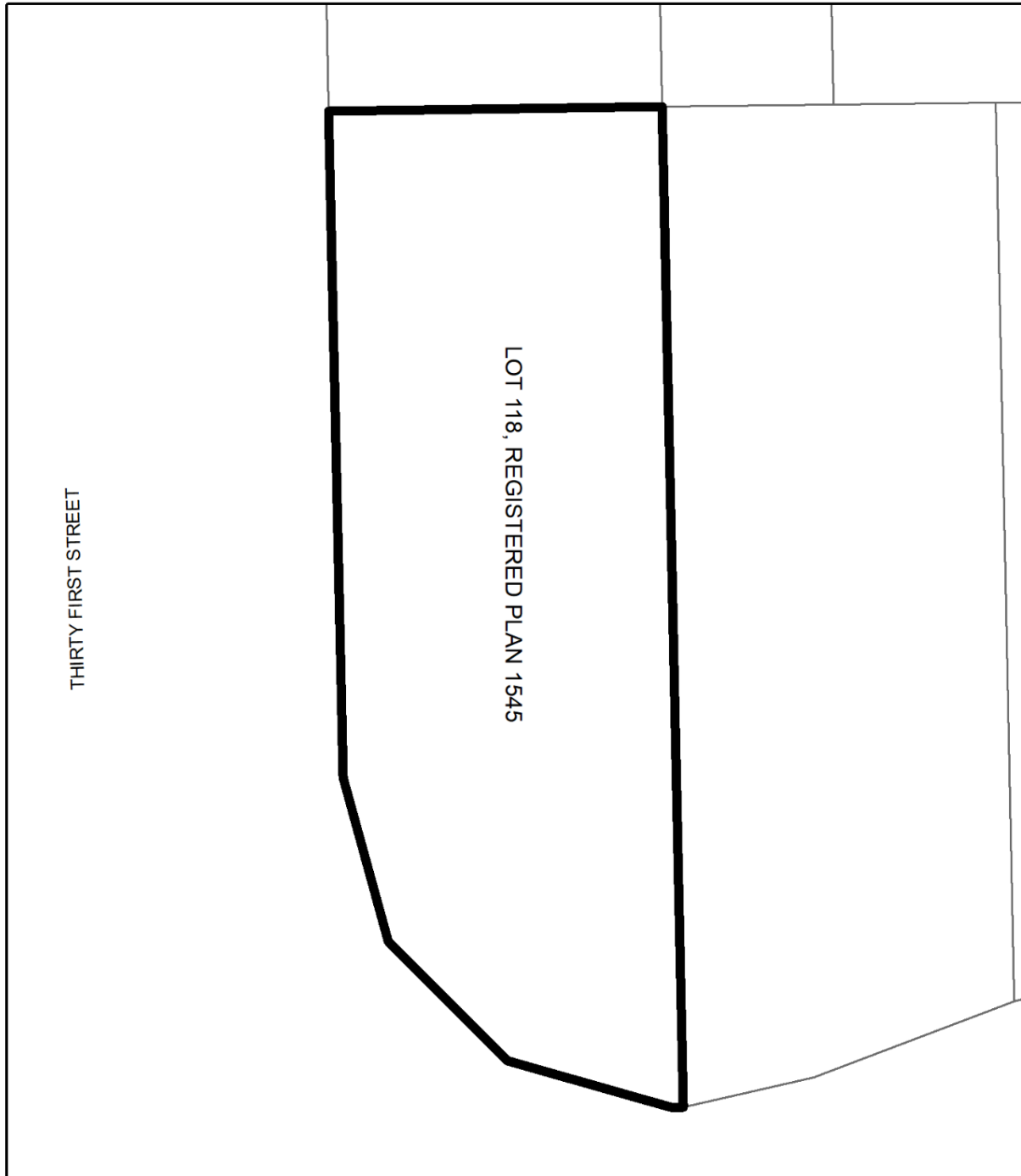
Enacted and passed on June 26, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**



 **TORONTO**  
Diagram 1

**105 Thirty First Street**

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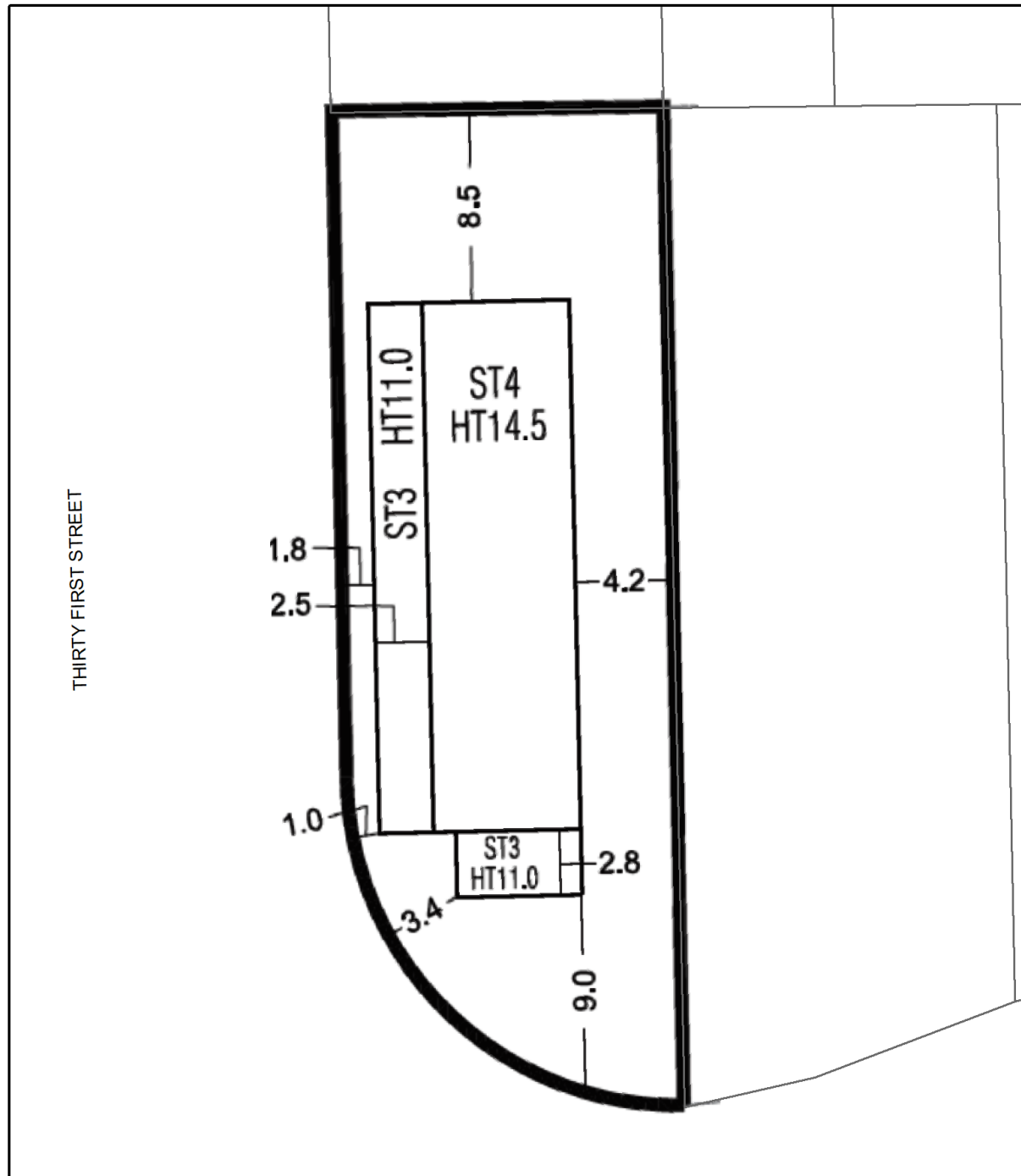
**Diagram 2**



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Diagram 2

File # 20 204893 WET 03 02

Diagram 3



 **TORONTO**  
Diagram 3

105 Thirty First Street

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