



3471 Lakeshore Boulevard West 105 Thirty First Street

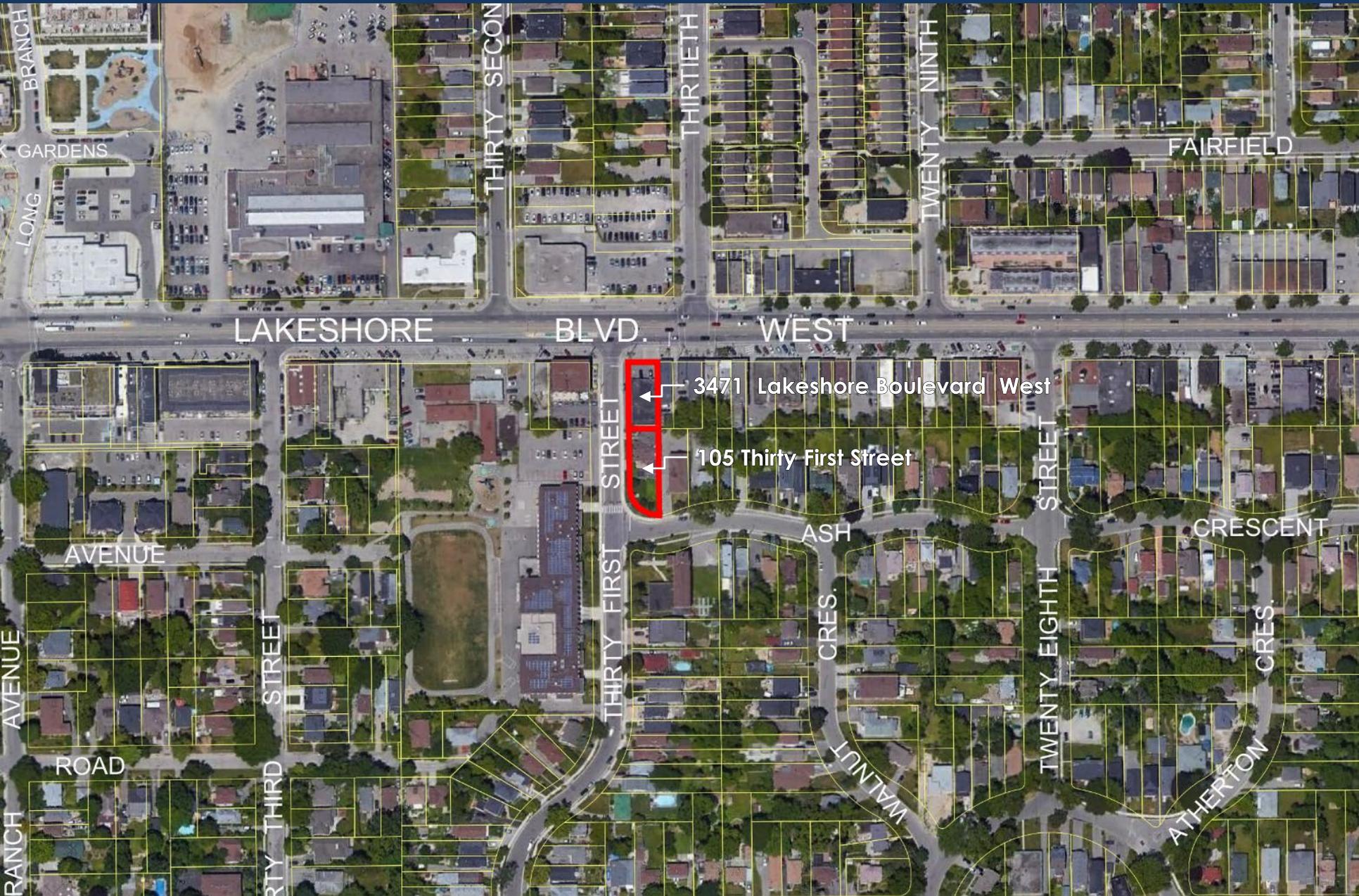
Zoning By-law Amendment

20 204828 WET 03 OZ

20 204893 WET 03 OZ

November 13, 2023

Site Condition



LAKESHORE

BLVD.

WEST

THIRTY SECOND

THIRTIETH

TWENTY NINTH

FAIRFIELD

3471 Lakeshore Boulevard West

105 Thirty First Street

THIRTY FIRST STREET

ASH

CRESCENT

AVENUE

STREET

RANCH AVENUE

STREET

WALNUT CRES.

TWENTY EIGHTH STREET

CRESCENT

ROAD

THIRTY THIRD STREET

ATHERTON CRES.

RANCH

Site Context



- Land Use Designation
 - **3471 Lakeshore Boulevard:** *Mixed Use Areas*, Lakeshore Boulevard identified as an 'Avenue'
 - **105 31st Street:** *Neighbourhood Areas*
- 3471 Lakeshore Boulevard is also within Site and Area Specific Policy 21 which allows up to 6-storeys and 3.0 FSI
- Proposed Zoning By-law Amendment will allow:
 - A 6-storey mixed-use building with 19 dwelling units and one commercial unit at grade
 - A 4-storey stacked townhouse building with 8 dwelling units
- Seeking to implement site-specific Zoning:
 - **3471 Lakeshore Boulevard:** Commercial Residential (CR-###)
 - **105 31st Street:** Residential Multiple Dwelling (RM-###)

Project Statistics

	3471 Lakeshore Boulevard West	105 Thirty First Street
Lot Area	537.08 m ² (gross); 524.10 m ² (net)	649.12 m ²
Lot Frontage	15.3m	15.3m
Outdoor Amenity Area	56 m ² (602.8 ft ²) shared space – 2.07 m ² per unit	
Height	20m (6 Storeys)	13.4m (4 Storeys)
Unit Count	19 dwelling units 194 m ² of non-residential space	8 stacked townhouse units
Unit Mix	8 Bachelor 9 One-bedroom 2 Two-bedroom	8 Three-bedroom
Gross Floor Area • Commercial • Residential	1,571.8 m ² (16,918.7 ft ²) 194 m ² (2,088.2 ft ²) 1,377.8 m ² (14,830.5 ft ²)	876.5 m ² (9,434.6 ft ²)
Floor Space Index	3	1.36
Parking	15 shared spaces (5 surface, 10 mechanical system)	
Bicycle Parking	24 spaces	10 spaces

Site Plan



LAKESHORE BOULEVARD

ASH CRESCENT

3471 LAKESHORE BLVD

THIRTY FIRST STREET

105 THIRTY FIRST ST

Aerial Perspective

Looking Southeast

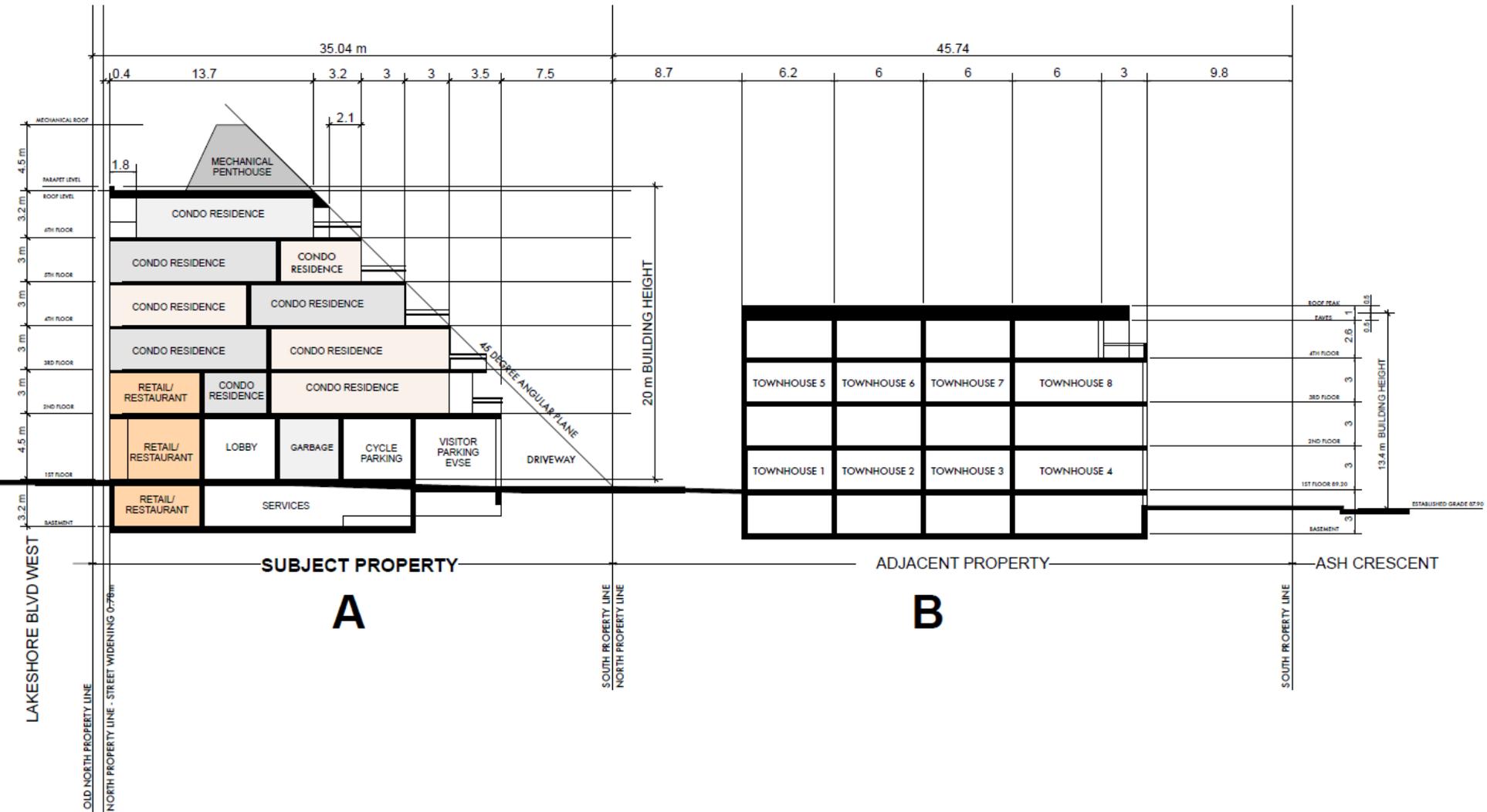


Thirty First Streetscape

Looking Northeast



Site Cross Section



Building Elevation

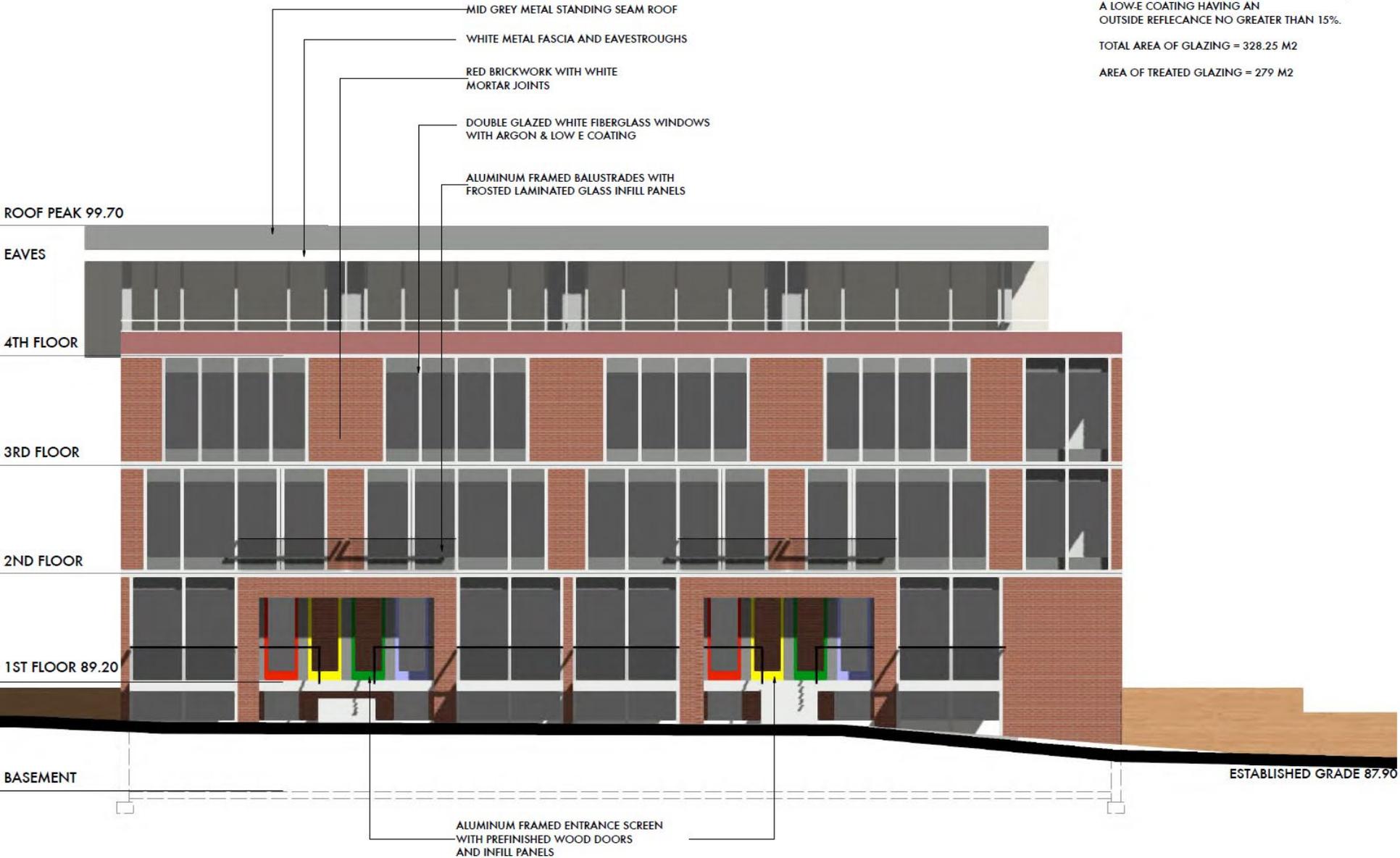
105 31st Street

BIRD-FRIENDLY GLAZING:

85% OF ALL WINDOWS IN THIS BUILDING TO HAVE A LOW-E COATING HAVING AN OUTSIDE REFLECTANCE NO GREATER THAN 15%.

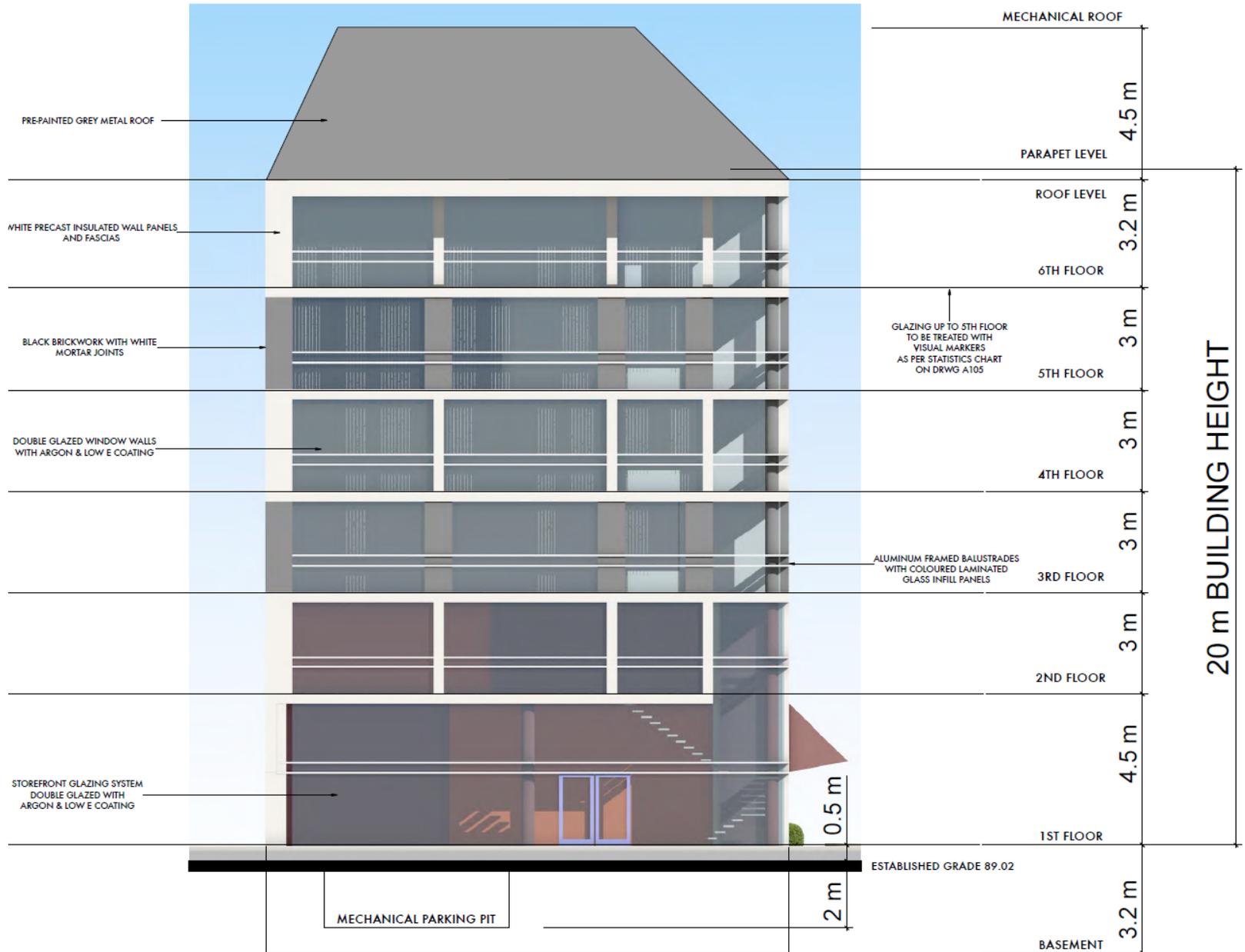
TOTAL AREA OF GLAZING = 328.25 M²

AREA OF TREATED GLAZING = 279 M²



Building Elevation

3471 Lakeshore Boulevard





Thank you | Questions?

