

105 Thirty First Street – 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 204893 WET 03 OZ

Related Applications: 20 204828 WET 03 OZ and 22 227398 WET 03 SA

SUMMARY

This application proposes to amend Zoning By-law 569-2013 for the property at 105 Thirty First Street to permit a four-storey block of eight stacked townhouses with a total Gross Floor Area of 876.5 square metres, and a floor space index of 1.4 times the lot area.

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 *Neighbourhoods* designation, while providing a built form that is compatible with its existing context.

RECOMMENDATIONS

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 105 Thirty First Street substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 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 the owner to provide, prior to the issuance of Notice of Approval Conditions for Site Plan Control approval, an acceptable 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, to the satisfaction of the Chief Planner and Executive Director, City Planning.

4. City Council direct that before introducing the necessary Bill to City Council for enactment, the owner shall:

a. 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 the Tenant Relocation and Assistance Plan required in Recommendation 3 above;

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

c. 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

d. 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.

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

FINANCIAL IMPACT

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

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:

<https://www.toronto.ca/legdocs/mmis/2021/ey/bgrd/backgroundfile-163420.pdf>. Staff conducted a virtual Community Consultation Meeting for the application on June 21, 2021. Community Consultation is summarized in the Comments section of this report.

PROPOSAL

The proposal is for a four-story block of eight stacked townhouses fronting Thirty First Street. Direct pedestrian access to the dwelling units would be from the public sidewalk on Thirty First Street. Vehicular access would be from Thirty First Street, and shared with the adjacent property to the north at 3471 Lake Shore Boulevard West. Parking is proposed to be shared with the adjacent property to the north.

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

Category	Original Submission (October 9, 2020)	Current Submission (October 4, 2023)
Site Area in square metres	649.1	645.6
Gross Floor Area (GFA) in square metres	1087	876.5
Floor Space Index (FSI)	1.7	1.4
Coverage (%)	42%	34%
Building Type	Apartment Building	Stacked Townhouses
Storeys and Height in metres to Roof Peak	4 storeys (13.8)	4 Storeys (13.9)
Setbacks from Property Line in metres	n/a	East: 4.2 West (front): 1.8 North: 8.5 South: 9.0
Unit Mix	One-bedroom: 2 Two-bedroom: 5 Three-bedroom: 3 Total: 10	Two-bedroom: 3 Three-bedroom: 4 Four-bedroom: 1 Total: 8
Indoor and Outdoor Amenity Space in square metres	85	70
Landscape Buffer with adjacent property to the east	Yes	Yes
Vehicle Parking Spaces	25 and revised to 6	15
Bicycle Parking	9	10

Refer to Attachment 1 of this report for project data details.

Site and Surrounding Area

The site is mostly rectangular and located at the northeast corner of Thirty First Street and Ash Crescent, on the north side of Ash Crescent. The site has frontages of approximately 15 metres along Ash Avenue and 45 metres along Thirty First Street, and an approximate area of 649 square metres. The site is located approximately 50 metres south of the intersection of Lake Shore Boulevard West and Thirty First Street.

The existing two-storey detached residential dwelling on the subject property would be demolished to allow for the proposed development.

Surrounding land uses include:

East: A continuation of the low density neighbourhood with predominantly one and two-storey detached dwellings.

West: Thirty First Street, the James S Bell Middle School across the street, and a continuation of the predominantly low density neighbourhood characterized by detached dwellings.

North: A proposed six-storey mixed-use development at 3471 Lake Shore Boulevard West fronting Lake Shore Boulevard West within the *Mixed Use Areas* designation, at the southeast intersection of Lake Shore Boulevard West and Thirty First Street.

South: Ash Crescent, and across the road, the Polish Full Gospel Church. The low density neighbourhood continues further south to Lake Ontario, except for a portion adjacent to the Long Branch Park designated *Apartment Neighbourhoods*. Birch Park (Long Branch Arena) is also located further south of the site before Lake Ontario.

Reasons for Application

The Zoning By-law Amendment seeks to establish site-specific performance standards for the proposed development including building height, gross floor area, density, and shared parking. Parking is to be shared with the adjacent property at 3471 Lake Shore Boulevard West.

APPLICATION BACKGROUND

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;
- Survey Plan;
- Traffic Impact and Parking Study; and
- Tree Inventory and Preservation Plan.

The reports and studies submitted by the applicant are available at the City's Application Information Centre at the following link: [Application Information Centre - 105 THIRTY FIRST ST \(toronto.ca\)](#).

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

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 land use designation for the site is *Neighbourhoods*. 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 4.1 containing the criteria for development in *Neighbourhoods*. The Official Plan can be found here: [Official Plan – City of Toronto](#).

Zoning

The site is zoned Residential Detached RD (f12.0; a370; d0.35) under Zoning By-law 569-2013. The RD zoning category permits detached dwellings and a limited range of non-residential uses with conditions. The maximum permitted height is 9.5 metres, and the maximum permitted floor space index (FSI) is 0.35 times the lot area.

See Attachment 4 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:

- Townhouse and Low-Rise Apartment Guidelines;
- Long Branch Neighbourhood Character Guidelines; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Toronto Green Standard

The Toronto Green Standard ("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

Under new Provincial legislation implemented by Bill 23: More Homes Built Faster Act (2022), all new development applications totaling ten units or less are not subject to Site Plan Control. The applicant submitted a Site Plan Control application (File # 22 227398 WET 03 SA) on November 8, 2022. It is under review, and it is anticipated that the applicant will not withdraw the application.

COMMENTS

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 Provincial Policy Statement (2020) and conforms with the Growth Plan (2020).

Land Use

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

The site is designated *Neighbourhoods* in the Official Plan. Policy 4.1 provides that *Neighbourhoods* are physically stable areas made up of residential uses in lower scale buildings such as detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The proposed four-storey block of eight stacked townhouses conforms with Official Plan Policy 4.1.1 because townhouses are a permitted land use.

Site Organization

Policy 3.1.3.1 on site organization and location provides that development be located to fit with its existing and planned context by generally locating buildings parallel to the street, and locating main building entrances on the prominent building facades so that they front onto a public street, park or open spaces, are clearly visible, and directly accessible from a public street. The Official Plan also provides that ground floor uses be provided with windows and entrances that allow views from and to adjacent streets, parks and open spaces. The proposed development is in conformity with the Official Plan policies on site organization as discussed in the Building Placement and Vehicular and Pedestrian Access sections below.

Building Placement

The proposed building is located at the northeast corner of Thirty First Street and Ash Avenue, and conforms with the Official Plan because it is placed parallel to Thirty First Street and Ash Crescent, and frames both streets. The main entrances to the townhouse units within the building are located on the prominent building façade facing Thirty-First Street, and are directly accessible from the street. Each living room and its associated window facing the street is placed to allow views to the adjacent street, in line with the intent of the Official Plan. This also promotes the Crime Prevention Through Environmental Design principle of "eyes on the street".

Vehicular and Pedestrian Access

Policy 3.1.3.4 provides that development will 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 the surrounding by using shared spaces where possible within development blocks, including public lanes, shared driveways, and service courts.

Vehicular access to the site is proposed from Thirty First Street via an east-west driveway shared with the adjacent property to the north at 3471 Lake Shore Boulevard West. It leads directly to the proposed vehicular parking spaces also shared with the adjacent property to the north.

Pedestrian access to the site is proposed directly from the public sidewalk on Thirty-First Street. The public sidewalk in front of the site along Thirty First Street and Ash Crescent would be reconstructed with a minimum width of 2.1 metres to comply with current City standards. There is a pedestrian crosswalk at the southwestern edge of the site, at the intersection of Ash Crescent and Thirty First Street, that leads west across Thirty-First Street, and connects to the public sidewalk in front of the James S Bell Junior Middle School. A traffic signal is also located at this intersection.

Landscaping

Trees and shrubs are proposed along Thirty First Street and Ash Avenue, and a 4.2-metre-wide landscape buffer is proposed at the eastern edge of the site. The sidewalk on Thirty First Street and Ash Avenue is proposed to be widened to 2.1 metres to meet City standards.

Density, Height, Massing

The proposal conforms with Policy 4.1.5 of the Official Plan which provides that development in established *Neighbourhoods* respect and reinforce the existing physical character of its geographic neighbourhood including the prevailing heights, massing, scale and dwelling type of nearby residential properties.

Density

While the proposed density of 1.36 times the lot area exceeds the maximum density in the applicable zoning, staff consider it appropriate to implement the intent of the Official Plan that allows for townhouses within *Neighbourhoods*. The applicant seeks to amend the zoning to allow for the proposed density, in line with the intent of the Official Plan.

Height

At four storeys, the proposed block of townhouses is considered a low-rise building, and reinforces the character of its *Neighbourhoods* designation that consists of similar low-rise buildings with prevailing heights of one to four storeys. The proposed townhouse dwelling type also reinforces the existing *Neighbourhoods* dwelling type of detached and semi-detached houses, townhouses, and low-rise apartment buildings.

Massing

The proposed building massing defines the edges of the public realm with adequate street proportion and provides a good transition in scale between its *Neighbourhoods* designation and the adjacent *Mixed Use Areas* designation immediately north of the site. At four storeys, it represents an appropriate transition to the proposed adjacent six-storey mixed-use development at 3471 Lake Shore Boulevard West.

Massing includes primary windows and principal building entrance doors that face Thirty First Street, while secondary windows are at the rear staircases on the east façade. No windows or balconies are proposed on the 4th storey of the east façade to prevent overlook to adjacent properties on the east.

Canopies are proposed over the principal pedestrian entrances to all units. Balconies and a roof terrace facing Thirty First Street are also proposed. A roof terrace is also proposed on the fourth floor facing Ash Crescent.

Units

Unit 1 to 4 are on two stacked levels below and above grade on the first (ground) floor. The portion below grade is not completely below grade as the spaces below have windows with direct access to sunlight above grade. These units also include three two-bedroom units and one three-bedroom unit. Unit 5 to 8 are on three stacked levels from the second to the 4th floors, and include three three-bedroom units and one four-bedroom unit.

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. 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 3471 Lake Shore Boulevard West.

Road Widening

Thirty First Street and Ash Crescent are not identified in the Official Plan as roads to be widened. No additional lands are required for both roads.

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 Thirty First Street and Ash Crescent to improve the streetscape along both streets and to enhance the existing neighbourhood character. Shrubs are also proposed along the walkways connecting the townhouse unit entrances to the public sidewalk to create safe transitions between the private and public realms.

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 Thirty First Street and Ash Crescent, and reinforce the materiality of facades visible from the public realm of the existing context. Brick is the predominant exterior building material for

adjacent facades visible from the public realm, including the James S Bell Junior Middle School on Thirty First Street on the west of the site, 92 Ash Crescent on the east, and the place of worship south of the site. The adjacent building to the north at 3471 Lake Shore Boulevard West is proposed to have brick at its predominant exterior building material.

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

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 are not 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.

Tenant Relocation and Assistance Plan

Given that the proposed development would require the demolition of an existing building comprised of two rental dwelling units at 105 Thirty First Street, Policy 3.2.1.12 of the Official Plan applies to this proposal and the applicant is required to develop and implement an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants. This plan will be secured through a legal undertaking by the owner prior to the enactment of the Zoning By-law Amendment and implemented prior to the issuance of Notice of Approval Conditions for Site Plan Control approval. The plan would assist tenants of the existing rental units proposed to be demolished with finding and securing alternative accommodation, and consist of the following for each eligible tenant:

- At least six months' notice before having to vacate their existing dwelling unit;
- Financial compensation equal to three months' rent, as required under the *Residential Tenancies Act, 2006* (the "RTA");
- Financial compensation, above and beyond that required under the RTA, in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's Rental Market Survey Zone 5 – Etobicoke (South), which encompasses the development site, over a 36-month period. The rent gap payments would assist tenants in transitioning to market rents and be paid out in a lump sum on the date each tenant provides vacant possession of their existing rental unit;
- A moving allowance to cover expenses from having to move into alternative accommodation; and
- Upon request, a rental leasing agent to provide tenants with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with the tenant's needs.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices and would support tenants in accessing suitable alternative accommodation within the neighbourhood.

Open Space/Parkland

In accordance with Section 42 of the *Planning Act*, the owner is required to satisfy the parkland dedication requirement, which will be achieved 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.

The site is approximately a 500-metre walk away from Birch Park, a 23,464 square metre park which contains 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, completed jointly for this property and the adjacent property to the north at 3471 Lake Shore Boulevard West. 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.

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 on September 8, 2020 in support of the application. The report identifies and proposes to remove a total of six trees on and within six metres of the subject property. Of the six trees, three are regulated under Toronto Municipal Code, Chapter 813, and are located on the City's road allowance. For any City trees proposed for removal, a payment to cover the appraised value of the trees 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 on private property and seven new trees on the City's road allowance. While the proposal to plant these trees is acceptable, staff usually 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. Provincial legislation changes under Bill 23: More Homes Built Faster Act

exempts projects containing a total of 10 units or less from Site Plan Control. City Planning may not be able to address this matter without a Site Plan Control application.

Toronto Green Standard

Council has adopted the four-tier 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 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 review process. Provincial legislation changes under Bill 23: More Homes Built Faster Act exempts projects from containing a total of 10 units or less from Site Plan Control. City Planning may not be able to secure this matter without a Site Plan Control application.

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 north at 3471 Lake Shore Boulevard West, 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 proposed parking with a revised justification letter/report.

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

The public sidewalks on both Thirty First Street and Ash Crescent will 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 to the James S. Bell Junior Middle School.

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 the Bill, as identified in the Recommendations Section of this report.

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

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Growth Plan (2020), and the Official Plan. Staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the Official Plan, particularly as it relates to the land use, site organization, and built form policies. It represents an appropriate level of intensification within the *Neighbourhoods* designation along Thirty-First Street and provides an appropriate transition to the adjacent *Mixed Use Areas* to the north of the site. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

- Attachment 6: Site Plan

Attachment 7: Elevation (East)
Attachment 8: Elevation (West)
Attachment 9: Elevation (North)
Attachment 10: Elevation (South)

Attachment 1: Application Data Sheet

Municipal Address: 105 Thirty First Street Date Received: October 9, 2020

Application Number: 20 204893 WET 03 OZ

Application Type: Zoning By-law Amendment

Project Description: Proposed four-storey block of eight stacked townhouses fronting Thirty First Street, with a total Gross Floor Area of 876.5 square metres.

Applicant

Adam Layton
c/o Evans Planning Inc
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Vaughan, ON
L4K 1Z7

Architect

Keith Loffler Mcalpine Architects
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Owner

Malvina Shkolyar
261 Arnold Avenue
Thornhill, ON
L4J 1C3

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RD (f12.0; a370; d0.35)	Heritage Designation:	N
Height Limit (m):	9.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 649.12 Frontage (m): 15 Depth (m): 45

Building Data

	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	253.63		220.50	220.50
Residential GFA (sq m):			876.50	876.50
Non-Residential GFA (sq m):			0	0
Total GFA (sq m):	253.63		876.50	876.50
Height - Storeys:	2		4	4
Height - Metres:	6		13.49	13.49

Lot Coverage Ratio (%): 34 Floor Space Index: 1.36

Floor Area Breakdown

	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	876.50	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units

by Tenure	Existing	Retained	Proposed	Total
Rental:				

Freehold:		0
Condominium:	8	8
Total Units:	8	8

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				3	5
Total Units:				3	5

Parking and Loading

Parking Spaces:15 Shared Bicycle Parking Spaces:10 Shared Loading Docks: 0

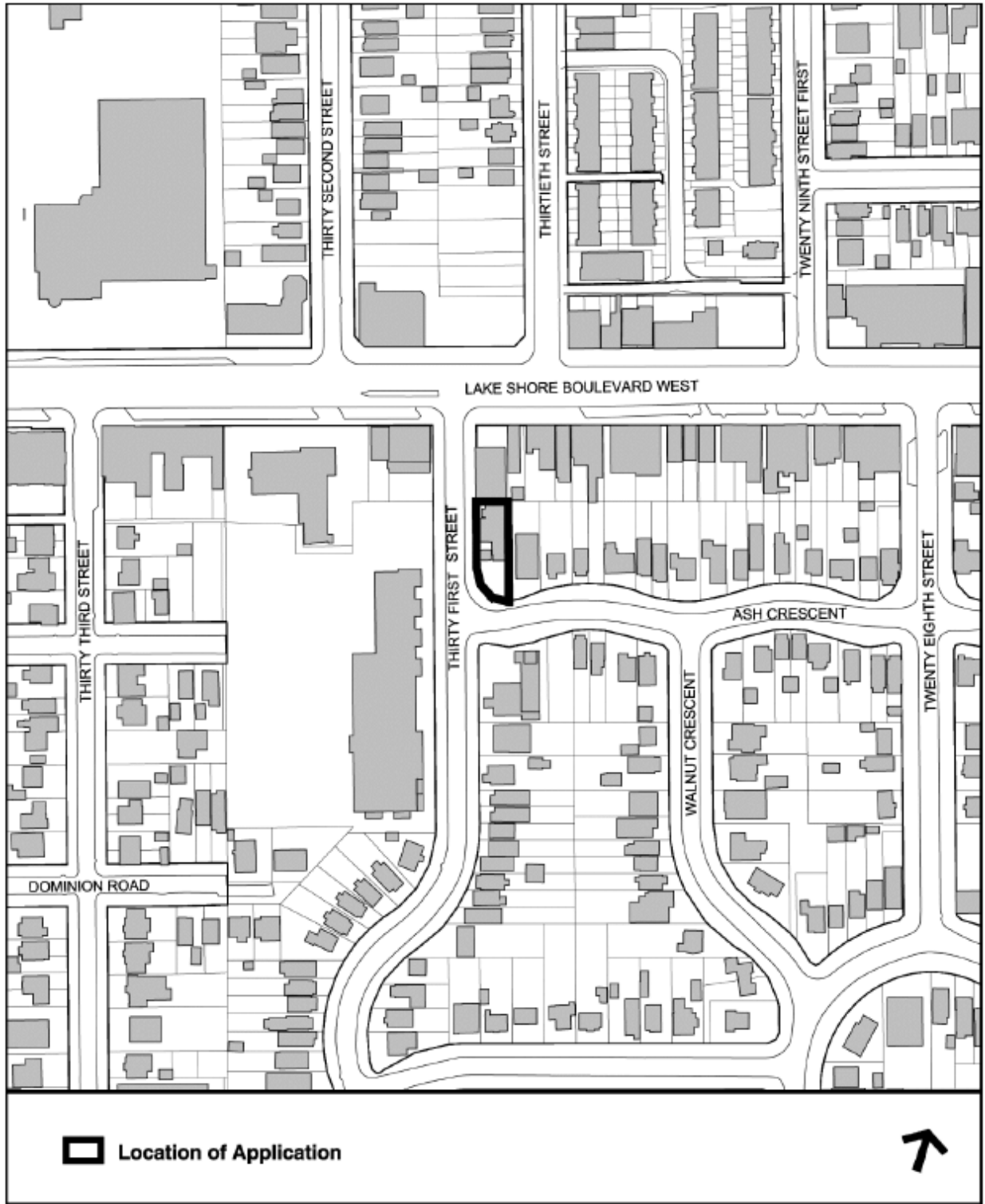
CONTACT:

Eno Udoh-Orok, Senior Planner, Community Planning

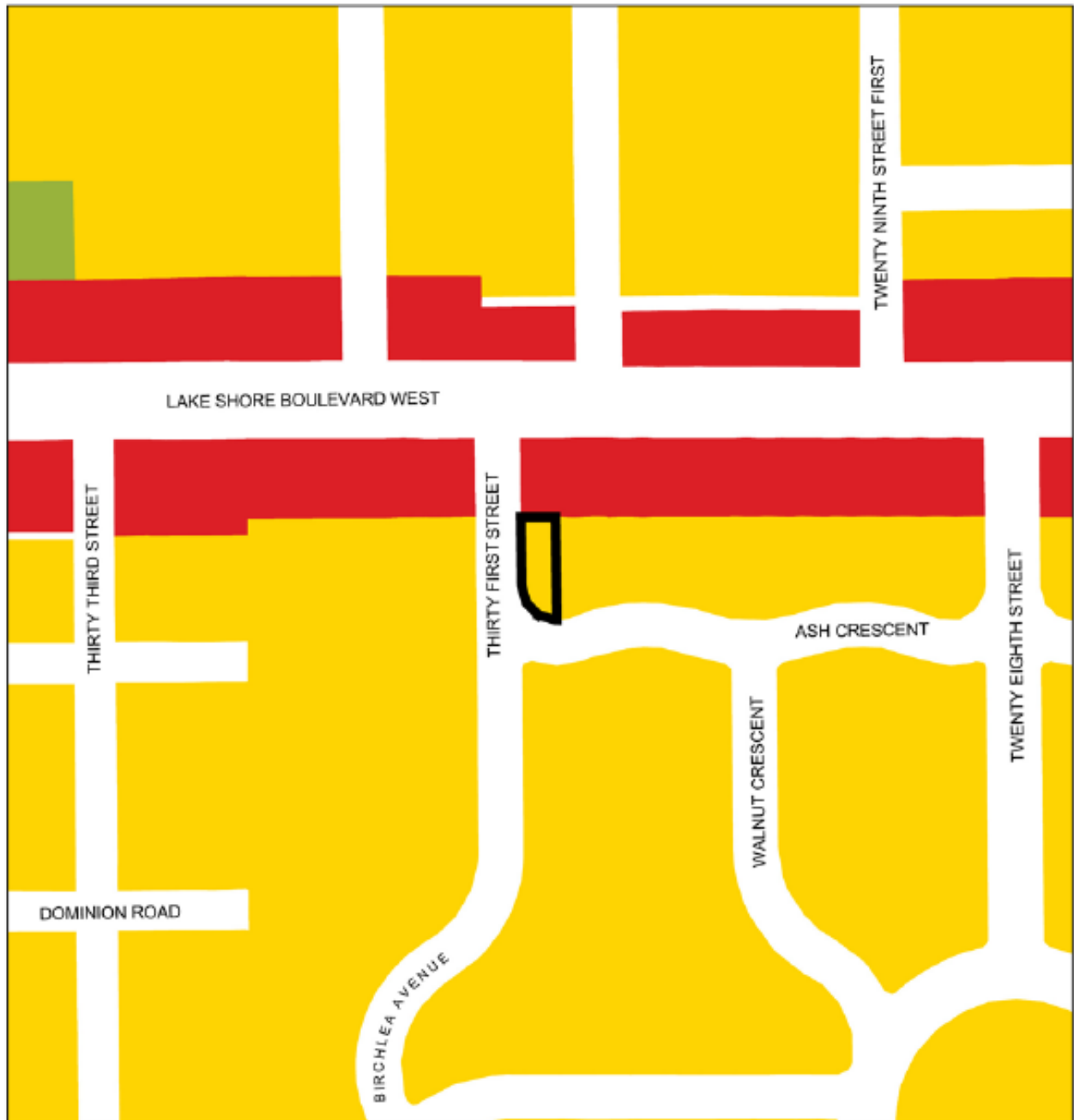
416-392-5474

Email: Eno.Udoh-Orok@toronto.ca

Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

105 Thirty First Street

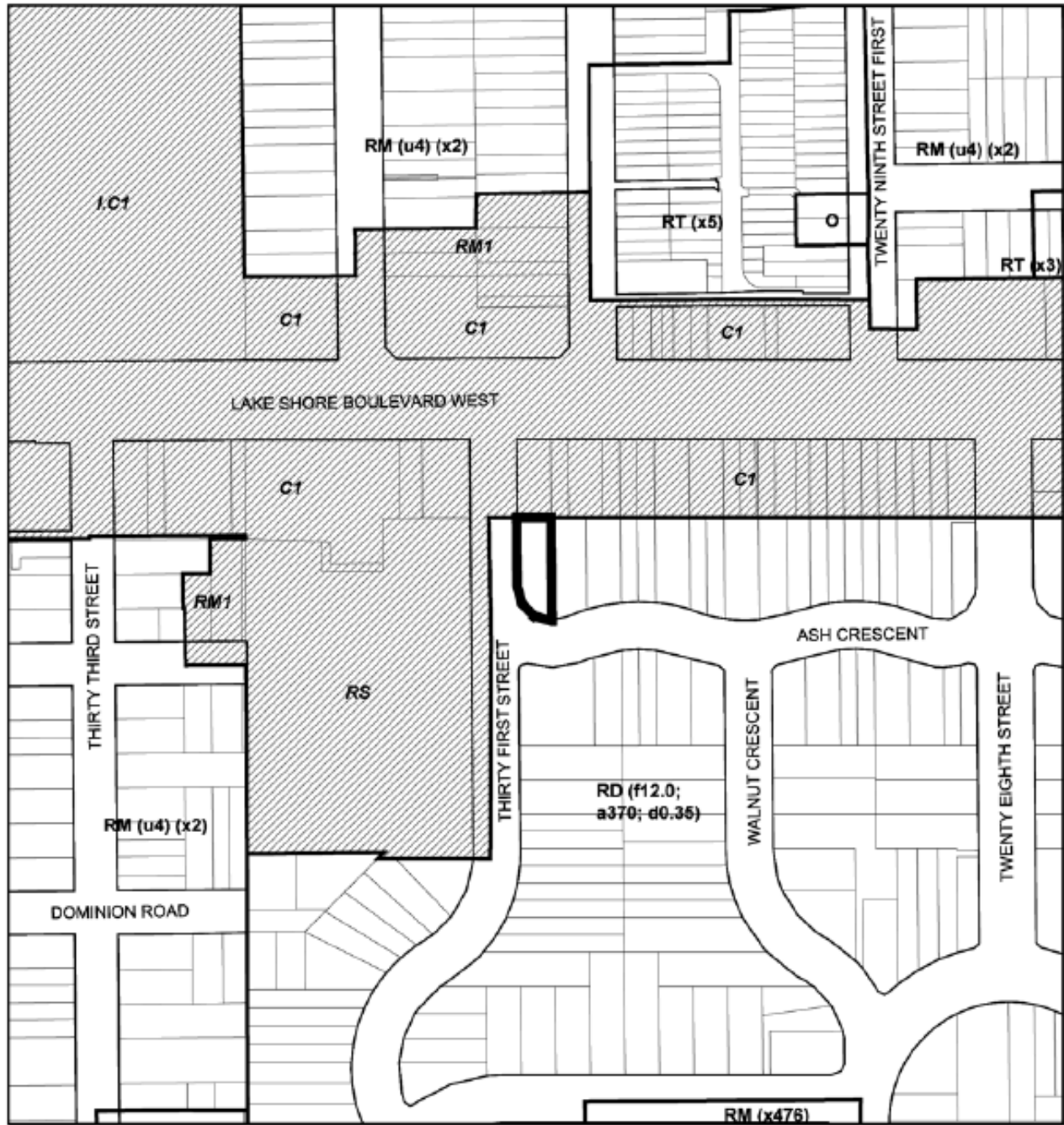
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|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |



Not to Scale
Extracted: 12/17/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

105 Thirty First Street

File # 20 204893 WET 03 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: 12/17/2020

Attachment 5: 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 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

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 RM (f12; a370; d0.35) (416) 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 [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 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 34%;
- (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 [Clerks to insert By-law number];
- (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 [Clerks to insert By-law number];
- (F) Despite Regulation 10.80.40.40(1)(A), the permitted maximum gross floor area of all building and structures on the lot is 880 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 [Clerks to insert By-law number];
- (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; and
- (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.

5. Prevailing By-laws and Prevailing Sections: None Apply.

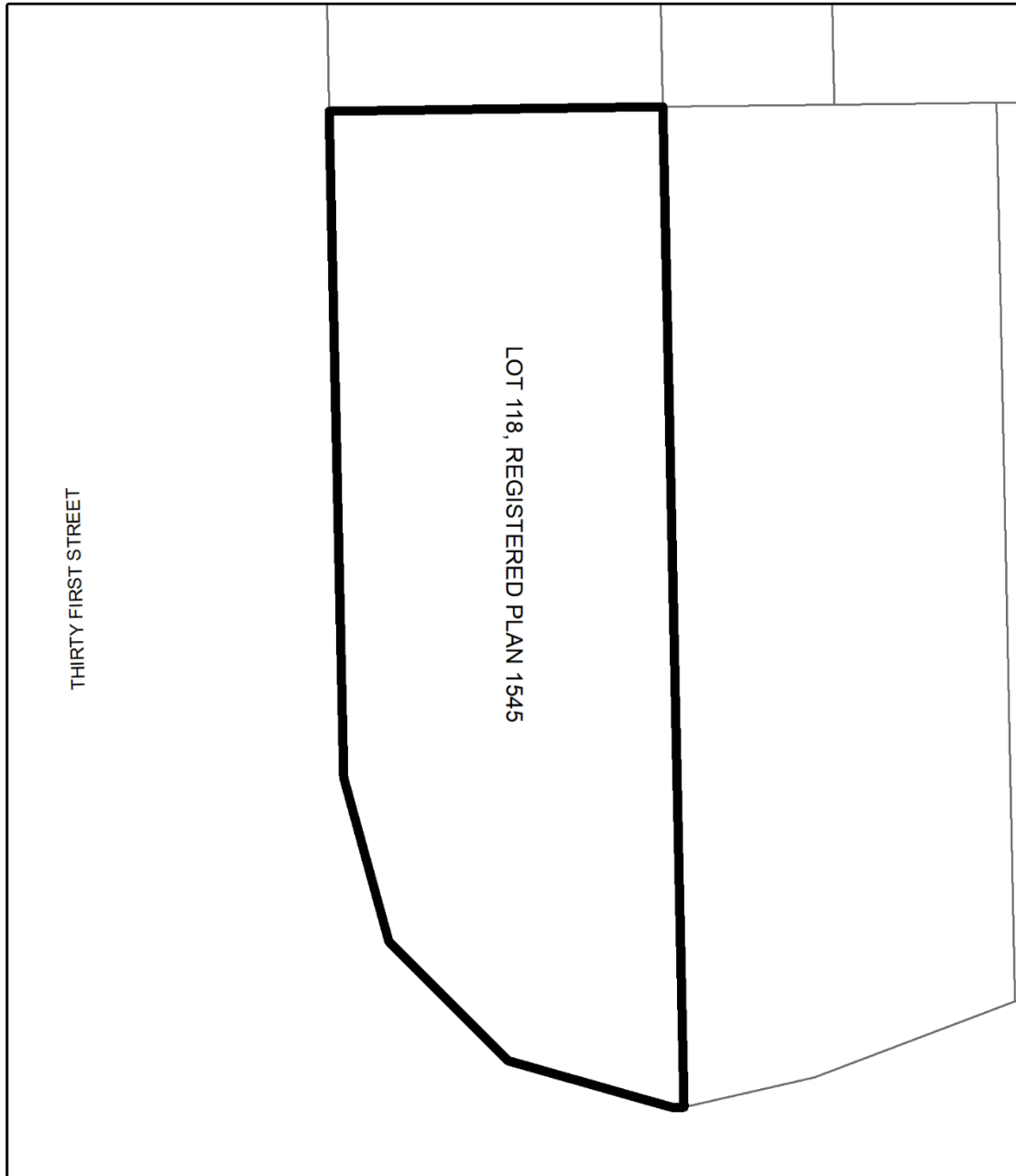
Enacted and passed on [Clerks to insert date].

Frances Nunziata
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

105 Thirty First Street

File # 20 204893 WET 03 0Z



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

Diagram 2



 **TORONTO**
Diagram 2

105 Thirty First Street

File # 20 204893 WET 03 0Z


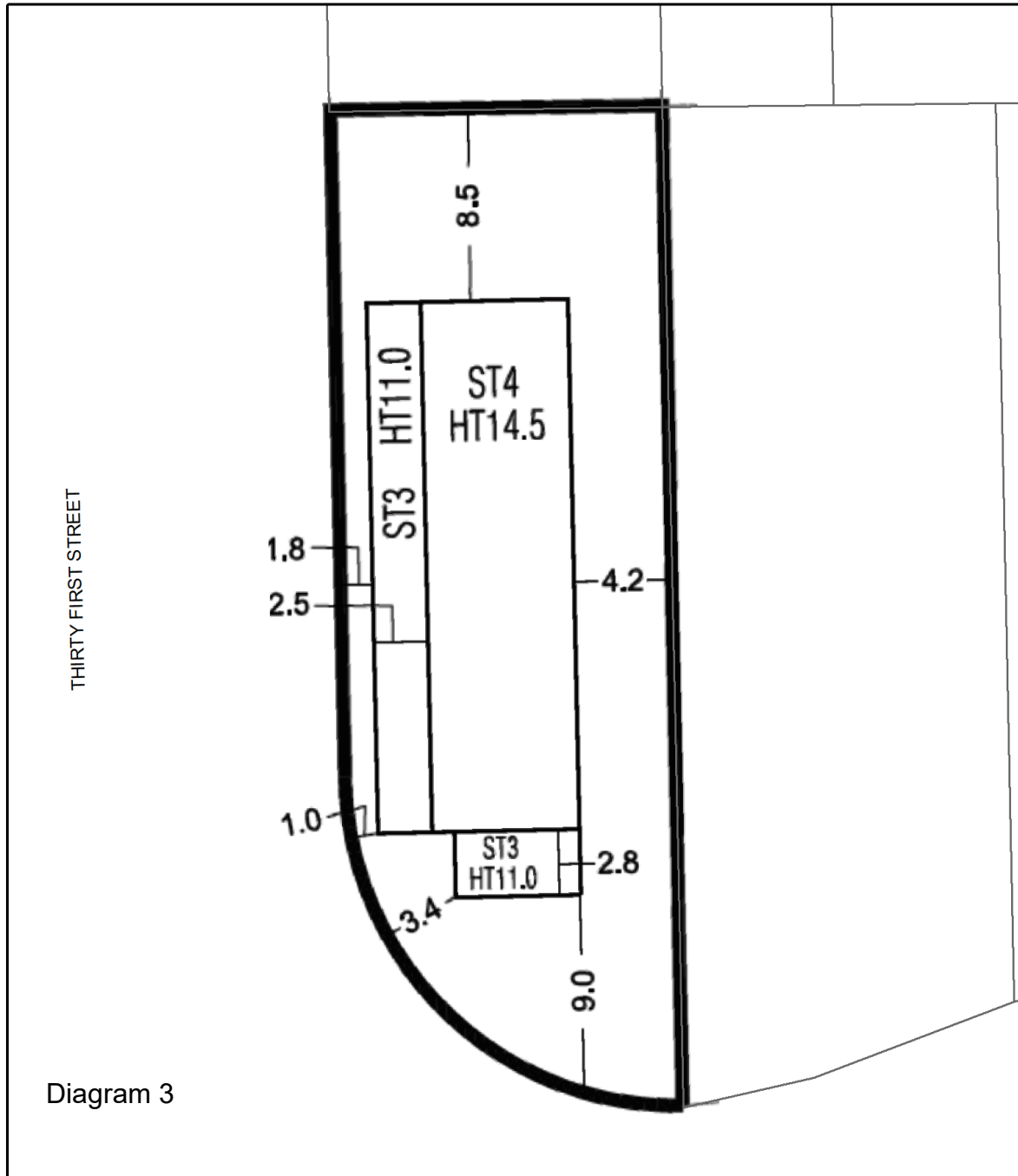

City of Toronto By-law 569-2013
Not to Scale
10/11/2023


Diagram 3



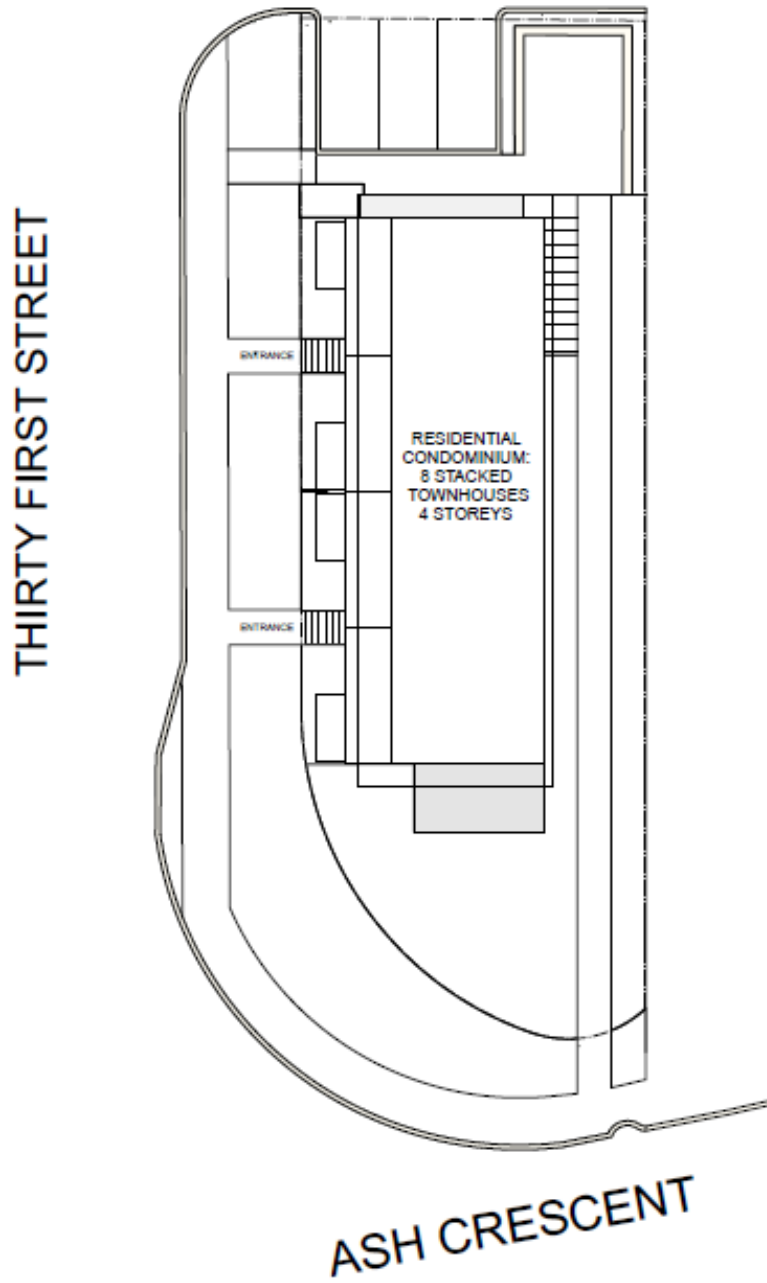
 **TORONTO**
Diagram 3

105 Thirty First Street

File # 20 204893 WET 03 0Z

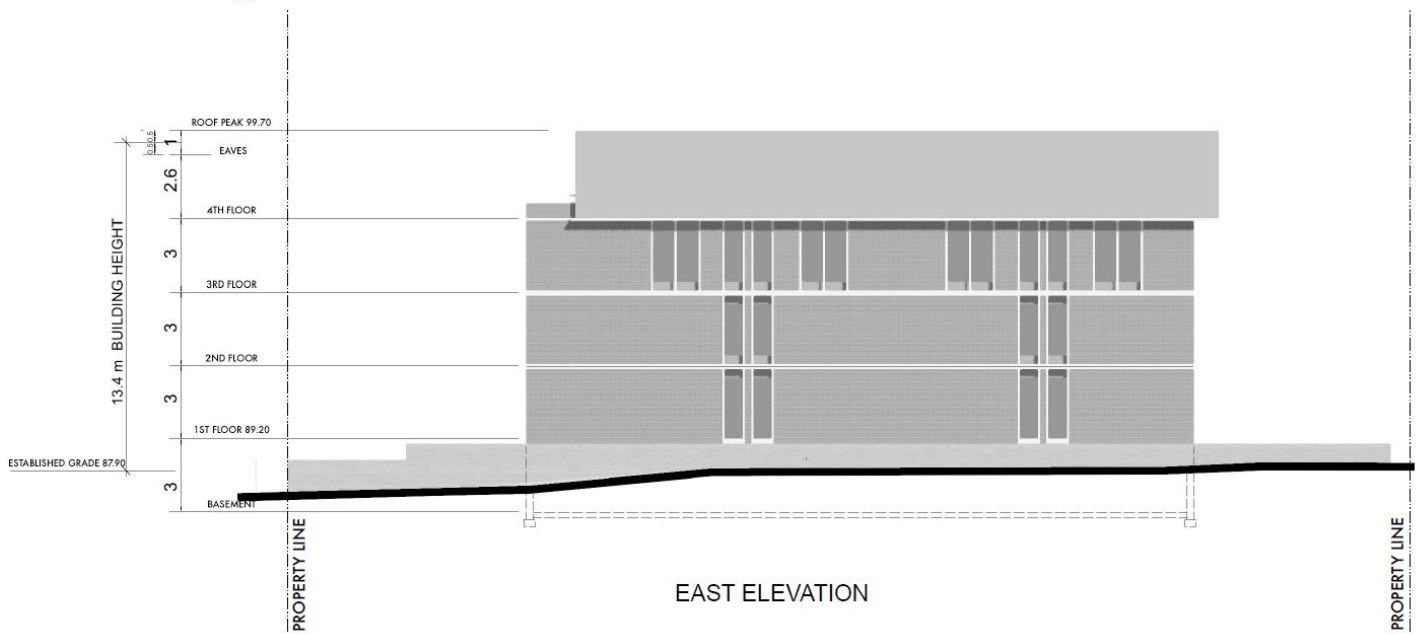

City of Toronto By-law 569-2013
Not to Scale
10/11/2023

Attachment 6: Site Plan



Site Plan ↗

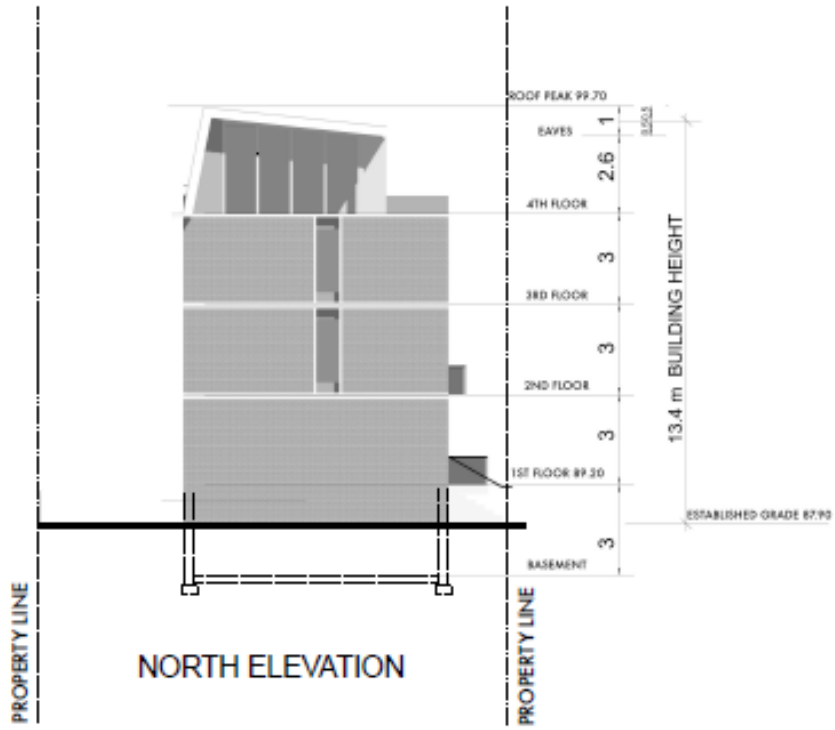
Attachment 7: East Elevation



Attachment 8: West Elevation



Attachment 9: North Elevation



Attachment 10: South Elevation

