

## **3471 Lake Shore Boulevard West – Zoning By-law Amendment Application – Decision Report – Approval**

Date: October 25, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 3 - Etobicoke-Lakeshore

**Planning Application Number:** 20 204828 WET 03 OZ

**Related Applications:** 20 204893 WET 03 OZ and 22 227391 WET 03 SA

### **SUMMARY**

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This application proposes to amend Zoning By-law 569-2013 for the property at 3471 Lake Shore Boulevard West to permit a six-storey mixed-use building with commercial uses at grade and 19 residential units above. The application includes a total Gross Floor Area (GFA) of 1571.8 square metres, including 1377.8 square metres of residential GFA and 194 square metres of non-residential GFA.

This report reviews and recommends approval of the application to amend the Zoning By-law.

The proposal is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). It conforms with the Official Plan and is generally consistent with the City's design guidelines. The proposal represents an appropriate level of intensification within the *Mixed Use Areas*, and an appropriate transition in scale to the adjacent *Neighbourhoods* to the south.

### **RECOMMENDATIONS**

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The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 3471 Lake Shore Boulevard West substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council require that, before introducing the necessary Bill to City Council for enactment, the applicant shall:

a. Provide a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

b. 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 105 Thirty First Street; and

c. 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.

4. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **DECISION HISTORY**

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A pre-application consultation meeting for the proposed development was held on July 31, 2019. The current application was submitted on October 9, 2020, and deemed complete on November 26, 2020. A Preliminary Report on the application was adopted by the Etobicoke York Community Council on March 3, 2021. The Preliminary Report can be found at the following link: [Agenda Item History - 2021.EY22.7 \(toronto.ca\)](#).

Staff conducted a Community Consultation Meeting for the application on June 21, 2021. Community consultation is summarized in the Comments section of this report.

## **PROPOSAL**

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The proposal is for a six-storey mixed-use building with commercial uses at grade and 19 residential units above. Direct pedestrian access to the commercial uses at grade would be from Lake Shore Boulevard West. Direct pedestrian access to the entrance lobby for residential units above grade would be via a walkway from the public sidewalk on Thirty First Street.

Vehicular access is proposed via an east-west driveway from Thirty First Street. It is to be shared with the adjacent property to the south at 105 Thirty First Street. The Decision Report for the Zoning By-law Amendment application (File No. 20 204893 WET 03 OZ) for the property at 105 Thirty First Street is under separate cover.

Indoor and outdoor amenity spaces are proposed on the 5th floor, and an additional outdoor amenity space is proposed on the 6th floor. A green roof is also proposed. Trees are proposed on both Lake Shore Boulevard West and Thirty First Street.

The table below provides a comparison of the original and revised proposals.

<b>Category</b>	<b>Original Submission of October 9, 2020</b>	<b>Current Submission of October 4, 2023</b>
Site Area in square metres	537.1	524.1 after road widening conveyance
Gross Floor Area (GFA) in square metres	Residential: 1415 Commercial: 194 Total: 1609	Residential: 1378 Commercial: 194 Total: 1572
Floor Space Index (FSI)	3	3
Coverage (%)	74	76
Storeys and Height in metres to Mechanical penthouse (MPH) in metres	6 Storeys (20 m) MPH: 4.5 m Total including MPH: 24.5 m	6 Storeys (20 m) MPH: 4.5 m Total including MPH: 24.5 m
Setbacks from Property Line in metres	East: 0 West: 0 North (front): 0 South: 7.5 m	East: 0.8 West: 0 North (front): 0 South: 7.5 m
Unit Mix	Studio: 8 One-bedroom: 9 Two-bedroom: 2 Total: 19	Studio: 8 One-bedroom: 9 Two-bedroom: 2 Total: 19
Vehicle Parking Spaces	25 and revised to 6 Shared	15 Shared
Bicycle Parking	14	24

Refer to Attachment 1 for project data details.

## Site and Surrounding Area

The site is rectangular in shape and located at the southeast corner of the intersection of Lake Shore Boulevard West and Thirty First Street, on the south side of Lake Shore Boulevard West, with frontages of 15.3 metres along Lake Shore Boulevard West, 35.1 metres along Thirty First Street, and an area of approximately 537 square metres.

The existing one-storey commercial building on the subject property would be demolished to allow for the proposed development. Surrounding land uses include:

**East:** A mix of uses including retail, commercial and institutional fronting Lake Shore Boulevard West, including The Happy Baker, Majerski Jewellers, Penguin Private School, Long Branch Animal Clinic, and 85 Pizzeria.

**West:** Thirty First Street: Across the street are a mix of uses including retail and commercial. Approximately 1300 metres west of the site is the Long Branch GO Transit Station and Royal Canadian Legion Branch 101.

**North:** Lakeshore Boulevard West: Across the road are a mix of uses including retail and commercial fronting Lake Shore Boulevard West. Northeast of the site is a proposed five-storey mixed use building at 3418 Lake Shore Boulevard West and 0 Skeens Lane. Northwest of the site is a proposed block of townhouses at 3526 Lakeshore Boulevard West.

**South:** A low density residential neighbourhood, including a proposed four-storey block of eight stacked townhouses adjacent to the site on the south at 105 Thirty First Street (File No. 20 204893 WET 03 OZ).

## Reasons for Application

This Zoning By-law Amendment application seeks to bring the site under the coverage of city-wide Zoning By-law 569-2013, as the by-law does not currently apply. The application also seeks to establish site-specific standards for the proposed development including building height, gross floor area, density, and shared parking.

The site is zoned Commercial Avenues (C1-AV) under former City of Etobicoke (Village of Long Branch) Zoning Code that permits a maximum gross floor area of three times the lot area, and a maximum building height of six storeys or 20 metres, excluding the mechanical penthouse.

## APPLICATION BACKGROUND

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### Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report;
- Architectural Plans;

- Archaeological Assessment;
- Civil and Utilities Plans;
- Context Plan;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Report;
- Landscape and Lighting Plans;
- Landscape Cost Estimate;
- PAC Checklist;
- Planning Rationale;
- Project Data Sheet;
- Public Consultation Strategy;
- Toronto Green Standards Checklist;
- Sun/Shadow Study;
- Survey Plan;
- Traffic Impact and Parking Study; and
- Tree Inventory and Preservation Plan.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, and others.

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies Lake Shore Boulevard West to be an *Avenue*. Map 3 of the Official Plan identifies Lake Shore Boulevard West to be on a *Major Street* with a width of 23 metres. The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Chapter 2 of the Official Plan contains policies on Shaping the City, including Policy 2.3.1 on Healthy Neighbourhoods. Chapter 3 contains policies on Building a Successful City, including Policies 3.1.3 on Site Organization and Location, Building Shape, Scale and Massing, and the Public Realm. Chapter 4 contains policies on Land Use

Designations, including Chapter 4.5 containing criteria for development in *Mixed Use Areas*. The Official Plan can be found here: [Official Plan – City of Toronto](#).

### **Site and Area Specific Policy 21 (SASP 21)**

The Official Plan Site and Area Specific Policy Map 26 identifies the site to be within the SASP 21 area. See Attachment 6 for the Site and Area Specific Policy Map.

SASP 21 provides as follows:

a) Buildings should be built to the Lake Shore Boulevard West street line with a discretionary setback zone of 1.5 metres. Development blocks should provide a continuous building face for at least 70 per cent of the frontage on Lake Shore Boulevard West. Building heights should not exceed four storeys except:

i) Between Twenty Second Street and Twenty Third Street, where a six-storey building is permitted if the extra height is stepped back from the street; and

ii) For the area between Twenty Third Street and 3829 Lake Shore Boulevard West (one block west of Fortieth Street), where a six-storey building is permitted; however, in areas where lot depths exceed 35 metres, higher building heights may be considered.

Building heights should not exceed a 45 degree angular plane from the property line of the adjacent low-scale residential properties.

b) The maximum net density of mixed commercial-residential buildings with commercial uses on the ground floor is 3.0 times the lot area for the lands designated *Mixed Use Areas*.

SASP 21 can be found here: [Chapter 7 Site and Area Specific Policies \(toronto.ca\)](#)

### **Zoning**

The subject site is zoned Commercial Avenues (C1-AV) under the former City of Etobicoke (Village of Long Branch) Zoning Code. This zone permits a range of uses including commercial and residential with a maximum gross floor area of three times the lot area, and a maximum building height of six storeys or 20 metres excluding the mechanical penthouse.

City-wide By-law 569-2013 does not currently apply to this site. The site will be brought under the coverage of the city-wide Zoning By-law through this application.

See Attachment 5 of this report for the existing Zoning By-law Map.

## Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Buildings Performance Standards and Addendum;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Lake Shore Boulevard West Urban Design Guidelines;
- Retail Design Manual;
- Bird Friendly Development Guidelines;
- Toronto Green Standard; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

## Toronto Green Standard (TGS)

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

## Site Plan Control

The application is subject to Site Plan Control. An application has been submitted for Site Plan Control and is under review (22 227391 WET 03 SA).

## COMMENTS

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### Provincial Policy Statement and Provincial Plans

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). The proposal is consistent with the PPS and conforms with the Growth Plan.

### Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of this report as well as the policies of the Official Plan as a whole.

The site is designated *Mixed Use Areas* in the Official Plan. Policy 4.5 provides that *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces and utilities.

The proposed mixed-use building with commercial uses at grade and residential uses above conforms with Official Plan Policy 4.5.1 because a mixed-use building containing commercial and residential uses is a permitted land use within this policy.

The Official Plan provides that growth be directed to *Centres, Avenues, Employment Areas* and the *Downtown*. The proposed development is located on Lake Shore

Boulevard West, identified as an *Avenue*, and represents an appropriate level of growth on an *Avenue*, in conformity with the Official Plan.

### **Site and Area Specific Policy 21 (SASP 21)**

The application has been reviewed against SASP 21 described in the Policy and Regulation Considerations Section of the report.

Staff are satisfied that the proposal conforms with Policy 21 a) because the building is built to the new Lake Shore Boulevard West Street Line after a 0.78 metre wide road widening dedication to the City. It also provides a continuous building face for at least 70% of its frontage on Lake Shore Boulevard West, and has a height of six storeys, which is the maximum permitted within this policy. The building height also respects a 45 degree angular plane taken from its south property line which is at the edge of the *Neighbourhoods* designation to the south. The proposed density is three times the lot area, in accordance with Policy 21 b). SASP 21 is further discussed within the Density, Height and Massing Section below.

### **Site Organization**

The Official Plan policies on site organization and location provide that development be located and organized to fit with its existing and planned context. Such development will frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces by generally locating buildings parallel to the street, and locating main building entrances on the prominent building facades. Such entrances are to be clearly visible and directly accessible from a public street.

The Official Plan further provides that ground floor uses be provided with clear windows and entrances that allow views from, and where possible, access to adjacent streets, parks and open spaces.

Site Organization is further discussed below under Building Placement, Ground Floor Uses, Privacy, Vehicular Access, and Pedestrian Access.

### **Building Placement**

The proposed building is placed at the corner of Lake Shore Boulevard West and Thirty First Street such that it is parallel to both streets, and frames and supports them. The principal pedestrian entrance to the commercial uses at grade is placed on the prominent building façade facing Lake Shore Boulevard West, while the principal pedestrian entrance to the lobby for the residential uses is placed on the prominent building façade facing Thirty First Street. They are clearly visible and directly accessible from both streets through the public sidewalk on both streets. This is in conformity with the Official Plan.

### **Ground Floor Uses**



The building design includes ground floor commercial uses facing Lake Shore Boulevard West, and a ground floor residential entrance lobby facing Thirty First Street. Windows are proposed at grade for the ground floor uses and will allow for views to the adjacent street in accordance with the Official Plan. This would also promote the Crime Prevention Through Environmental Design (CPTED) principle of "eyes on the street". Staff recommend continuous weather protection with a minimum depth of three metres along Lake Shore Boulevard West to provide an area for protected seating and outdoor vending. The residential entrance along Thirty First Street should be weather protected. Staff will address weather protection through the Site Plan Control process.

## Privacy

The Official Plan provides that development will protect for privacy within adjacent buildings with walls containing windows. The proposed building is located adjacent to an existing commercial/residential building on the east with walls containing windows. No windows are proposed on the east façade of the proposed building to protect for privacy for the adjacent building to the east, in accordance with the Official Plan.

## Vehicular Access

The Official Plan provides that development locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas, and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding by using shared service areas where possible within the development including shared private driveways. Also, by consolidating and minimizing the width of driveways and curb cuts across the public sidewalk, and by limiting new, and removing existing surface parking and vehicular access between the front face of a building and the public street or sidewalk.

Vehicular access to the site is proposed via an east-west driveway from Thirty First Street to be shared with the adjacent property to the south at 105 Thirty First Street. It leads to some shared visitor and resident surface parking spaces, and shared stacked parking spaces within the proposed building. The proposed shared/consolidated driveway would have a width of six metres, and would result in one curb cut, in accordance with the Official Plan. The existing surface parking and vehicular access between the front face of the building and the public sidewalk and street would be removed, and replaced with a driveway and parking at the rear of the site, in accordance with the Official Plan.

## Pedestrian Access

Pedestrian access is proposed directly from the public sidewalk on Lake Shore Boulevard West and Thirty First Street. The public sidewalk in front of the site along Lake Shore Boulevard West and Thirty First Street would be reconstructed with a minimum width of 2.1 metres to comply with City standards.

The public sidewalk on Lake Shore Boulevard West connects this site with transit. The Lake Shore Boulevard street car line runs in front of the proposed development, and a

transit stop is located slightly west, less than 50 metres from the site. Lake Shore Boulevard West also serves as a bus route for multiple buses that connect to the Long Branch GO Transit station, and the Mississauga Transit station.

## **Density, Height, Massing**

### Density

SASP 21 imposes a maximum density of three times the lot area for mixed commercial-residential buildings with commercial uses on the ground floor, within the boundaries of the area shown in Map 2, from Twenty Third Street to 3829 Lake Shore Boulevard West, within which the site is located. The application proposes a density of three times the lot area in conformity with SASP 21. Given that this site is not within the coverage of city-wide by-law 569-2013, it is being brought under its coverage through this application, with a proposed maximum density of three times the lot area to implement SASP 21.

### Height

SASP 21 requires a maximum building height of six storeys within the area shown in Map 2, with higher building heights being considered where lot depths exceed 35 metres. The existing lot depth on this site is 34.3 metres. The application proposes a maximum building height of six storeys (20 metres, and 24.5 metres with the MPH), in conformity with SASP 21.

The proposed ground floor height is 4.5 metres which is acceptable.

### Massing

The Official Plan provides that development be massed to within the existing and planned context by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context, and by stepping back building mass and reducing building footprints above the streetwall height.

The proposed streetwall along Lake Shore Boulevard West fits with the planned context of an *Avenue*, and the proposed building setback fits with the existing and planned context of buildings built to the street line.

The Official Plan further provides that development provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm. The proposed massing represents good transition in scale between the *Mixed Use Areas* within which it is located, and the adjacent *Neighbourhoods* to the south. The massing respects a 45 degree angular plane from its south property line at the edge of the *Neighbourhoods*. This ensures direct access to sunlight for the adjacent property to the south.

## **Sun, Shadow, Wind**

The Official Plan provides that buildings be located and massed so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.

The applicant submitted sun/shadow studies that show that new shadows cast by the proposed development on the public realm within the *Mixed Use Areas*, and within the adjacent *Neighbourhoods*, including the amenity space within it, between 9:18 am to 6:18 pm during the spring and fall equinoxes from March 21 to September 21 are adequately limited. This is in conformity with the Official Plan.

## **Traffic Impact and Parking**

The applicant proposed six shared parking spaces with the adjacent property to the south in a revised submission in 2022 which was not acceptable to staff. The applicant then proposed 15 shared parking spaces in a revised submission. A revised parking study/letter by Trans-Plan Transportation Inc., dated August 25, 2023, was provided to justify the proposed 15 shared vehicular parking spaces. Proxy sites with similar projects and parking numbers were reviewed. Transportation Services staff find the proposed 15 parking spaces acceptable. A total of 10 bicycle parking spaces, including eight long term and two short term are proposed.

Prior to the enactment of the Zoning By-law, the applicant shall 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 105 Thirty First Street.

## **Road Widening**

In order to satisfy the Official Plan requirement of a 36-metre right-of-way for this segment of Lake Shore Boulevard West, a 0.78-metre road widening dedication along the Lake Shore Boulevard West frontage of the subject site is required, and is proposed by the applicant to be conveyed to the City with this application.

## **Streetscape**

The Official Plan provides that co-ordinated landscape improvements be provided in setbacks to enhance local character, fit with public streetscapes, and provide attractive, safe transitions between the private and public realms.

The application proposes trees adjacent to Lake Shore Boulevard West and Thirty First Street to improve the streetscape along both streets and enhance the existing neighbourhood character. Shrubs are also proposed along the walkways connecting the residential entrance lobby to the public sidewalk on Thirty First Street to create a safe transition between the private and public realms, in conformity with the Official Plan.

The Official Plan further provides that the design of new building facades visible from the public realm will consider the scale, proportion, materiality and rhythm of the façade to ensure fit with adjacent building facades

The proposed building design includes brick as the predominant exterior building material on all facades, including facades visible from the public realm along Lake Shore Boulevard West and Thirty First Street, and reinforce the materiality of facades visible from the public realm of the existing context, in conformity with the Official Plan. Brick is the predominant exterior building material for adjacent facades visible from the public realm, including the Thrive Organic Kitchen & Café on the west, The Happy Baker on the east, and the proposed building at 105 Thirty First Street on the south.

The application proposes a green roof of 60 square metres above the sixth storey that contributes to an enhancement of the streetscape on Lake Shore Boulevard West.

### **Amenity Space**

The application proposes indoor and outdoor amenity spaces at the fifth storey, an additional outdoor amenity space on the sixth storey, and a shared amenity space of 70 square metres at the adjacent site to the south. It is to be noted that Zoning By-law 569-2013 does not require indoor and outdoor amenity space for apartment buildings with less than 20 units. This application proposes 19 units.

Given the current rise in dog owning populations in the city, the applicant is encouraged to provide on-site dog amenities with proper disposal facilities including dog relief stations within the building to accommodate future residents needs. This will help alleviate pressure on existing parks. Through the Site Plan Control process, details on the specific location and layout of the dog amenity space, and the outdoor amenity space will be addressed.

### **Noise and Vibration**

The Official Plan provides that the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces be minimized as necessary to preserve their utility.

The recommendations below are contained in the Noise and Vibration Study by J.E. Coulter Associates Limited, dated March 23, 2022, for 3471 Lake Shore Boulevard West and the adjacent property to the south at 105 Thirty First Street, in accordance with the requirements of the Ministry of Environment, Conservation and Parks (MECP), CN Rail, and Metrolinx, and are to be implemented by the applicant.

- All residential units are to be provided with forced air heating with provision for the future installation of central air conditioning. The applicant has indicated that all townhouse units will be supplied with central air conditioning, including an air-cooled condenser unit, meeting the MECP requirements. The air-cooled condenser unit is to be located, where feasible, in a noise insensitive location and follow MECP's NPC-216 guideline for air-conditioning devices;

- To meet the railway's interior sound level criteria, no special building components are required given the low exterior sound levels. Typically for this type of building, it is common for the exterior façade to incorporate 3mm double glazing on a minimum 13mm air space, which will satisfy the criteria;
- The Agreement of Purchase and Sale for all residential units in this development shall include warning clauses indicating to the owners that the sound levels have exceeded MECP's noise guidelines. The six-storey condominium units are to be supplied with Warning Clauses A and D in Appendix C of the Noise and Vibration Study. The stacked townhouse units are to be supplied with Warning Clauses A and C in Appendix C of the study;
- Based on a preliminary review of the exterior façade requirements to meet the interior noise criteria as shown in Tables 5 and 6 of the study, no extraordinary components are expected. Once the architectural plans and elevations are available, the acoustic consultant should confirm the final requirements to meet the interior noise criteria; and
- At this time, there are no mechanical details of the proposed HVAC system or exhaust systems including the mechanical penthouse and parking garage exhaust fans that may potentially impact the site itself and the neighborhood. Once details are available, the acoustic consultant shall review the proposed equipment and, where applicable, provide recommendations to meet MECP's noise criteria for all points of reception on and off the site. Noise control measures may include but not be limited to acoustic louvres, silencers, barriers, enclosures, and the selection of quieter equipment.

## **Servicing**

Staff have reviewed the Functional Servicing and Stormwater Management Report prepared by Aplin & Martin Consultants Limited, dated July 23, 2023 in support of the application. Prior to the enactment of the Zoning By-law, the owner shall provide a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Open Space/Parkland**

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

The site is approximately a 500-metre walk away from Birch Park, a 23,464 square metre park that contains a baseball diamond, playground, wading pool, tennis court and Long Branch Arena (indoor).

## **Archaeological Assessment**

The applicant submitted a Stage 1 & 2 Archaeological Assessment by The Archaeologists Inc., dated July 10, 2020, done jointly for this property and the adjacent property to the south at 105 Thirty First Street. The Stage 1 background study concluded that the properties exhibit archaeological potential. The Stage 2 property assessment did not identify any archaeological resources within the subject property. The report recommended that no further archaeological assessment of the property be required. Staff are satisfied with this conclusion.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant submitted a Tree Inventory and Preservation Report prepared by Kuntz Forestry Consulting, dated April 7, 2020, and revised September 8, 2020, in support of the application. The report identifies and proposes to remove one tree on and within six metres of the subject property, within the City road allowance. The report also identifies that one City-owned tree will be preserved.

For any City trees proposed for removal, a payment to cover the appraised value of the tree and a complete Agreement for Private Contractor to Perform Work on City-owned Trees for sign-off prior to permit issuance will be required.

Removal of or injury to protected private trees may occur only upon receipt of a Tree Removal/Injury Permit issued by the General Manager of Parks, Forestry and Recreation and provided that building permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of or injury to the trees involved.

The Landscape Plan shows that three new trees are proposed within the City road allowance. Staff will require revisions through the Site Plan Control process to address spacing, species, planting calipers, clearance between tree trunk and property line, and the clearance between the tree trunk and the edge of the open portion of any planter.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan control drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

### **Community Consultation**

A virtual Community Consultation Meeting for the application was held on June 2, 2021. Approximately 30 members of the public participated, along with the local Councillor's office, the applicant and City staff. Comments at the meeting included the following:

1. The relationship of the proposed development with the adjacent property to the south at 105 Thirty First Street, including shared access and parking.

Staff determined that the shared access would result in a reduction to curb cuts on Thirty First Street, in line with the Official Plan direction that curb cuts be minimized across public sidewalks. Staff also worked with the applicant to establish an acceptable number of parking spaces after reviewing and accepting the revised Transportation Impact Study/Letter.

2. The impact of the development on pedestrian safety because of increased traffic in the neighbourhood.

Staff worked with the applicant to ensure that the public sidewalks on both Lake Shore Boulevard West and Thirty First Street would be rebuilt to City standards to provide clear widths of 2.1 metres, thereby promoting pedestrian comfort and safety, and better connections within the neighbourhood, in particular, to the transit stop on Lake Shore Boulevard West and the James S. Bell Junior Middle School southwest of the site.

3. Concerns with municipal infrastructure to support the proposed development, and whether any infrastructure upgrades and improvements are required to support this proposal.

The applicant is required to provide a revised Functional Servicing and Storm Water Management report prior to the enactment of Bill, as identified in the Recommendations Section of this report.

4. Concerns with noise and vibration from transit on Lake Shore Boulevard West.

The recommendations in the Noise and Vibration Study provided by the applicant are acceptable to staff and are to be implemented.

City staff are satisfied that the proposal addresses the concerns identified at the Community Consultation Meeting.

### **CONCLUSION**

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The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff have determined that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to an appropriate level of growth along *Avenues*, land use, site organization, density, height and massing, and an appropriate transition to the adjacent *Neighbourhoods*.

Staff recommend that Council support approval of the application.

## **CONTACT**

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## **SIGNATURE**

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Michael Mizzi, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: SASP 21 Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevation (East)
- Attachment 9: Elevation (West)
- Attachment 10: Elevation (North)
- Attachment 11: Elevation (South)



## Attachment 1: Application Data Sheet

Municipal Address: 3471 Lake Shore Boulevard West Date Received: October 9, 2020

Application Number: 20 204828 WET 03 OZ

Application Type: Zoning By-law Amendment

Project Description: Proposed six-storey mixed use building fronting on Lake Shore Boulevard West with a total of 19 residential units, and a total Gross Floor Area (GFA) of 1571.8 square metres, including 1377.8 square metres of residential GFA and 194 square metres of non residential GFA.

### Applicant

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### Architect

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80 Bloor Street West  
Suite 403  
Toronto, ON  
M5S 2V1

### Owner

2478840 Ontario Inc.  
261 Arnold Avenue  
Thornhill, ON  
L4J 1C3

## EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed use Areas Site Specific Provision: Y  
Zoning: Commercial Avenues (C1-AV) Heritage Designation: N  
Height Limit (m): 6 storeys Site Plan Control Area: Y

## PROJECT INFORMATION

Site Area (sq m): 524.7 Frontage (m): 15.32 Depth (m): 35.05

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	352		399	399
Residential GFA (sq m):			1377.80	1377.80
Non-Residential GFA (sq m):	352		194	194
Total GFA (sq m):	352		1571.80	1571.80
Height - Storeys:	1		6	6
Height - Metres:	3		20	20

Lot Coverage Ratio (%) 76 Floor Space Index: 3

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	1,377.80	
Retail GFA:	194	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			19	19
Other:				
<b>Total Units:</b>			<b>19</b>	<b>19</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		8	9	2	
<b>Total Units:</b>		<b>8</b>	<b>9</b>	<b>2</b>	

**Parking and Loading**

Parking Spaces:	15	Bicycle Parking Spaces:	24	Loading Docks:	0
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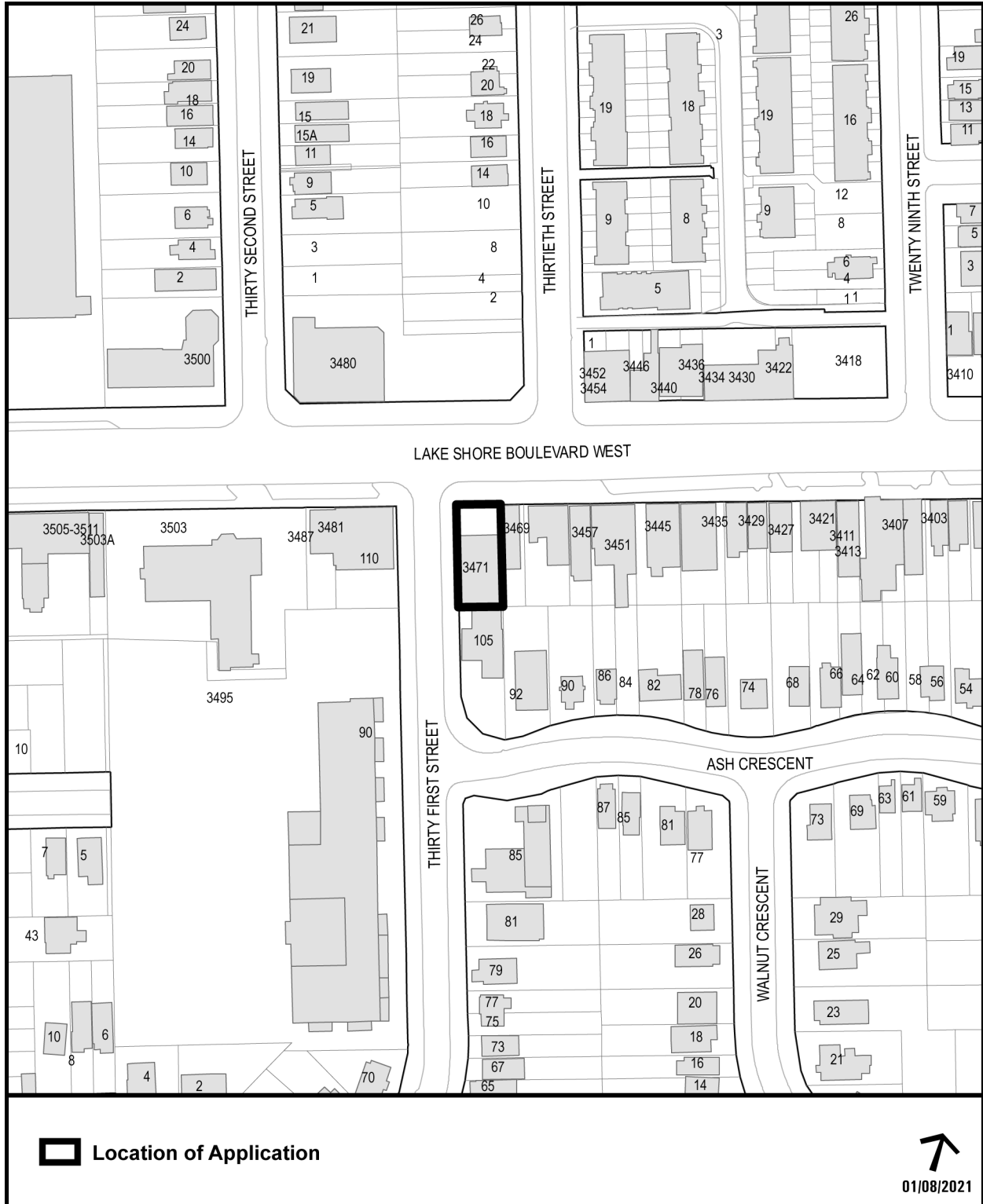
**CONTACT:**

Eno Udoh-Orok, Senior Planner, Community Planning

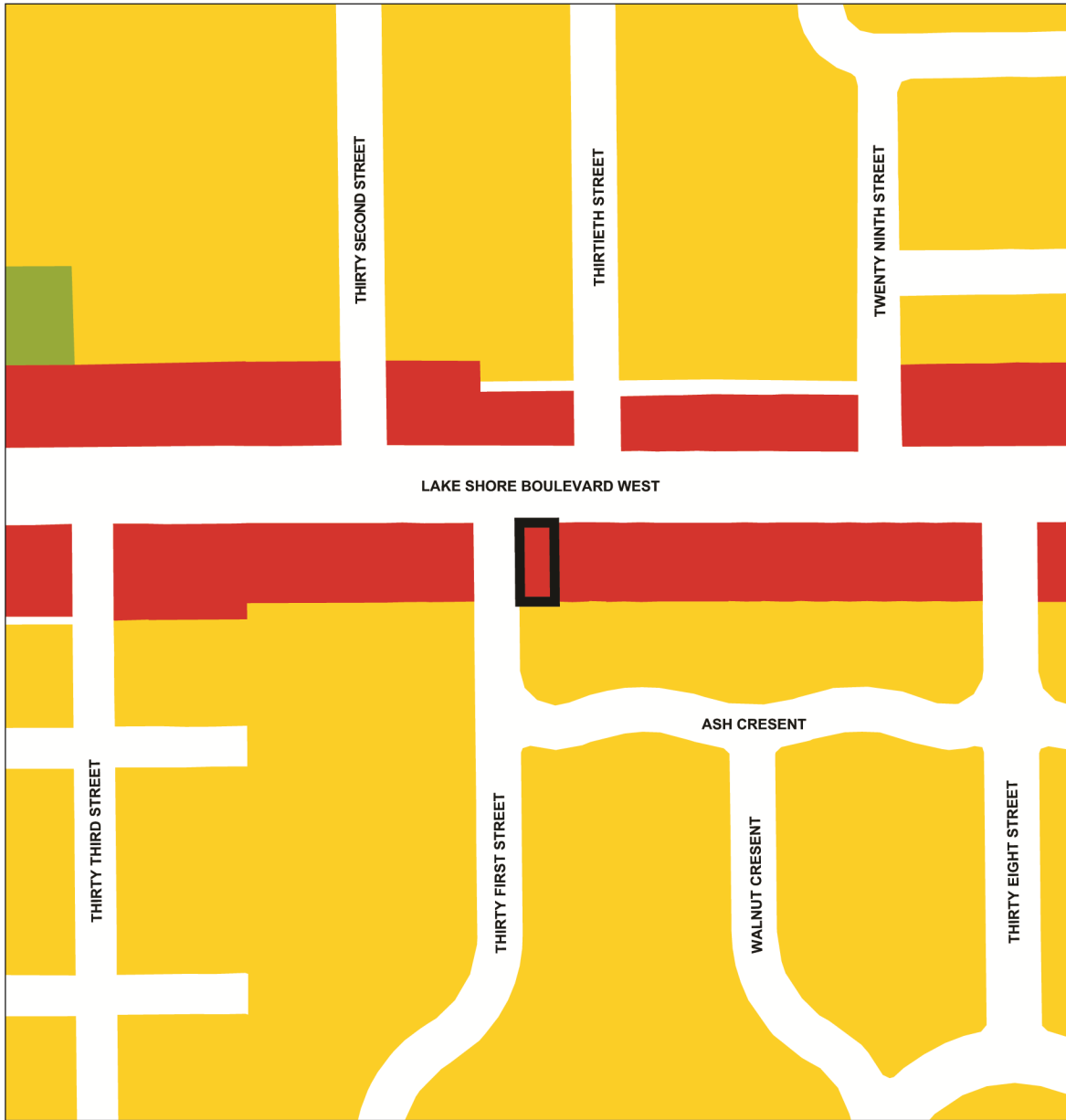
416-392-5474

Email: [Eno.Udoh-Orok@toronto.ca](mailto:Eno.Udoh-Orok@toronto.ca)

# Attachment 2: Location Map








# Attachment 3: Official Plan Land Use Map



3471 Lake Shore Boulevard West

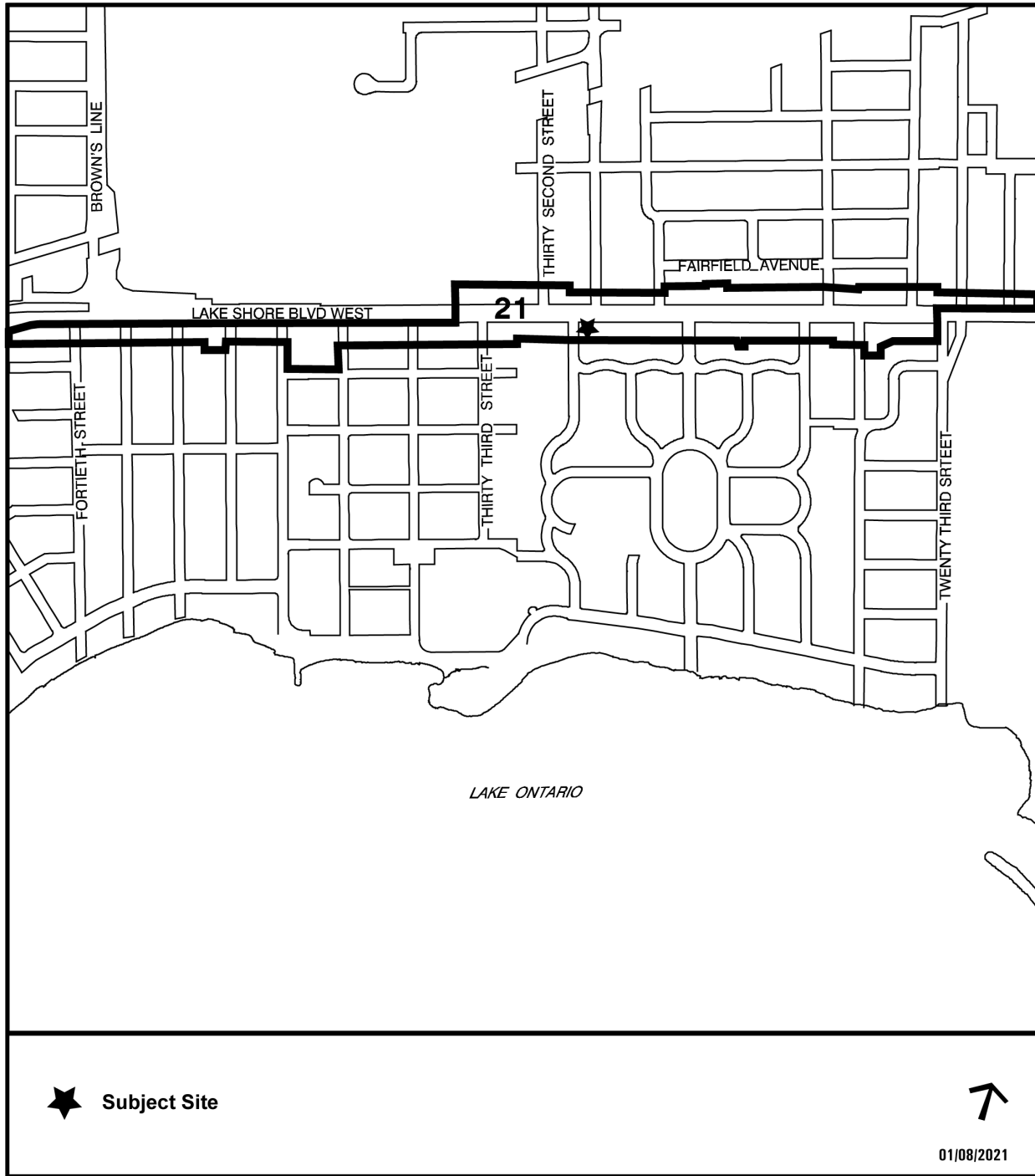
## Official Plan Land Use Map #15

File # 20 204828 WET 04 0Z

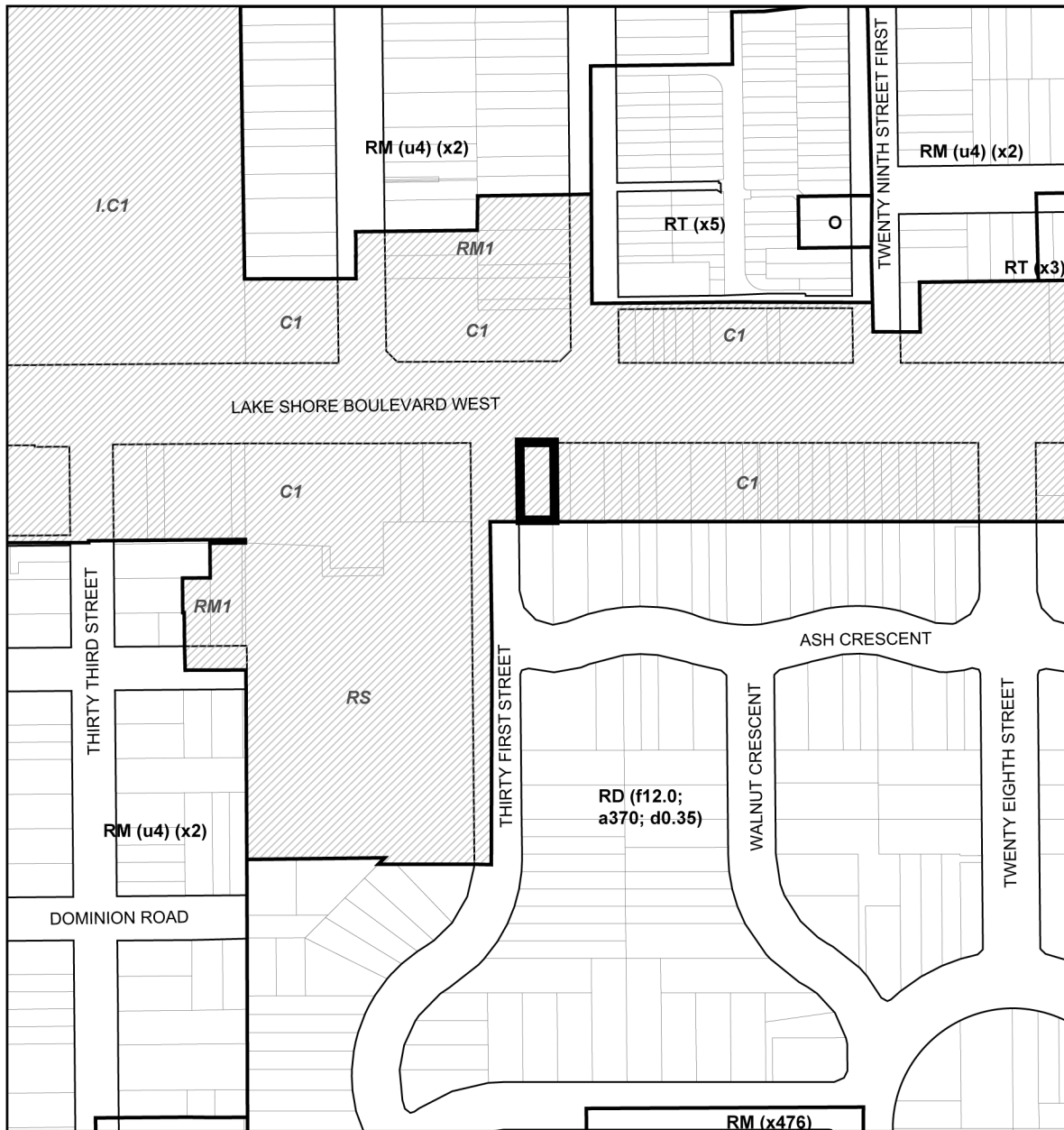
-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

  
Not to Scale  
01/08/2021

**Attachment 4: SASP 21 Map**



# Attachment 5: Existing Zoning By-law Map




**Zoning By-law 569-2013**

**3471 Lake Shore Boulevard West**

File # 20 204828 WET 04 0Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- O** Open Space
- OR** Open Space Recreation

-  See Former City of Etobicoke (Long Branch) By-Law No. 23/64
- RS** Residential Single-Family
- RM1** Residential Multiple-1
- C1** Commercial
- I.C1** Class 1 Industrial Zone

  
 Not to Scale  
 Extracted: 01/08/2021

## **Attachment 6: Draft Zoning By-law Amendment**

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 3471 Lake Shore Boulevard West.

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, as amended, 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

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 3.0 (c3.0; r3.0) SS2 (911) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0, ST 4, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article

900.11.10 Exception Number 911 so that it reads:

(911) Exception CR 911

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 3471 Lake Shore Boulevard West, if the requirements of By-law [Clerks to insert By-law number] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a building or structure is the distance between the Canadian Geodetic Datum of 89.02 metres and the elevation of the highest point of the building or structure;
- (C) Despite Regulation 40.10.30.40 (1) (A), the permitted maximum lot coverage, as a percentage of the lot area, is 80 percent;
- (D) Despite Regulation 40.10.40.10(2) the permitted maximum height of a building or structure is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of storeys in a building is the number following the letters "ST" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and structures may project beyond the permitted maximum height shown on Diagram 5 of By-law [Clerks to insert By-law number]:
  - (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.5 metres;
  - (ii) structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 5 metres;
  - (iii) architectural features, parapets, and elements and structures associated with a green roof, planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres.
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum gross floor area of all buildings and structures is 1,572 square metres, of which:



- (i) the permitted maximum gross floor area for residential uses is 1,378 square metres; and
  - (ii) the permitted maximum gross floor area for non-residential uses is 194 square metres.
- (H) Despite Regulation 40.10.40.70 (2) the required minimum building setbacks are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number;
- (I) Despite Clause 40.10.40.60 and (H) 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.
- (J) 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 occupant visitor parking spaces for each dwelling unit; and
  - (iii) No parking shall be required for a non-residential component of a building;
- (K) Despite Regulation 200.15.10.10(1) and (2), a minimum of 1 accessible parking space is required;
- (L) Despite Regulation 40.5.80.10, parking spaces required by this Exception may be located on the property municipally known as 105 Thirty First Street, and may be shared with the uses permitted thereon, and may be provided as mechanical stacked spaces.
- (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.

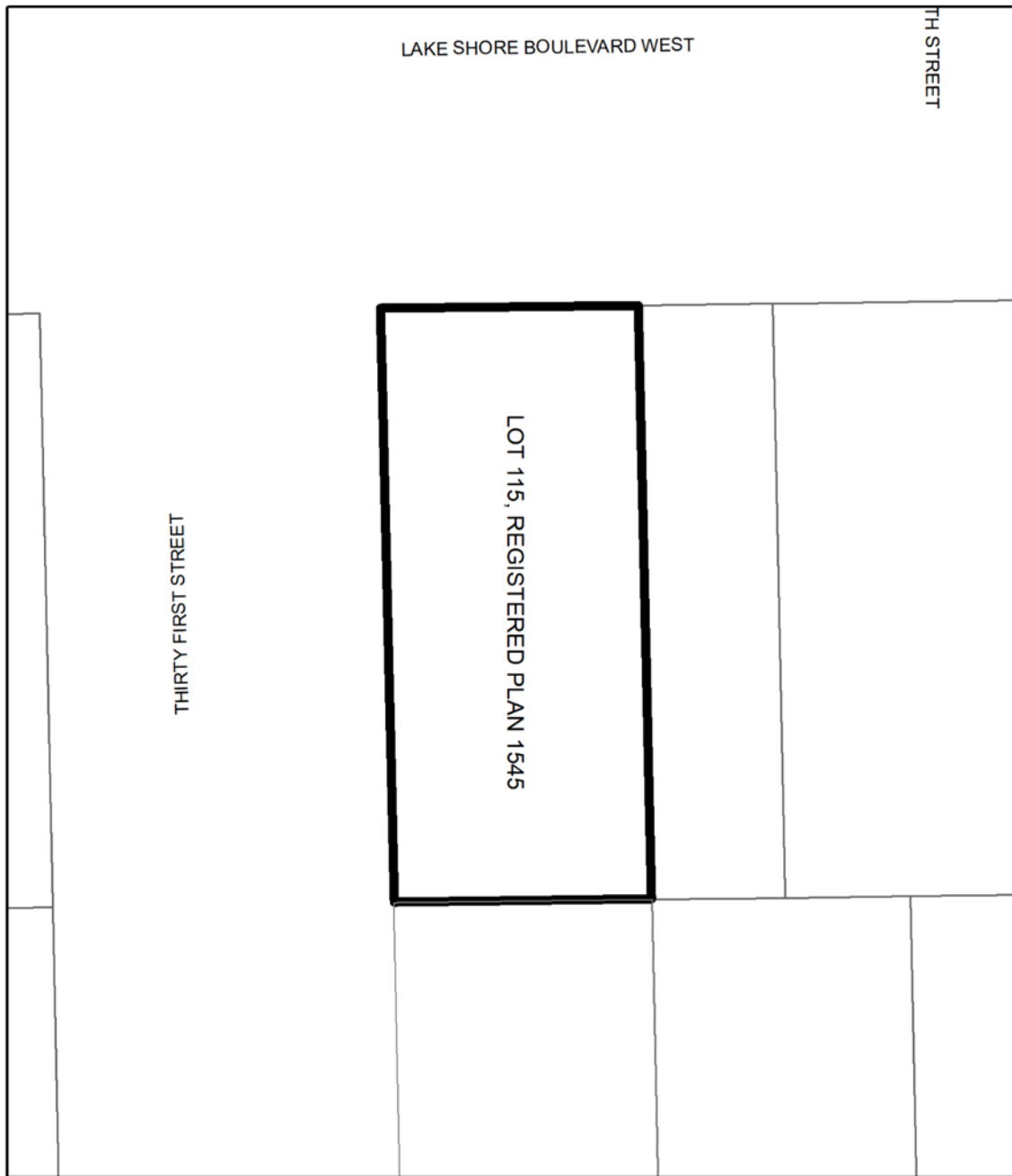
Enacted and passed on [Clerks to insert date].

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk

Diagram 1



 **TORONTO**  
Diagram 1

3471 Lakeshore Blvd

File # 20 204828 WET 03 0Z


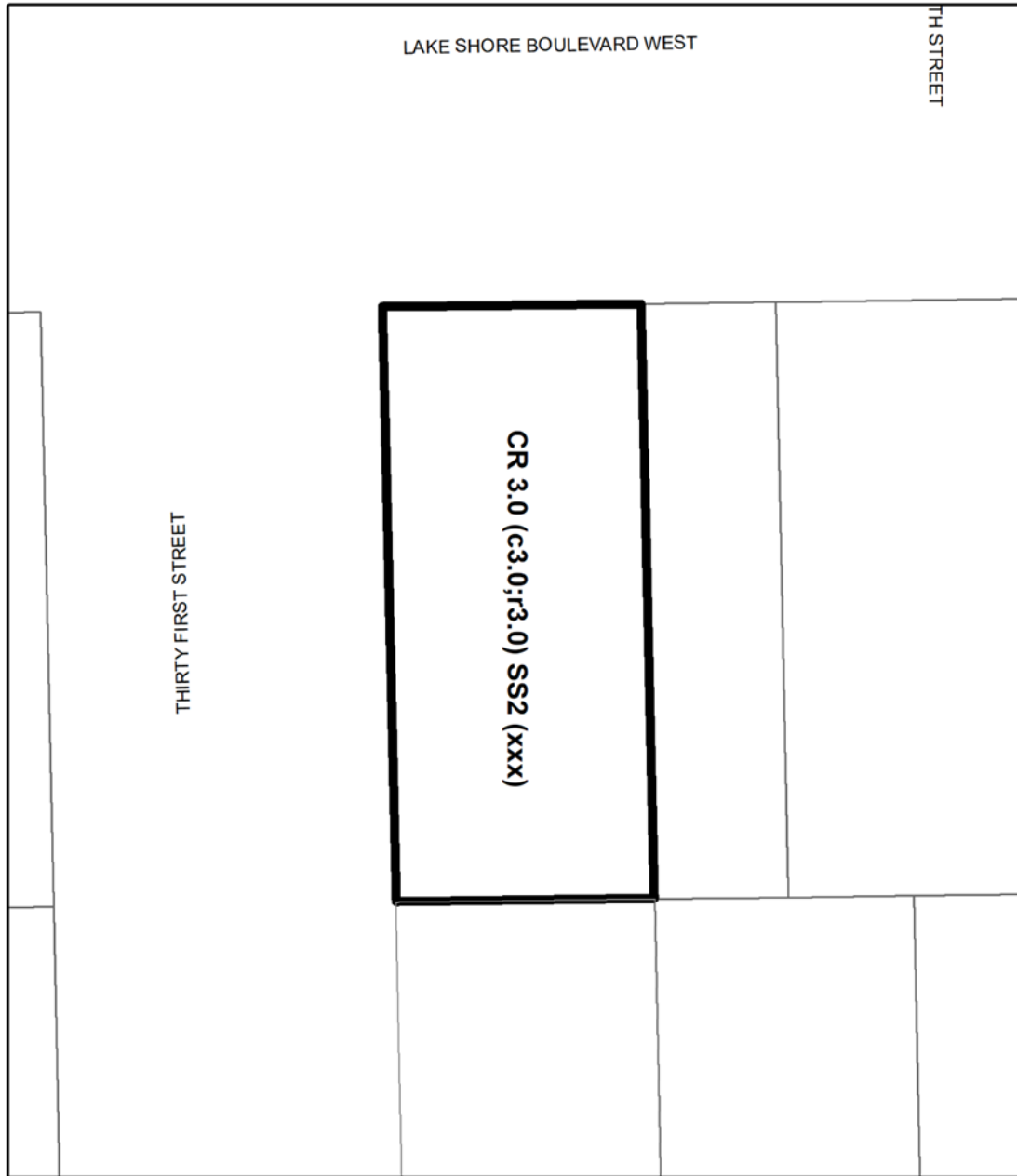
  
City of Toronto By-law 569-2013  
Not to Scale  
10/11/2023

Diagram 2



 **Toronto**  
Diagram 2

3471 Lakeshore Blvd

File # 20 204828 WET 03 02


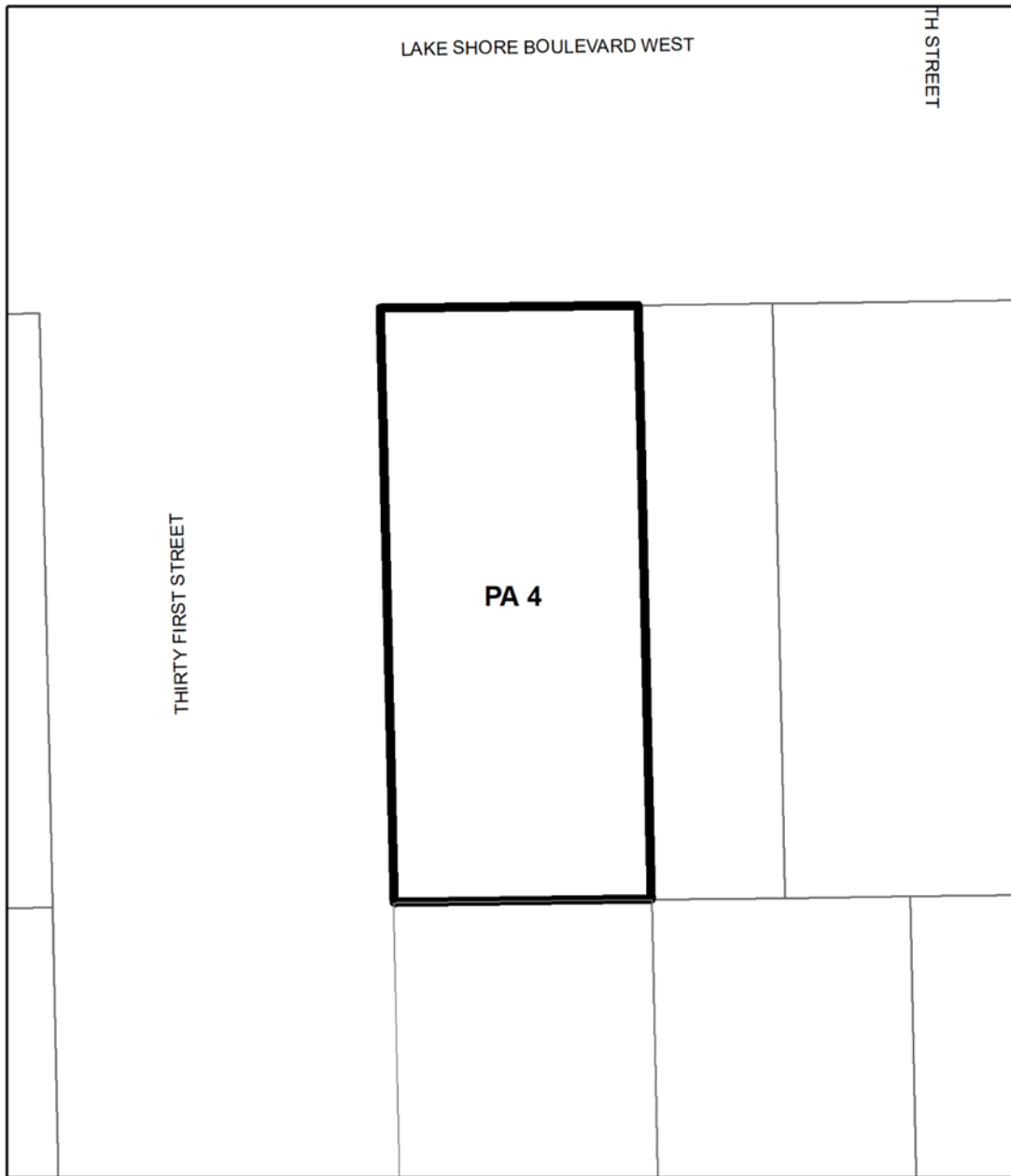
  
City of Toronto By-law 569-2013  
Not to Scale  
10/11/2023

Diagram 3



 **TORONTO**  
Diagram 3

3471 Lakeshore Blvd

File # 20 204828 WET 03 02


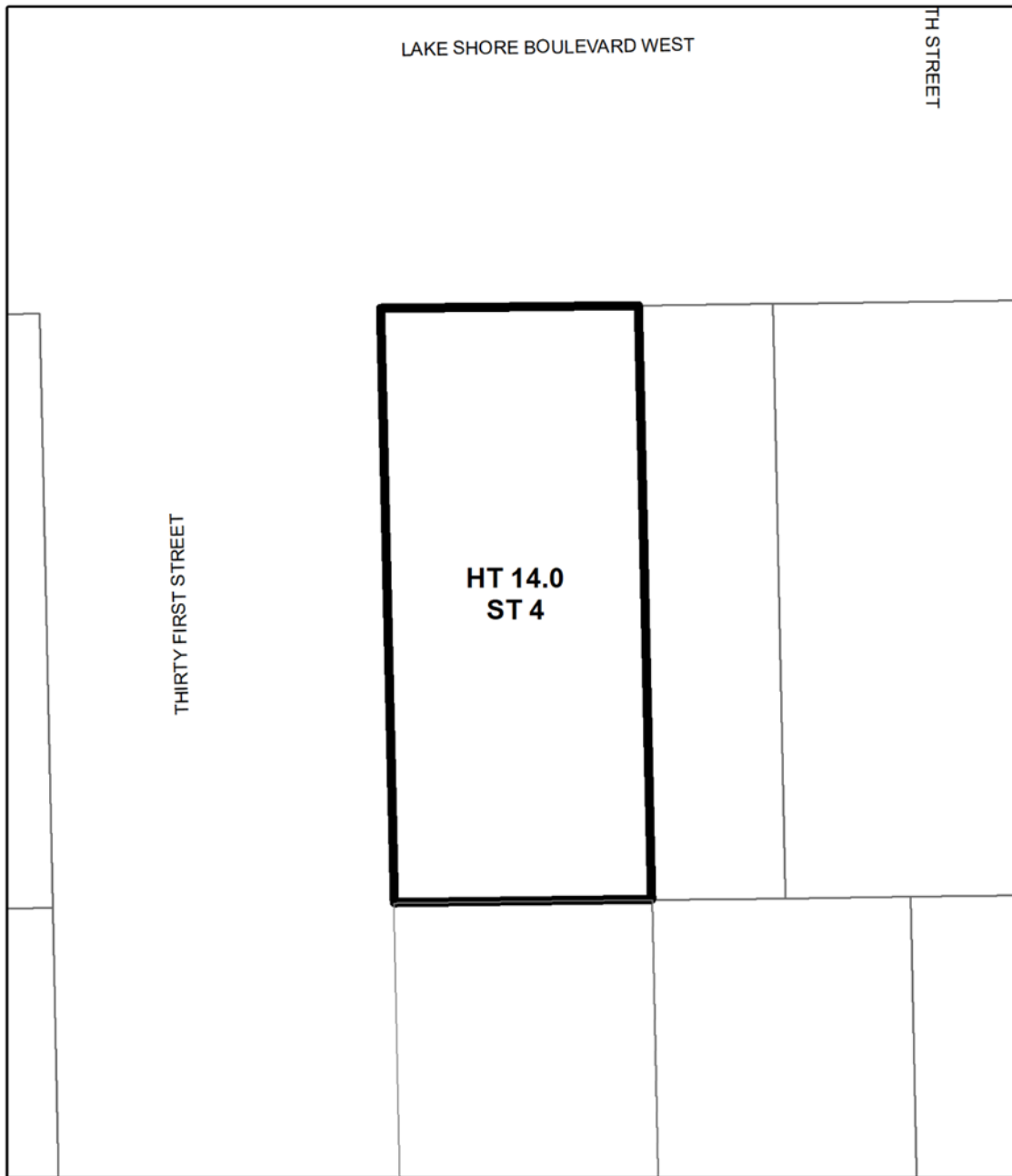
  
City of Toronto By-law 569-2013  
Not to Scale  
10/11/2023

Diagram 4



 **TORONTO**  
Diagram 4

3471 Lakeshore Blvd

File # 20 204828 WET 03 0Z


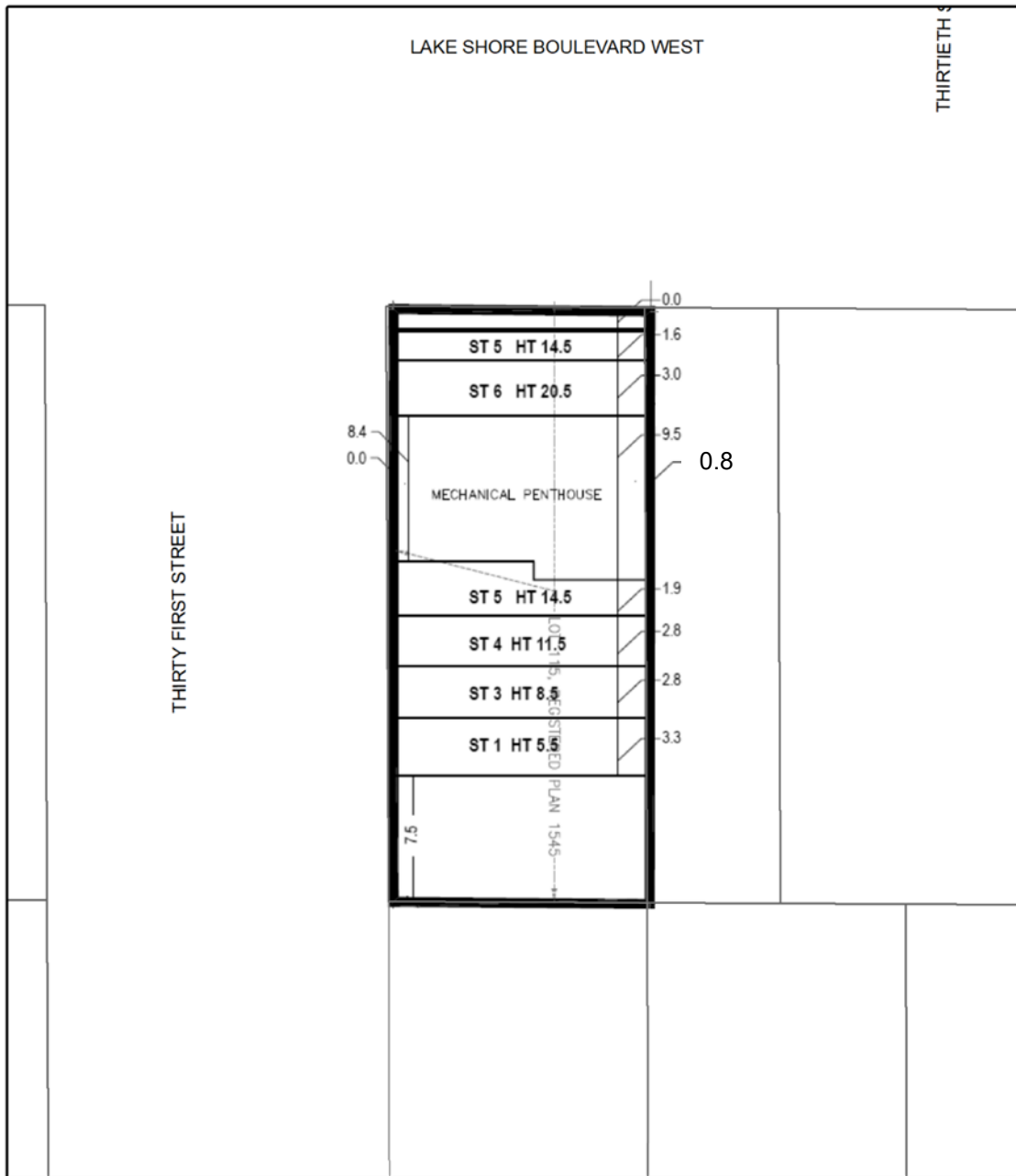
  
City of Toronto By-law 569-2013  
Not to Scale  
10/11/2023


Diagram 5



 **TORONTO**  
Diagram 5

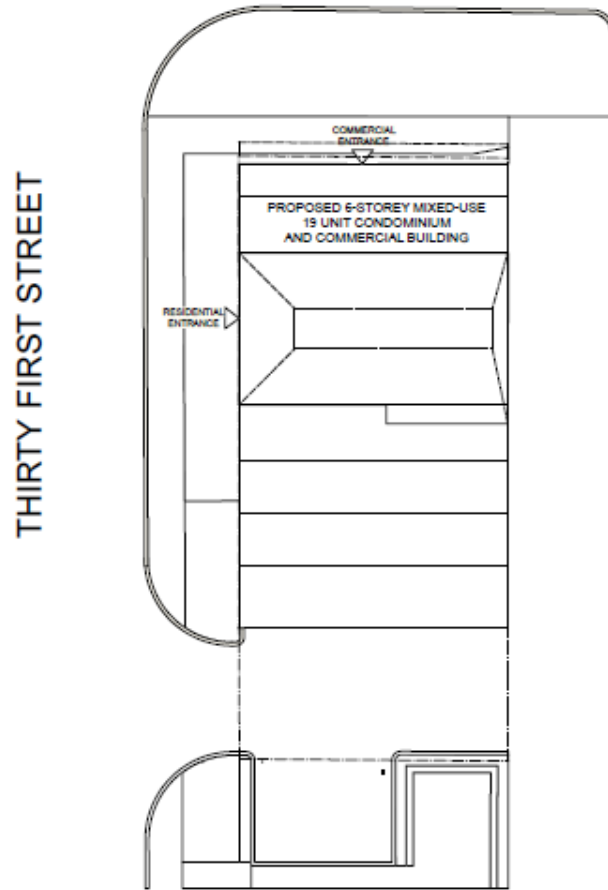
3471 Lakeshore Blvd

File # 20 204828 WET 03 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
10/11/2023

**Attachment 7: Site Plan**

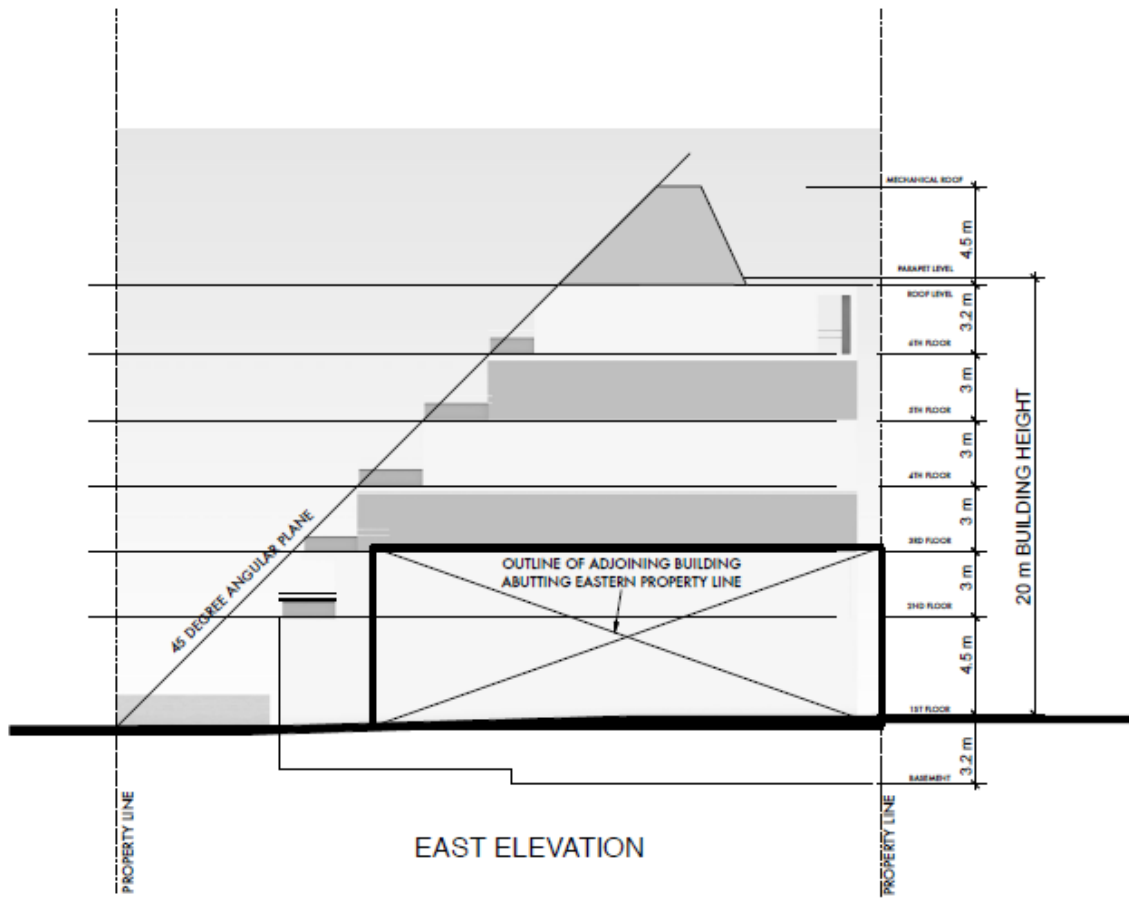
**LAKESHORE BOULEVARD WEST**



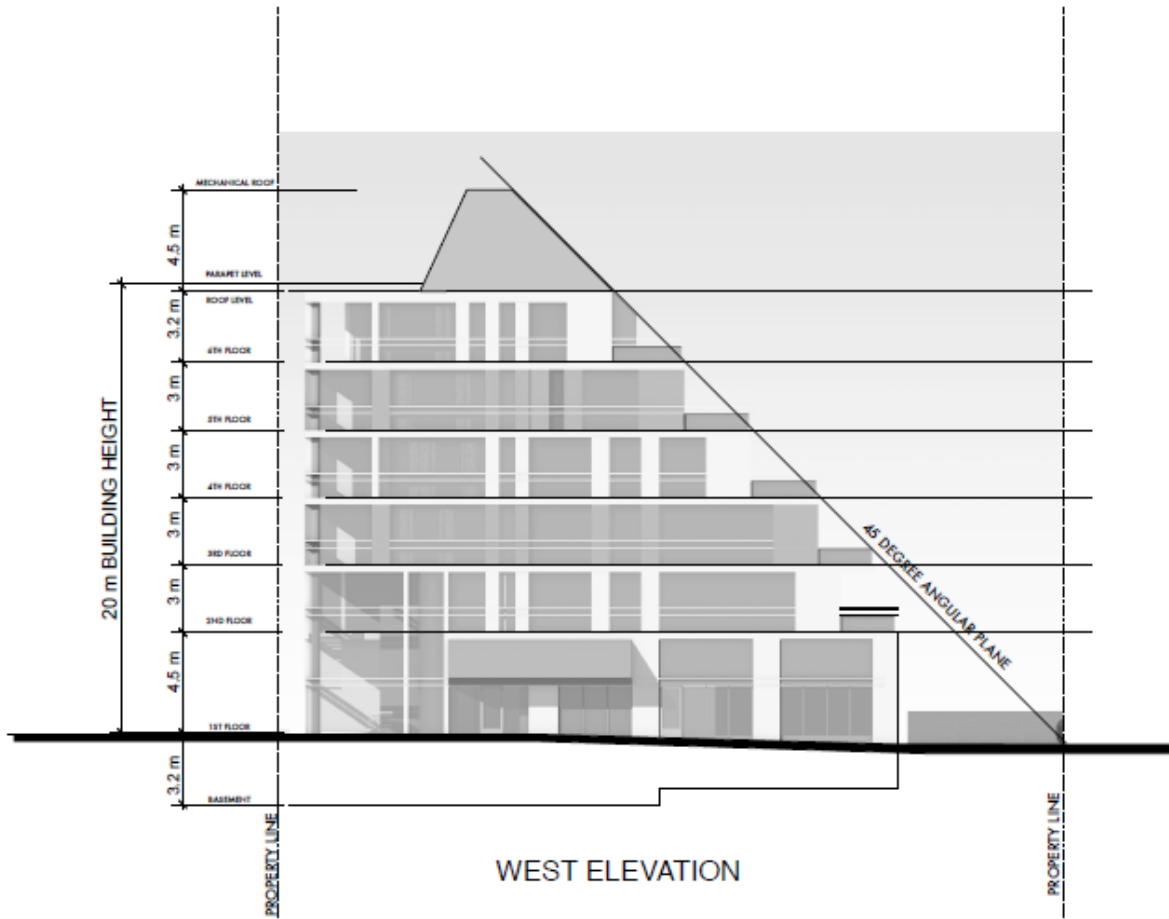
**Site Plan** ↗



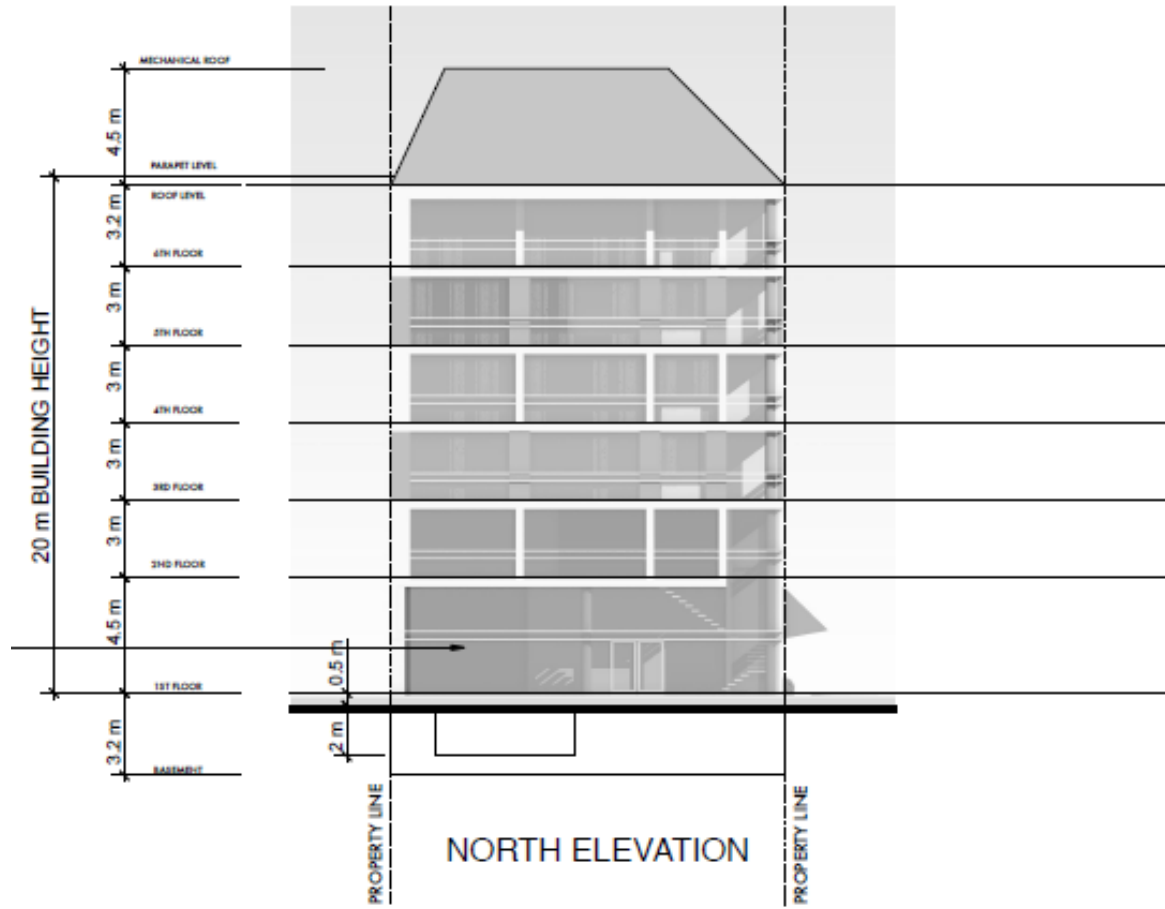
# Attachment 8: East Elevation



# Attachment 9: West Elevation



# Attachment 10: North Elevation



# Attachment 11: South Elevation

