

135 Plunkett Road – Zoning Amendment Application – Decision Report – Approval

Date: April 25, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 7 – Humber River-Black Creek

Planning Application Number: 23 203652 WET 07 OZ

SUMMARY

This application proposes to amend city-wide Zoning By-law 569-2013 to permit a residential development comprised of six blocks of stacked back-to-back townhouses, approximately 14.5 metres in height, with a residential gross floor area of 13,057 square metres and a Floor Space Index (FSI) of 1.74 times the area of the lot. The development would contain a total of 146 dwelling units and provide 164 vehicular parking spaces in an underground parking garage.

The proposal is consistent with the Provincial Policy Statement, 2020 (PPS) and conforms with the Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan). The development is consistent with the policies of the *Neighbourhoods* designation of the Official Plan, as well as other relevant policies pertaining to built form, public realm and housing. The proposal is compatible with the surrounding neighbourhood.

The report reviews and recommends approval of the application to amend the Zoning By-law for 135 Plunkett Road.

This application was submitted on October 19, 2023, and deemed complete as of March 4, 2024, and as such is subject to the Bill 109 timelines. The recommended Zoning By-law is subject to a Holding Provision pending the submission of an accepted Functional Servicing and Stormwater Management Report demonstrating that the existing infrastructure can adequately support the development or whether any municipal infrastructure upgrades are required.

RECOMMENDATIONS

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

1. City Council amend city-wide Zoning By-law 569-2013 for lands at 135 Plunkett Road substantially-in-accordance with the Draft Zoning By-law Amendment, with the Holding Provision, provided in Attachment 5 to this report.
2. City Council authorize the City Solicitor to make stylistic and technical changes to the Draft Zoning By-law Amendment, as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial implications to the City in the current budget year and in future years.

DECISION HISTORY

At its meeting of May 17, 2012, Etobicoke York Committee of Adjustment approved, on condition, the creation of new lots as part of a Consent application (under File No. B6/12EYK). The approval allowed for the severance of one property into two lots. The retained lands at 135 Plunkett Road contained the former St. Gaspar Catholic School building which was then occupied by Nile Academy. The conveyed lands at 111 Plunkett Road contained the former school yard. The Certificate of Consent was issued on May 17, 2013 for the conveyance of the newly created parcel.

Decisions Pertaining to 111 Plunkett Road (Phase One):

The property at 111 Plunkett Road was the subject of Draft Plan of Subdivision and Zoning By-law Amendment applications for the creation of 21 residential lots to permit 42 semi-detached houses, two public roads and a public walkway. At its meeting of June 18, 2013, Etobicoke York Community Council considered a Preliminary Report, dated May 27, 2013, for the proposed development. The decision of Community Council and a copy of the Preliminary Report can be accessed through this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY25.12>.

On May 19, 2017, St. Gaspar's Development Corporation filed an appeal to the Ontario Land Tribunal (OLT), then the Ontario Municipal Board, for its Zoning By-law Amendment and subdivision applications citing City Council's failure to decide within the timelines required by the Planning Act.

At its meeting of January 31, 2018, City Council adopted a Request for Direction Report, dated December 11, 2017, directing City staff to attend the OLT in support of the applications. The decision of City Council can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY27.4>.

The OLT issued their final Order for approval of the Zoning By-law Amendment and subdivision applications on June 28, 2019, and directed the City to work through the conditions of approval towards the registration of the subdivision, which occurred on June 12, 2022.

Decisions Pertaining to 135 Plunkett Road (Phase Two):

The property at 135 Plunkett Road was the subject of a Zoning By-law Amendment application to permit the development of 21 semi-detached houses (a total of 42 units). This application was adopted on July 23, 2018 by City Council. The decision of City Council can be accessed at this link: <https://secure.toronto.ca/council/agenda-item.do?item=2018.EY32.8>.

A pre-application consultation (PAC) meeting for the proposal was held on August 31, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available at www.toronto.ca/135PlunkettRd.

PROPOSAL

The original application proposed to amend city-wide Zoning By-law 569-2013 to permit a residential development comprising of six blocks of four-storey stacked, back-to-back townhouses, approximately 14.5 metres in height, with a residential gross floor area of 12,847 square metres and an FSI of 1.72 times the area of the lot at 135 Plunkett Road. The applicant proposed a total of 151 dwelling units and 164 vehicular parking spaces in an underground parking garage.

On April 10, 2024, the applicant revised the proposed unit mix to include a larger percentage of three-bedroom units, reducing the total number of residential units to 146. The table below provides a comparison of the original and revised proposals resulting from the revised unit mix:

Category	Original Submission – September 2023	Revised Proposal – April 2024
Residential Units	151	146
Unit Mix	One-bedroom: 55 (36%) Two-bedroom: 93 (62%) Three-bedroom: 3 (2%)	One-bedroom: 58 (40%) Two-bedroom: 70 (48%) Three-bedroom: 18 (12%)
Gross Floor Area (GFA) in square metres	12,847	13,057
Floor Space Index	1.72	1.74

Refer to Attachment 1 for project data details.

Site and Surrounding Area

The subject property is in the residential neighbourhood southeast of the intersection of Islington Avenue and Steeles Avenue West (see Attachment 2: Location Map).

The subject property is located on the east side of Plunkett Road and is irregularly shaped. The site has an approximate area of 0.75 hectares (1.85 acres) with a frontage of approximately 116 metres and a depth of approximately 69 metres. The site is currently vacant.

Surrounding land uses include:

North: Residential neighbourhood consisting of semi-detached houses.

South: Semi-detached houses fronting onto Plunkett Road and industrial buildings fronting onto Millwick Drive.

East: Immediately to the east is 111 Plunkett Road, which was the subject of the Draft Plan of Subdivision and Zoning By-law Amendment applications for the creation of 21 residential lots for 21 semi-detached houses (42 units), two public roads, and a public walkway.

West: Immediately across from Plunkett Road are detached and semi-detached houses. Immediately north of these houses is Plunkett Park.

Reasons for Application

The proposed development requires amendments to city-wide Zoning By-law 569-2013 to vary several performance standards including, but not limited to, density, height, setbacks, lot coverage, and parking spaces.

Additional Information

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/135PlunkettRd.

APPLICATION BACKGROUND

A community consultation meeting (CCM) was held on March 27, 2024 at Venerable John Merlini Catholic School. In accordance with the direction provided by the Ward Councillor, the notification area for this CCM was expanded with notice of the proposed development sent to properties within 500 metres from the subject site.

At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their development proposal. Approximately 30 members of the public attended along with staff from the Ward Councillor's office, the applicant, their consulting team and City staff. Issues raised included:

- Concerns with the proposed height, density and number of units proposed;
- Concerns about the pace of development within the city, including undesirable levels of traffic generated by development and growth, and loss of grocery stores;

- Concerns about whether current schools can accommodate the addition of the proposed development in the area;
- Concerns with infrastructure capacity (sewer and water); and
- Concerns with number of parking spaces for each unit.

In addition to the concerns heard at the CCM, staff received a petition containing 30 signatures and several letters in support of the application, which indicated that the proposed development would:

- Contribute to the community's growth and vitality;
- Provide a much needed housing solution while maintaining the aesthetic appeal of the neighbourhood;
- Stimulate economic growth by creating job opportunities and increasing customers for local businesses;
- Promote sustainable development practices; and
- Contribute to the community's diversity and inclusivity.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies: Provincial Policy Statement and Provincial Plans

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial plans, including the Growth Plan, and others.

Official Plan

The subject lands are designated *Neighbourhoods* on Map 13 – Land Use Map in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. These criteria are intended to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally fit the existing physical character. Within this *Neighbourhoods* context, infill development opportunities exist on larger, former non-residential use sites, including the sites of former industrial and institutional uses. *Neighbourhoods* policies set out special criteria to ensure that infill development is appropriately integrated with the established neighbourhood, while at the same time, providing opportunities for infill development to vary from the local pattern of development.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>. See Attachment 2 of this report for the Official Plan Land Use Map.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, and all school sites in the city were excluded from the by-law. As such, the former City of North York Zoning By-law continues to apply to the lands. The subject lands are zoned R4 - One-Family Detached Dwelling Fourth Density Zone in the former City of North York Zoning By-law 7625, as amended. The R4 zone permits detached dwellings, community centres, parks, schools and places of worship (see Attachment 4: Existing Zoning By-law Map).

Design Guidelines

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

- Townhouse & Low-Rise Apartment Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practice for New Multi-unit Buildings; and
- Toronto Green Standard.

The City's design guidelines may be found here: [Design Guidelines](#).

Toronto Green Standard (TGS)

The TGS contains a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with the Tier 1 requirements of the TGS Version 4.

Site Plan Control

The application is subject to Site Plan Control.

COMMENTS

Provincial Land Use Policies: Provincial Policy Statement and Provincial Plans

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

The proposed development would accommodate appropriate residential infill growth, supporting the policy objectives related to focusing growth in existing settlement areas.

The proposal supports efficient land use, reduces land consumption related to residential development, and makes efficient use of infrastructure.

Section 2.2.2 of the Growth Plan states that population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. This site is in a built-up area

and is considered to represent an appropriate infill development in conformity with the City's Official Plan.

The proposed development would support objectives of the PPS by providing for a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Land Use

The proposal conforms with the land use envisioned in the *Neighbourhoods* designation.

The proposed use and building type are in keeping with the Official Plan directions for the *Neighbourhoods* designation. The proposal is compatible with the neighbouring land uses, fits within the existing context of the neighbourhood, contributes to the housing options in the community and does not create any potential undue impacts.

Density, Height, Massing

The Official Plan provides opportunities for infill development within the *Neighbourhoods* designation to vary from local patterns of development on sites where former non-residential uses, including the sites of former industrial and institutional uses, were located.

The subject site is an irregular rectangle shape and is surrounded on three sides by public streets, and was formerly occupied by an institutional use (St. Gaspar's Public School). The application proposes a density of 1.74 times the lot area, which exceeds prevailing density of the surrounding established neighbourhood. The characteristics of the site provide for a unique opportunity to facilitate a broader range of housing options and a density which exceeds the surrounding neighbourhood, while ensuring that the development is appropriately integrated within the established neighbourhood, as follows:

The proposed height of the building of four storeys is consistent with permitted building heights within the *Neighbourhoods* designation and does not result in any negative shadow impacts on the adjacent properties or public realm.

The proposed separation distances between the proposed stacked townhouse blocks achieve the recommended distances of the Townhouse & Low-Rise Apartment Guidelines.

The proposed setbacks from adjacent residential properties and public streets are proportionate to adjacent residential properties.

The proposed development would provide safe and accessible pedestrian walkways from public streets, including direct access to main building entrances.

The proposed development maximizes opportunities for soft landscaping and outdoor amenity space.

The proposed development provides adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and facing dwelling units.

Unit Mix and Size

The PPS and Growth Plan acknowledge the importance of providing a full range of housing as a matter of Provincial Interest. Policy 3.2.1.1 of the Official Plan states that a full range of housing, in terms of form, tenure and affordability, across the city and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. The provision of affordable, secure and diverse housing stock to meet housing needs for a wide range of people throughout their life cycle is essential to the creation of complete communities.

The application initially proposed a total of 151 residential units, including 55 one-bedroom units (36%), 93 two-bedroom units (62%), and three three-bedroom units (2%). Staff expressed concern regarding the low number of proposed three-bedroom units. In response to staff concerns, the applicant revised the proposal to 146 residential units including 58 one-bedroom units (40%), 70 two-bedroom units (48%), and 18 three-bedroom units (12%). The revised unit mix is consistent with the objectives of the PPS, Growth Plan and Official Plan housing policies.

Amenity Space

The Official Plan requires new development to provide high quality and well-designed amenity spaces. Section 3.1 states that outdoor amenity spaces should have access to daylight and direct sunlight, and have comfortable wind, shadow, and noise conditions, and promote use in all seasons. Guideline 2.3 of the Growing Up Guidelines indicates that indoor and outdoor amenity spaces should be designed and programmed to support a variety of age groups and activities. Guideline 4.1.1 of the Pet Friendly Guidelines recommends that up to 10 percent of outdoor amenity space should be allocated as pet friendly spaces. These spaces may include pet relief areas, wash stations and off-leash areas.

The application proposes a minimum of four square metres per unit of on-site outdoor amenity space. The amenity space is provided in an outdoor format which is typical for stacked townhouse developments that do not include shared building entrances and indoor spaces. Specific design and programming details for pets, children and resident needs will be advanced further through the Site Plan Control process.

Traffic Impact, Access and Parking

Access to the site is proposed from one 7.6-metre-wide full-movement driveway off St. Gaspar Court which would narrow to a six-metre ramp. A Transportation Impact Study (TIS) by C.F. Crozier & Associates, dated September 2023, was submitted in support of the application.

The TIS indicated that the proposed development is forecast to generate a modest increase in traffic of approximately 60 and 86 two-way vehicle trips during the weekday morning and weekday afternoon street peak periods, respectively.

Based on the projected volume of vehicle traffic, the applicant's transportation consultant has indicated that the proposed development at 135 Plunkett Road is unlikely to significantly impact traffic operations in the surrounding area. While some intersections, particularly Islington Avenue and Steeles Avenue West, will continue to experience congestion, the TIS recommendations, including signal optimization, would mitigate the projected traffic impacts. Further, the TIS suggests that with ongoing maintenance and planned improvements, the traffic network can accommodate the development without any significant impacts on the overall traffic flow. Transportation Services staff concur with the consultant's findings. Transportation Services requires that the proposed driveway be reduced to a width of six metres to align with the ramp specifications. Property conveyances for Official Plan road allowance widening purposes are not required.

According to the former City of North York Zoning By-law 7625, a minimum of one parking space per dwelling unit is required. The proposed development's parking supply of 145 residential parking spaces (0.96 parking spaces per dwelling unit) and 19 visitor parking spaces (0.125 parking spaces per dwelling unit) meets and exceeds the parking requirement identified in Zoning By-law 7625. Moreover, Zoning By-law 569-2013, as amended by By-law 89-2022, has eliminated most minimum parking rate requirements while establishing maximum parking rate requirements for all land use types. As such, Transportation Services has no objection to the proposed vehicular parking rate and number of parking spaces.

Sidewalks

Currently, there is a 1.5-metre-wide concrete sidewalk extending along the east side of Plunkett Road, adjacent to the subject site.

The applicant is required to design new municipal sidewalks along Antonio Court and St. Gaspar Court which has been secured as part of the Draft Plan of Subdivision approval for the Phase 1 lands.

For the Phase 2 lands, the applicant is required to redesign the existing municipal sidewalk extending along the east side of Plunkett Road to provide a minimum width of 2.1 metres, which would satisfy the requirements of the Toronto Green Standard. Additionally, the applicant is required to provide a minimum five-metre corner rounding at both corners of the subject property at the intersection of Plunkett Road and Antonio Court, as well as at the intersection of Antonio and St. Gaspar Courts.

Servicing

A Functional Servicing and Stormwater Management Report by C.F. Crozier & Associates, dated December 2023, was submitted in support of the application. Engineering and Construction Services have reviewed the report and require revisions and additional information to complete their assessment.

Revisions to the submitted Functional Servicing and Stormwater Management Report are required to demonstrate whether the existing infrastructure can adequately support the development or to determine whether any municipal infrastructure upgrades are required. The draft Zoning By-law includes a holding providing that will require the applicant to submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to lifting the holding provision.

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.

Street Trees

An Arborist Report and Tree Protection Plan by C.F. Crozier & Associates, dated September 2023, was submitted in support of the application.

City by-laws provide for the protection of trees situated on both private and City property. The Arborist Report and Tree Protection Plan indicate that the development proposes to protect four City-owned trees, located near the proposed development, and to remove one protected private tree.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources, also known as archaeological sites. The site was identified to have archaeological potential. As part of the former Phase 2 proposal, the applicant submitted a Stage 1 and 2 Archaeological Assessment, prepared by Archaeological Services Inc., dated November 5, 2012, which determined there are no further archaeological concerns regarding the subject site.

Noise and Vibration Impacts

As part of the Phase 1 development, the applicant submitted noise, vibration and air quality studies in support of the proposal. In terms of vibration impact, the study concluded there would be no impacts from the neighbouring industrial uses on the proposed residential development. In terms of noise impact, the study recommended that noise abatement in the form of an acoustical barrier and a 1.8-metre-high noise barrier wall be provided to mitigate noise impacts from the stationary facilities located on the south side of the proposed Phase 1 development. The report notes that although not required from an acoustical point of view, it is recommended that the wall be linearly extended to both sides of the acoustical barrier to cover the entire southern lots for architectural and aesthetic reasons.

These studies were peer reviewed and the City's peer reviewers concurred with the findings of the reports. The proposed mitigation measures are acceptable to staff and would apply to the Phase 2 lands.

The owner would be required to include warning clauses in all offers of purchase and sale or any lease agreements to notify prospective purchasers or tenants that the property may be subject to noise, odour, dust, vibrations, and other nuisance impacts by neighbouring industry.

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 drawings and through a Site Plan Agreement. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

The applicant is required to meet Tier 1 of Version 4 of the TGS for zoning matters. 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.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to the holding (H) provision under Section 36 of the Planning Act. The H is intended to restrict the proposed use of the lands until the conditions to lifting the holding provision, as set out in the draft Zoning By-law Amendment, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision, including for this proposal the following:

An updated Functional Servicing and Stormwater Management Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services.

Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

CONCLUSION

The proposal has been reviewed against the policies of the PPS, the Growth Plan, and Official Plan. The proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms to the Official Plan.

Staff recommend that Council support the approval of this application, as well as the Draft Zoning By-law Amendment to implement the proposed development.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law 569-2013 Map
Attachment 5: Draft Zoning By-law Amendment (Attached under separate cover)
Attachment 6: Site Plan
Attachment 7a: North Elevation
Attachment 7b: South Elevation
Attachment 7c: East Elevation
Attachment 7d: West Elevation
Attachment 8a: 3D Model of Proposal in Context (Looking Southeast)
Attachment 8b: 3D Model of Proposal in Context (Looking Southwest)

Attachment 1: Application Data Sheet

Municipal Address: 135 Plunkett Road Complete Application Date: March 4, 2024

Application Number: 23 203652 WET 07 OZ

Application Type: Rezoning

Project Description: Proposed development of six blocks of stacked back-to-back townhouses, four storeys (approximately 14.5 metres) in height. The development would contain a total of 146 dwelling units and provide 164 vehicular parking spaces in an underground parking garage. The site is presently zoned to permit detached dwellings, community centres, parks, schools, and places of worship.

Applicant	Agent	Architect	Owner
Sajecki Planning Inc, 227 Pape Avenue, Toronto, ON, M4M 2W3	Sajecki Planning Inc, 227 Pape Avenue, Toronto, ON, M4M 2W3	Architecture Unfolded, 362 Dufferin Street, Toronto, ON, M6K 1Z8	St. Gaspar Development Corp. 128 Millwick Drive, Toronto, ON, M9L 1Y6

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods R4 – One Family Detached Dwelling Fourth Density Zone	Site Specific Provision:	No
Zoning:		Heritage Designation:	No
Height Limit (storeys):	2	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 7,486 Frontage (m): 116 Depth (m): 69

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	-	-	13,057	13,057
Residential GFA (sq m):	-	-	13,057	13,057
Non-Residential GFA (sq m):	-	-	0	0
Total GFA (sq m):	-	-	13,057	13,057
Height (storeys):	-	-	4	4
Height (metres):	-	-	14.5	14.5

Floor Space Index: 1.74

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9,922	3,135
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	146	146
Other:	-	-	-	-
Total Units:	-	-	146	146

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	-	58	70	18
Total Units:	-	-	58	70	18

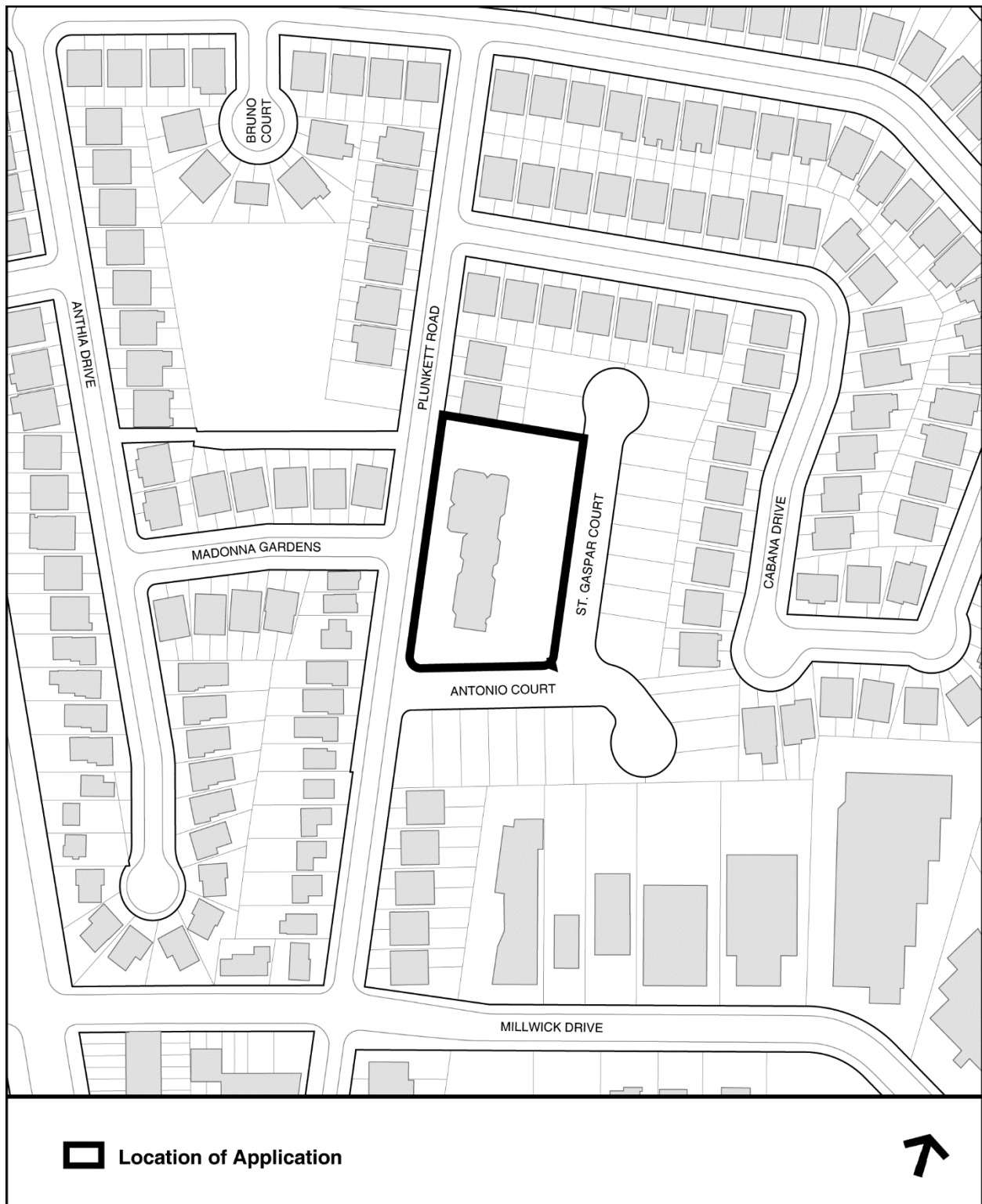
Parking and Loading

Parking Spaces: 164 Bicycle Parking Spaces: 114 Loading Docks: 0

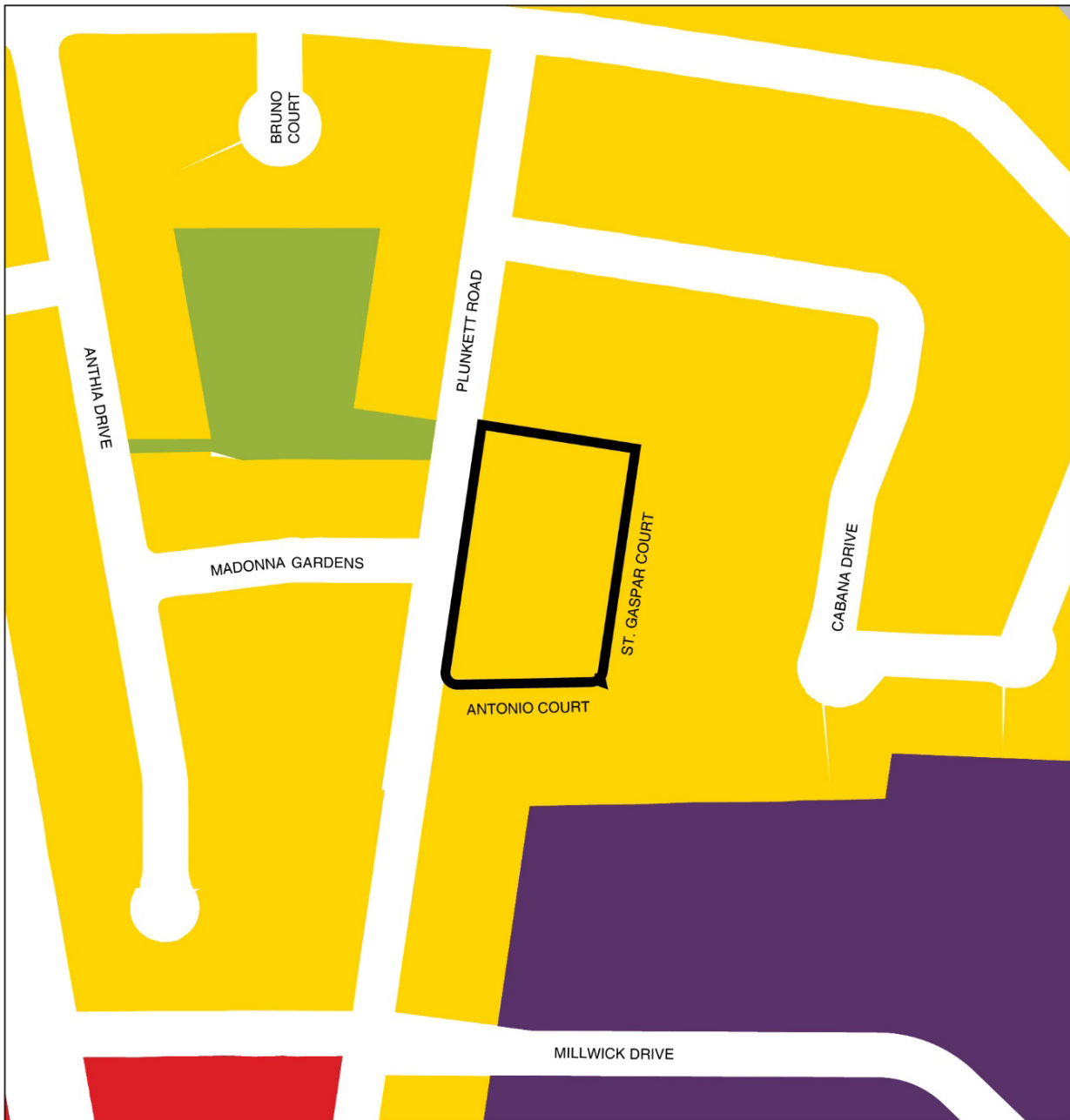
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #13

135 Plunkett Road
File # 23 203652 WET 07 02



Location of Application

Neighbourhoods

Mixed Use Areas

Parks

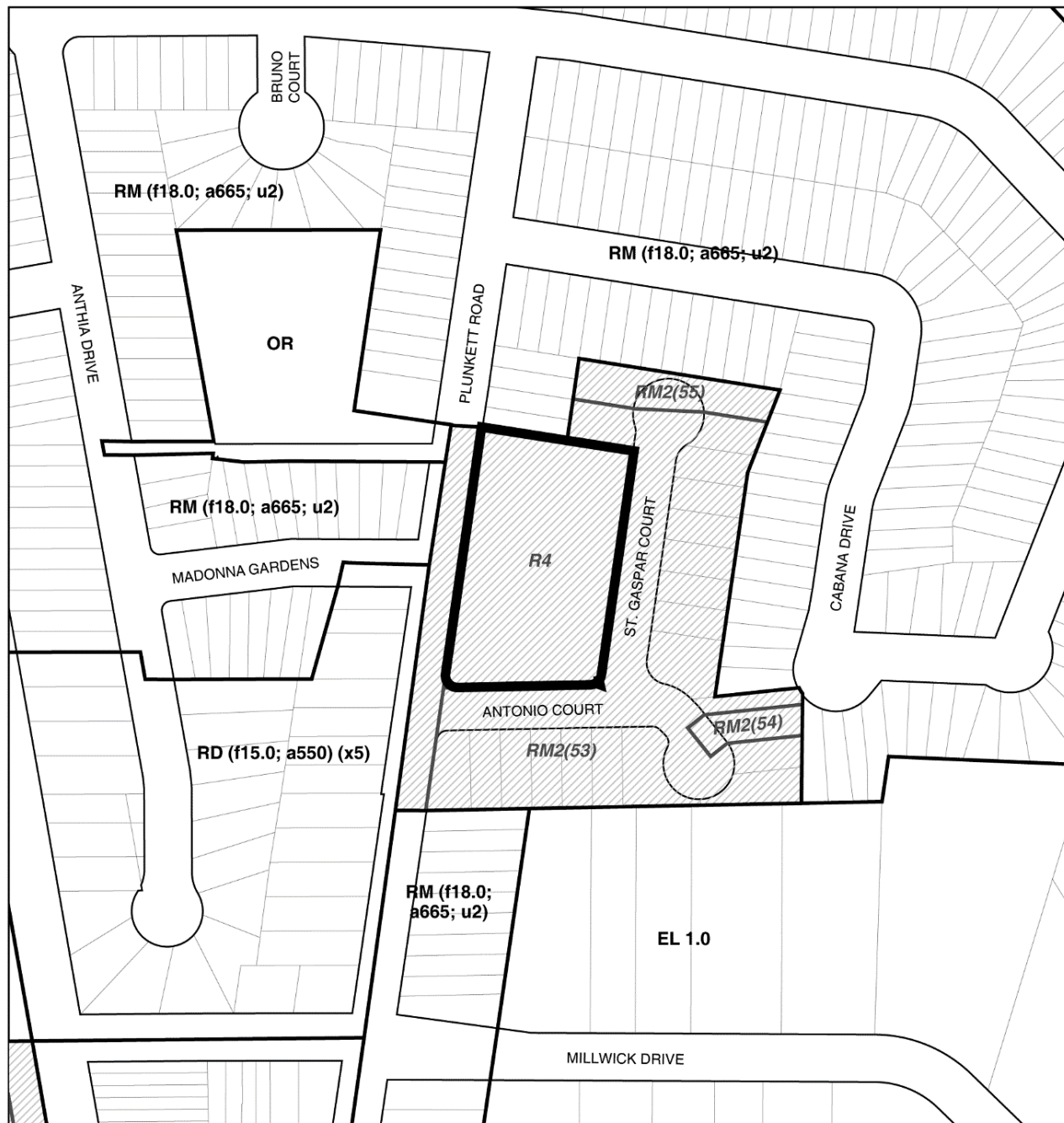
Utility Corridors

Core Employment Areas



Not to Scale
Extracted: 09/26/2023

Attachment 4: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

135 Plunkett Road

File # 23 203652 WET 07 02



Location of Application

RD
RT
RM
CR
EL
OR

Residential Detached
Residential Townhouse
Residential Multiple
Commercial Residential
Employment Light Industrial
Open Space Recreation



See Former City of North York By-law No. 7625

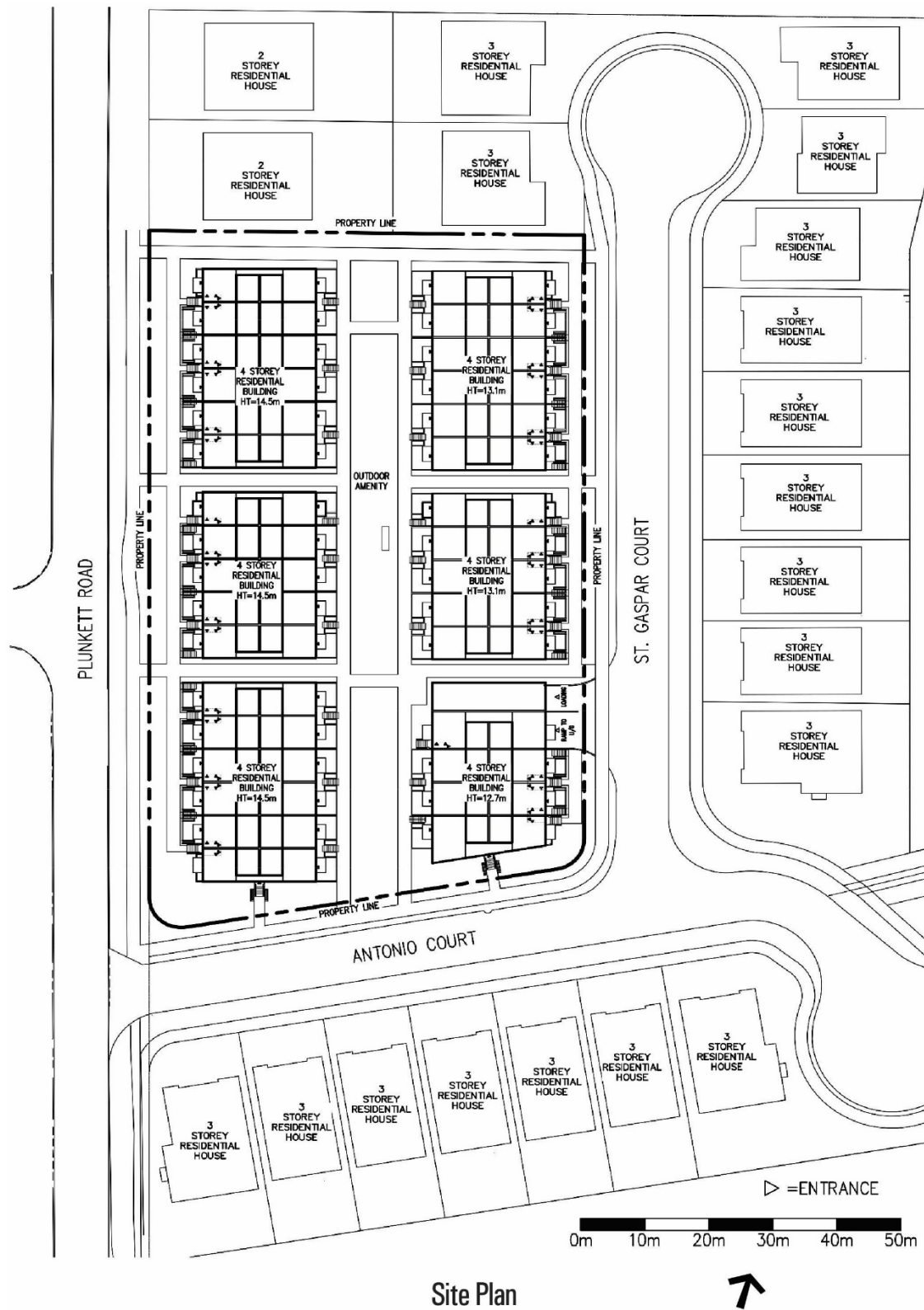
R4 One-Family Detached Dwelling Fourth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone



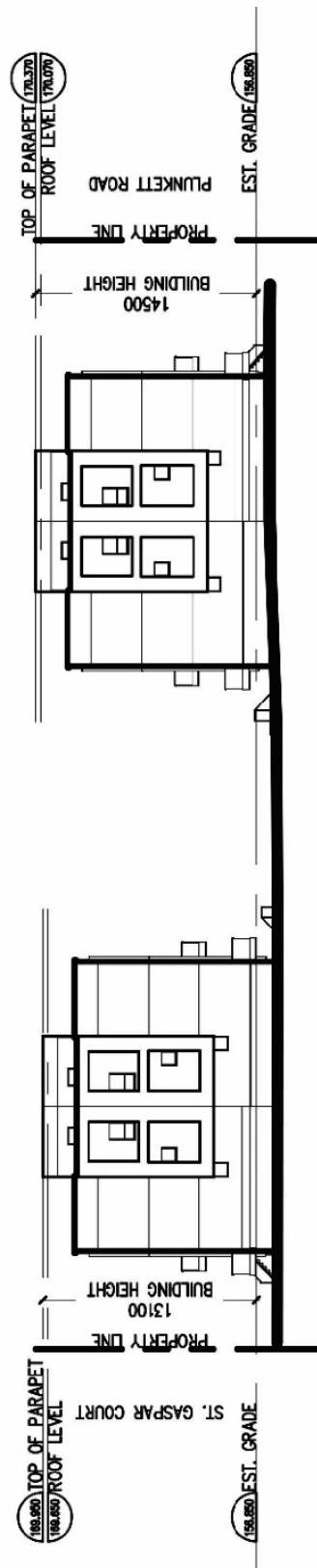
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Attachment 5: Draft Zoning By-law Amendment
(Attached under separate cover.)

Attachment 6: Site Plan



Attachment 7a: North Elevation

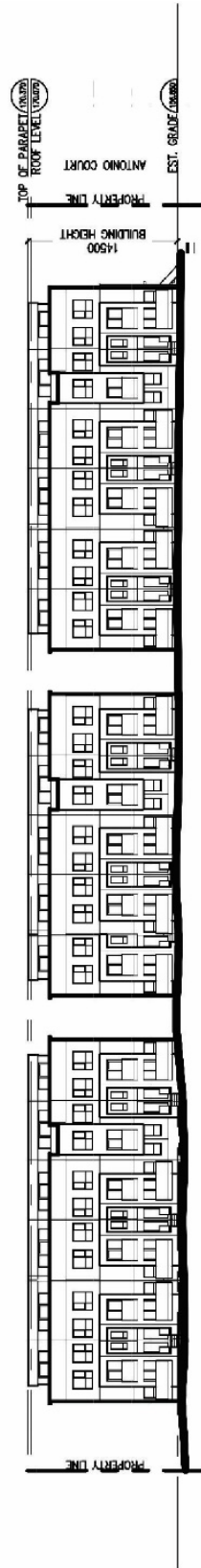


North Elevation

Attachment 7b: South Elevation

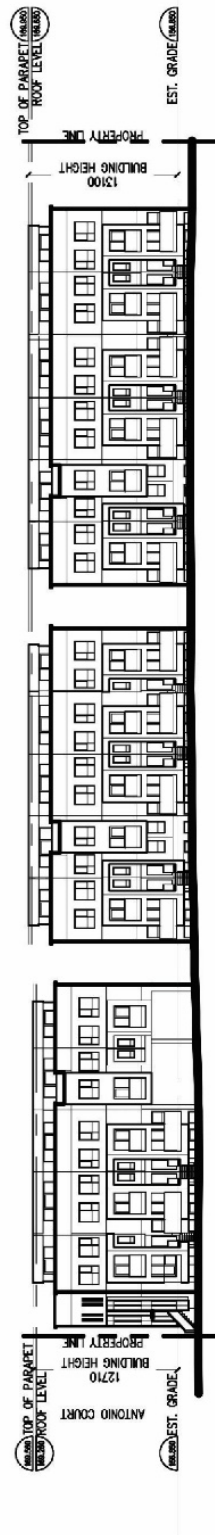


Attachment 7c: East Elevation



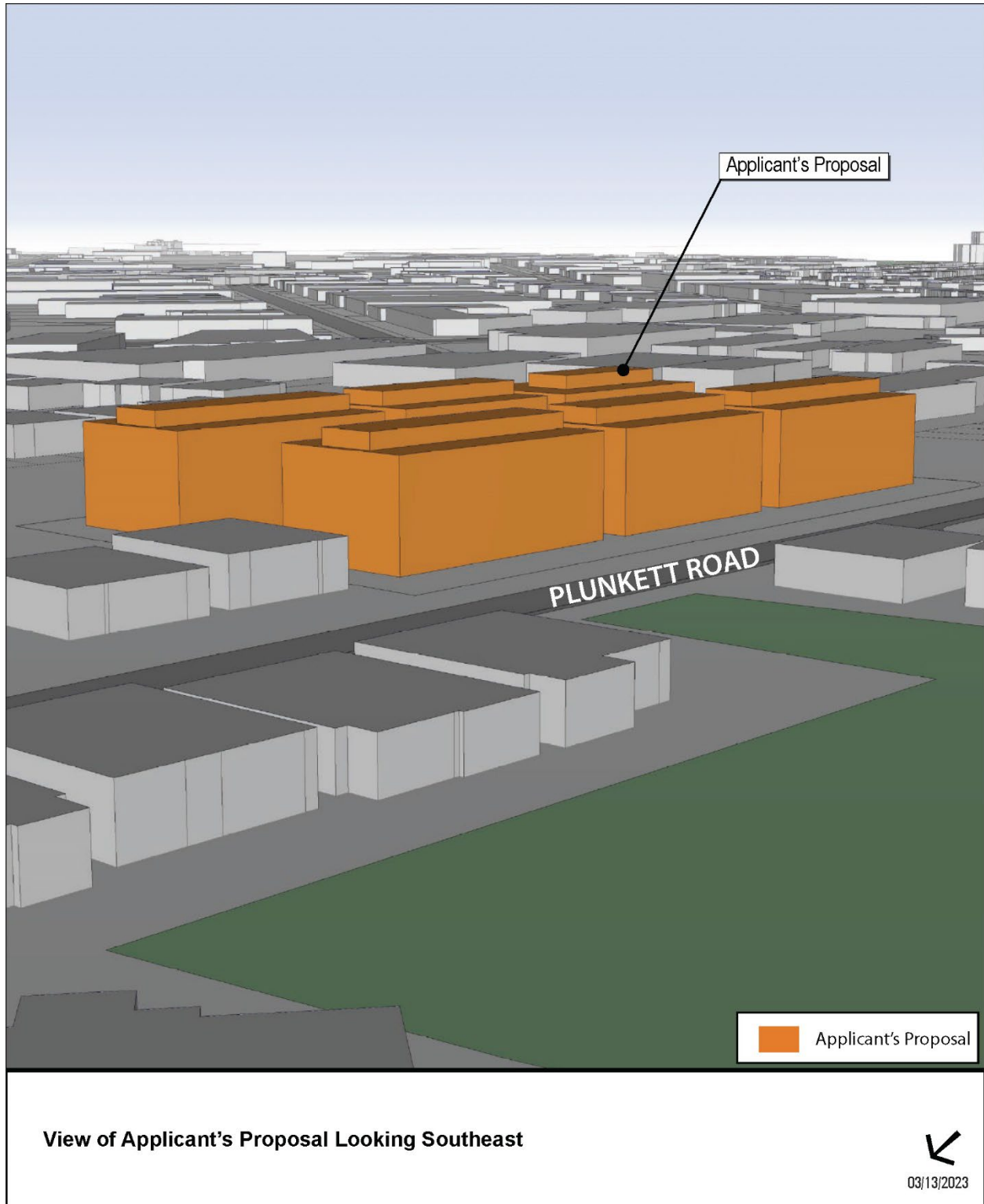
East Elevation

Attachment 7d: West Elevation

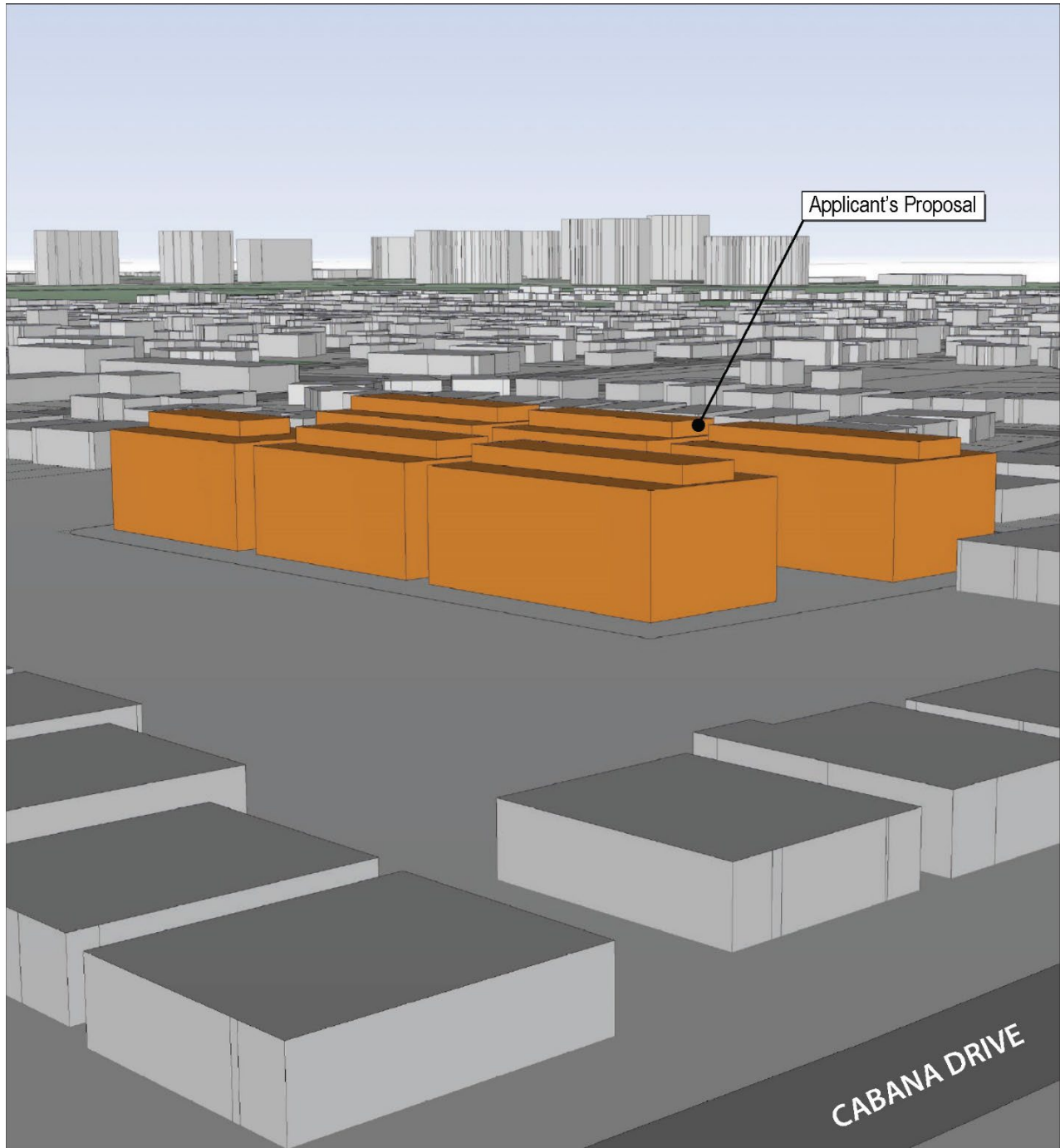


West Elevation

Attachment 8a: 3D Model of Proposal in Context (Looking Southeast)



Attachment 8b: 3D Model of Proposal in Context (Looking Southwest)



View of Applicant's Proposal Looking Southwest



03/13/2023