

1-19 Thelma Avenue - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

Date: December 18, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 24 181288 STE 12 OZ

Related Planning Application Number: 20 192647 STE 12 RH

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 27.0-metre (7-storey) apartment building, including mechanical penthouse, within Neighbourhoods designated lands at 1-19 Thelma Avenue.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District, recommends that:

1. City Council amend the Official Plan for the lands municipally known as 1-19 Thelma Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1-19 Thelma Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills for enactment, City Council require:
 - a. that City Council has approved the Rental Housing Demolition Application Number 20 192647 STE 12 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of existing rental dwelling units.

- b. the owner submit a revised Functional Servicing and Stormwater Management Report (“Engineering Reports”) to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- c. if the accepted and satisfactory Engineering Reports, from Recommendation b. above, require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - i. the owner has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
 - ii. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted Engineering Reports, in Recommendation b. above, are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- d. all necessary approvals or permits arising from Recommendation 4.c.i. or 4.c.ii. above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

FINANCIAL IMPACT

The Development Review 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.

THE SITE

Description

The site is located on the south side of Thelma Avenue, east of Spadina Road. Thelma Avenue is oriented east-west and terminates at a dead-end further east of the site. The site is rectangular in shape with a total lot area of approximately 1,485.3 square metres, an approximate frontage of 45.7 metres along Thelma Avenue, and an approximate depth of 32.5 metres. A substandard north-south public laneway, accessed from Lonsdale Road, abuts the site at the southwest corner. The site is located in the

Council-adopted, but not in-force, St. Clair West Protected Major Transit Station Area (PMTSA). See Attachment 1 for the Location Map.

Existing Uses

A total of 10 residential dwellings (2 detached and 4 pairs of semi-detached dwellings) existed on the site with 11 vacant rental units. Recently, a pair of the semi-detached dwellings were demolished due to disrepair.

THE APPLICATION

Description

The proposal is for a 27.0-metre (7-storey), including mechanical penthouse, residential apartment building.

Density

The proposal has a maximum gross floor area of 5,800 square metres, for a Floor Space Index of 3.9 times the area of the lot.

Residential Component

The proposal includes 24, 3-bedroom dwelling units.

Amenity Space

A total of 183.1 square metres (7.6 square metres per unit) of amenity space is proposed on the 7th floor, consisting of 114.2 square metres (4.75 square metres per unit) of indoor amenity space, and 68.9 square metres (2.87 square metres per unit) of outdoor amenity space.

Access and Parking

The primary pedestrian entrance to the residential lobby, as well as the driveway to the 2-level, underground vehicular parking garage containing 55 spaces (7 visitor and 48 residential) would be located on Thelma Avenue. A total of 29 bicycle parking spaces are proposed in the first underground level and at the front of the building.

Additional Information

See the attachments 1, 2, 7, 8 and 9 of this report for the Location Map, Application Data Sheet, Site Plan, Elevations, and 3D Massing Model of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre (AIC) at:

www.toronto.ca/1ThelmaAve

Reasons for Application

An Official Plan Amendment is required to allow a 7-storey building on a Neighbourhoods designated lot.

Amendments to the City-wide Zoning By-law 569-2013 are required to permit the building height, density, setbacks, and other performance standards.

APPLICATION BACKGROUND

Pre-application consultation (PAC) discussions took place with the applicant, including a required (at that time) PAC meeting on September 19, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the AIC.

The application was submitted on July 16, 2024, and deemed complete as of that date, having satisfied the City's minimum application requirements.

Agency Circulation Outcomes

The application, together with the submitted 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 the draft Official Plan Amendment and Zoning By-law Amendment, including associated conditions of approval.

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 Planning Statement (PPS) (2024).

Official Plan

The Official Plan designates the site as 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.

Site and Area Specific Policy 717

The site is located in the City Council-adopted St. Clair West PMTSA, as defined by Site and Area Specific Policy (SASP) 717, which is before the Minister for a final decision and to be brought into effect. As required by the PPS (2024) (and formerly A Place to Grow: Growth Plan for the Greater Golden Horseshoe), SASP 717 delineates the St. Clair West PMTSA, and implements a minimum population and employment density of 200 people and jobs per hectare to help ensure density is proposed and approved near existing and planned transit infrastructure.

Zoning

The site is zoned Residential (R (u4; d1.0) (x621)) under Zoning By-law 569-2013, which permits dwelling units in the form of a detached house, semi-detached house, or duplex. The maximum permitted height is 12.0 metres, and the maximum permitted density is 1.0 times the area of the lot. 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:

- Forest Hill Village Urban Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

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. Tiers 2 and above are voluntary, with higher levels of performance and include financial incentives (partial development charges refund).

PUBLIC ENGAGEMENT

Community Consultation

Community Planning staff hosted and attended a number of meetings through the various stages of the application to better inform and consult with local residents.

City staff joined the South Forest Residents Association on a walking tour of the site and area on May 16, 2024.

City staff held a Virtual Community Consultation Meeting, at which a presentation was given by staff and the applicant on September 17, 2024, where the community had an opportunity to ask questions and share their opinions on the proposal.

Staff also held an in-person Open House on October 22, 2024, at which the applicant was in attendance, and where the community had the opportunity to meet staff and the applicant team to discuss the proposal.

City staff participated in a meeting with local residents held by the Ward Councillor's office on November 7, 2024. A follow up meeting occurred on December 11, 2024 with residents and the applicant.

The comments received at these meetings related to the following:

- Support for the architectural style, including its attractiveness and fit in the neighbourhood;
- Concern about the number of units, and that it is entirely 3-bedroom units;
- Acknowledgment of the proximity of site to public transit and local parks;
- Appropriateness of the proposed building height and density;
- Adequacy of the proposed setbacks;
- Concern about the shadow on adjacent properties and the surrounding area;
- Request for a designated pick-up and drop-off area on site;
- Appropriateness of curb-side waste collection;
- Concern about parking, traffic congestion, and vehicular maneuvering on Thelma Avenue;
- The existing rental units and the appropriateness of their off-site replacement;
- Request for the provision of affordable rental housing on-site; and
- Construction impacts, management and mitigation.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024) and find the proposal consistent.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan and SASP policies, as well as design guidelines described in the Policy and Regulation Considerations Section of this report.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. Though the architectural plans for the project contain 24, 3-bedroom units, the Zoning By-law Amendment proposes a minimum of 30 percent of the total number of dwelling units on

the lot contain at least 2 bedrooms and a minimum of 10 percent of the total number of dwelling units contain at least 3 bedrooms.

The proposed unit mix included in the Zoning By-law Amendment meets the policy direction of the Official Plan, and generally meets the intent of the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines by providing additional supply of large, family-sized units.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the January 14, 2025, Toronto and East York Community Council meeting. The Rental Housing Demolition application staff report will be submitted by City Planning, and includes a review and analysis of the rental housing demolition and replacement matters.

Land Use

The proposed Official Plan Amendment does not represent a change in land use, but would allow a building of 7 storeys in height, a total of 3 storeys more than is currently allowed by the Neighbourhoods designation. The Official Plan states that Neighbourhoods are 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.

The proposal is located immediately to the west of an existing apartment building at 21-25 Thelma Avenue, and southwest of another, at 30 Thelma Avenue, both within the Neighbourhoods designation. South of the site and further east, are a cluster of lands designated Apartment Neighbourhoods, where taller apartment buildings could be proposed. In addition, the site is adjacent to lands designated Mixed Use Areas.

The proposed apartment building maintains the allowable residential land use and building typology of the Neighbourhoods designation, and is contextually appropriate. The proposed scale, height, and density of the proposal that is acceptable to staff will be discussed in the Density, Height and Massing Comments Section below.

Density, Height and Massing

The proposed 7-storey (27.0-metre) apartment building is appropriate at this location. The proposal conforms with the applicable Official Plan policies with respect to built form, massing and transition to adjacent Neighbourhoods designated lots. The proposal provides transition in built form scale from the more intensive Mixed Use Areas and Apartment Neighbourhoods designated lots abutting the site to the west and south, respectively, and the lower-scale interior Neighbourhoods designated lots abutting the site to the east, as well as to the north.

The Built Form policies of the Official Plan encourage development to locate and mass buildings to frame and support the public realm with good street proportion. The proposed 7-storey building would have a 6-storey (23.0-metre) streetwall height. The 7th storey of the building would step-back by 4.5 metres from the front facade, 3.0

metres in the rear, and 5.0 metres on either side. The 7th storey would not be visible from the sidewalk.

The 6-storey streetwall height would have an approximate 1:1 ratio with Thelma Avenue, which has a right-of-way of 20 metres, and achieves a contextually appropriate building height.

The building would be setback 1.9 metres from the Thelma Avenue property line, 6.0 metres from the rear lot line, and 2.0 metres from the east and west side lot lines. The front wall of the proposed building would align with the adjacent buildings along Thelma Avenue. Appropriate building separation distances would be achieved with adjacent buildings, including the existing 4-storey apartment building to the south fronting onto Lonsdale Road, the 3-storey apartment building to the east, and the 3-storey commercial building to the west fronting onto Spadina Road.

Further, the 6-storey streetwall height would have limited impact on the adjacent Neighbourhoods designated properties to the east and north at their existing 2 and 3 storeys, and as-of-right allowable height of 12.0 metres (or 4 storeys). The side walls of the proposal would have only secondary windows (windows of a bedroom, kitchen, bathroom, hallway, or storage area), as proposed in the Zoning By-law Amendment, limiting potential overlook of adjacent properties.

The proposed apartment building development is located in close-proximity to and well-served by higher-order transit. The site is located one lot east of Spadina Road, a major street with transit, and within the St. Clair West transit station area (within an approximate distance of 600 metres of the main, St. Clair Avenue entrance, and 440 metres of the secondary, Heath Street West entrance to the St. Clair West Subway Station). The proposed 7-storey residential development is also appropriate to support the vitality of the local commercial-retail uses along Spadina Road. The proposed density on the site is appropriate as it is transit supportive, while being sensitive to the adjacent existing context, and fits within the wider planned and approved context.

Sun and Shadow

The proposal adequately limits shadow impact on adjacent streets and Neighbourhoods designated properties, and are acceptable. The applicant submitted a shadow study showing the shadow cast by proposed building on the spring and fall equinox (March 21 and September 21), the summer solstice (June 21), and the winter solstice (December 21). The shadow that reaches the Spadina Road right-of-way in the morning will have moved off by 10:18 A.M., and the shadow cast across the Toronto Parking Authority parking lots at 453 Spadina Road, the Thelma Avenue right-of-way, and the front yards of the semi-detached and detached dwellings on the north side of Thelma Avenue will have moved off by 5:18 P.M. on both equinoxes. The properties to the east will not begin to experience shadow cast from the proposal until after 1:00 P.M. on both equinoxes and the summer solstice, including the rear yards of the properties which will not begin to experience shadow cast from the proposal until after 4:00 P.M. on both equinoxes and the summer solstice.

Public Realm and Streetscape

The proposal conforms with the applicable public realm policies of the Official Plan. The Official Plan states that the prevailing setbacks of buildings from the street and landscaped open space should be respected and reinforced by new development in Neighbourhoods. The Official Plan also states that new development will provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians.

The proposal would provide a minimum 1.9-metre setback from the Thelma Avenue property line, aligning with the adjacent buildings, and resulting in a curb-to-building face distance of a minimum of 8.3 metres. This distance would allow for a 2.1-metre pedestrian clearway, a tree planting zone for new street trees, and other vegetation and beautification. Staff are satisfied with the public realm related to the proposal.

Access, Vehicular and Bicycle Parking, and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, and parking arrangements for the proposal. Vehicular access to the site is proposed through a driveway from Thelma Avenue to a 2-level underground parking garage containing 55 parking spaces (7 visitor and 48 residential). Transportation Services staff have reviewed the Transportation Impact Study and accept the conclusions.

The visitor parking spaces will operate as an on-site short-term pick-up and drop-off area for service delivery and other visitors to the development. A Type 'G' loading space is not required, and waste collection must be curbside to be public.

Construction Mitigation Plan

A Construction Mitigation Plan is required prior to Site Plan Approval, to mitigate and minimize construction impacts of the development on existing surrounding area residents.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted Functional Servicing and Stormwater Management Report and a Hydrogeological Review Report in support of the proposal, and have identified several outstanding items requiring revision, resubmission and acceptance associated with the Functional Servicing Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. This must be addressed prior to the enactment of the Zoning By-law Amendment.

The owner will also be responsible for paying for and constructing any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support the development.

Parkland

In accordance with Section 42 of the Planning Act, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment. 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.

Tree Preservation

An arborist report was submitted indicating that 7 street trees located along Thelma Avenue and 15 private trees will be impacted by the proposal, requiring a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

One private tree is proposed to be retained along Thelma Avenue. Tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment and Climate Division.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in-force at the time of a complete application for Site Plan Control. 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.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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E-mail: Catherine.Jung@toronto.ca

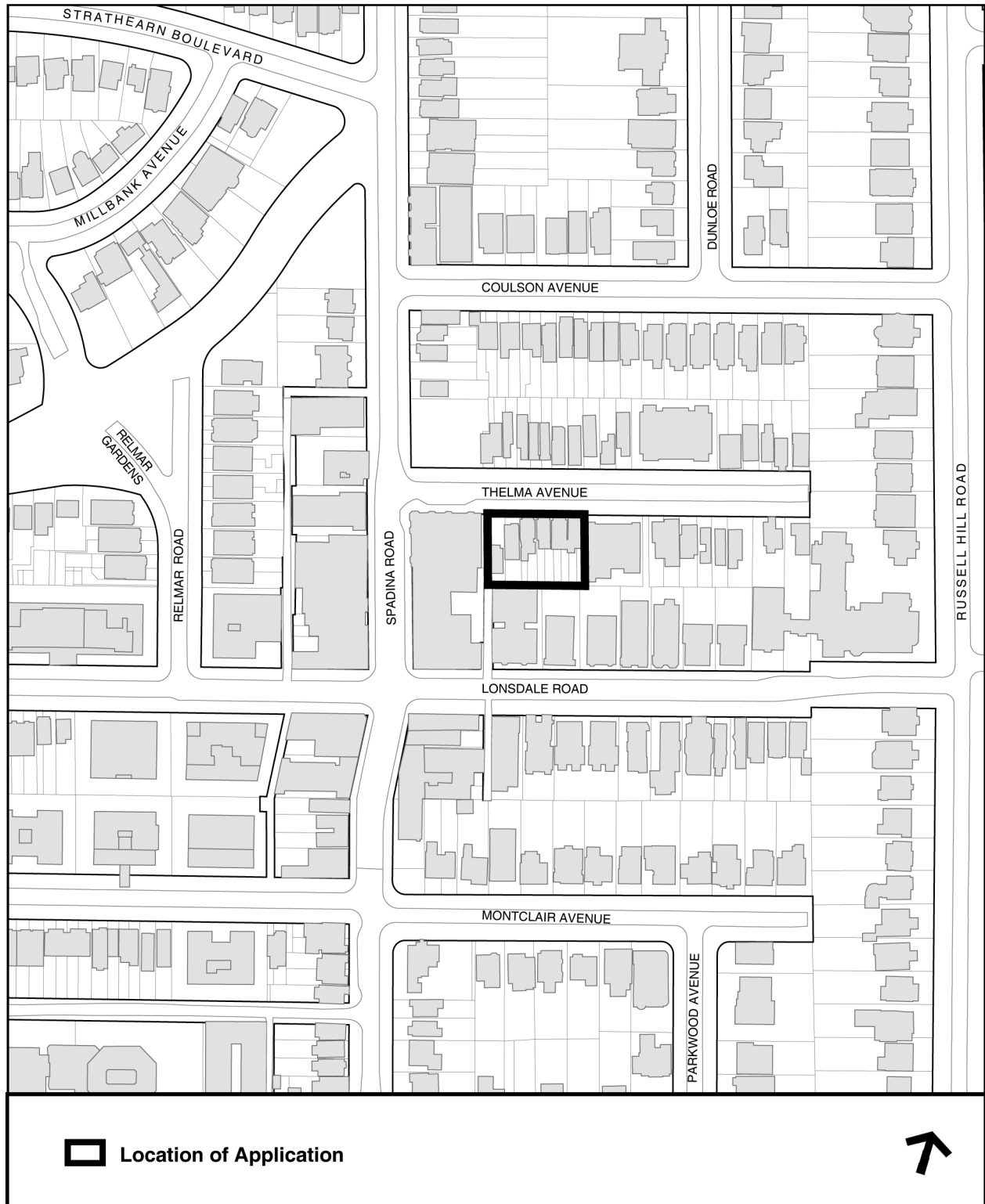
SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: 3D Massing Model

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 1-19 Thelma Avenue **Date Received:** July 16, 2024

Application Number: 24 181288 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: 7-storey apartment building.

Applicant	Architect	Owner
Batory Planning and Management	Richard Wengle Architects Inc.	Thelma Avenue 1 Holding Corp.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	SASP 717
Zoning:	R (u4; d1.0) (x621)	Heritage Designation:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,485.3 **Frontage (m):** 45.7 **Depth (m):** 32.5

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	504		868.7	868.7
Residential GFA (sq m):	645		5,800	5,800
Non-Residential GFA (sq m):				
Total GFA (sq m):	645		5,800	5,800
Height - Storeys:	2		7	7
Height - Metres:	6		27.0	27.0
Lot Coverage Ratio (%)	58.4	Floor Space Index:	3.9	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,800	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	11			
Condominium:			24	24
Total Units:	11		24	24

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:				24
Total Units:				24

Parking and Loading

Parking Spaces: 55 **Bicycle Parking Spaces:** 29 **Loading Docks:** 0

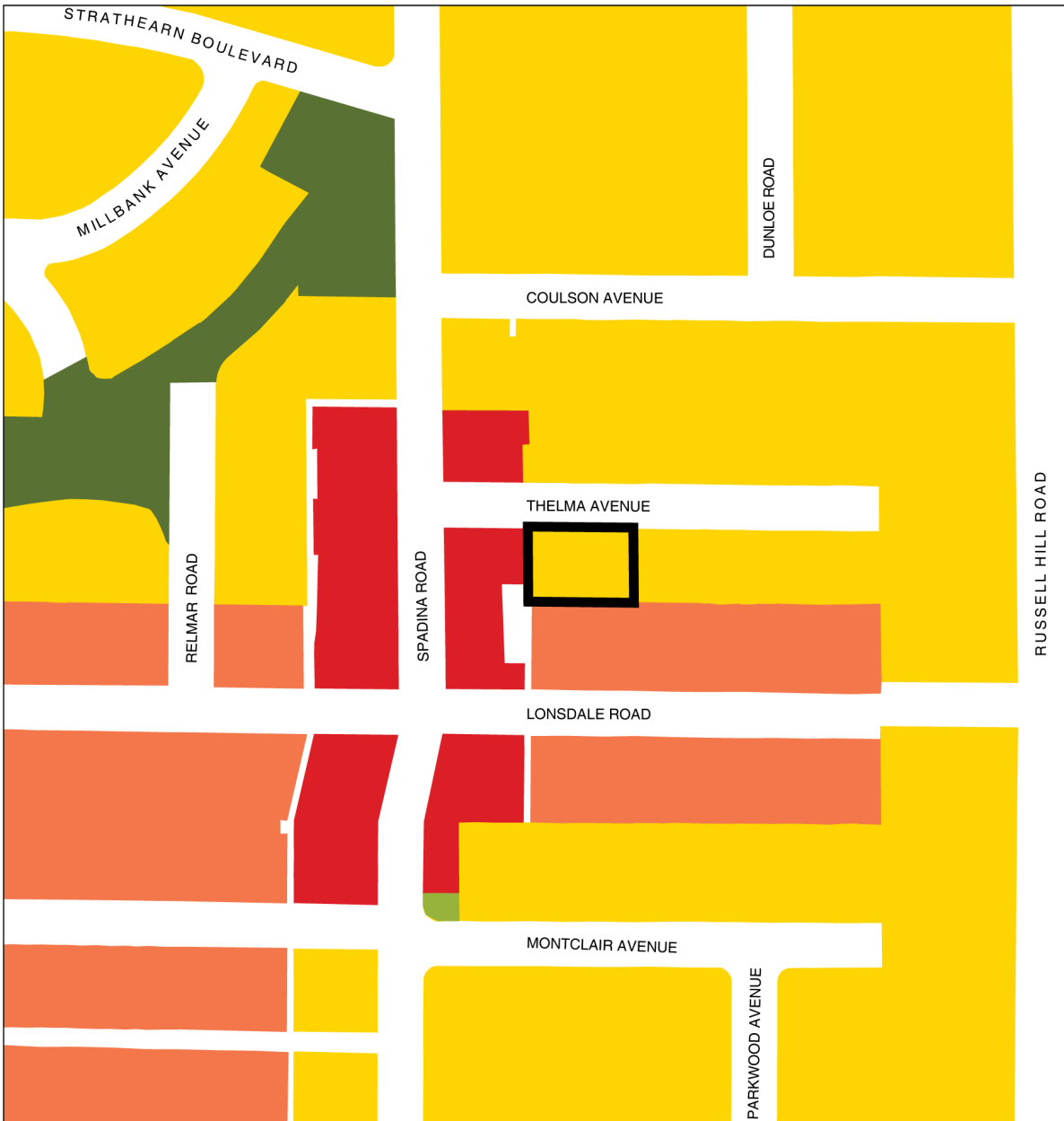
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Catherine Jung

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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

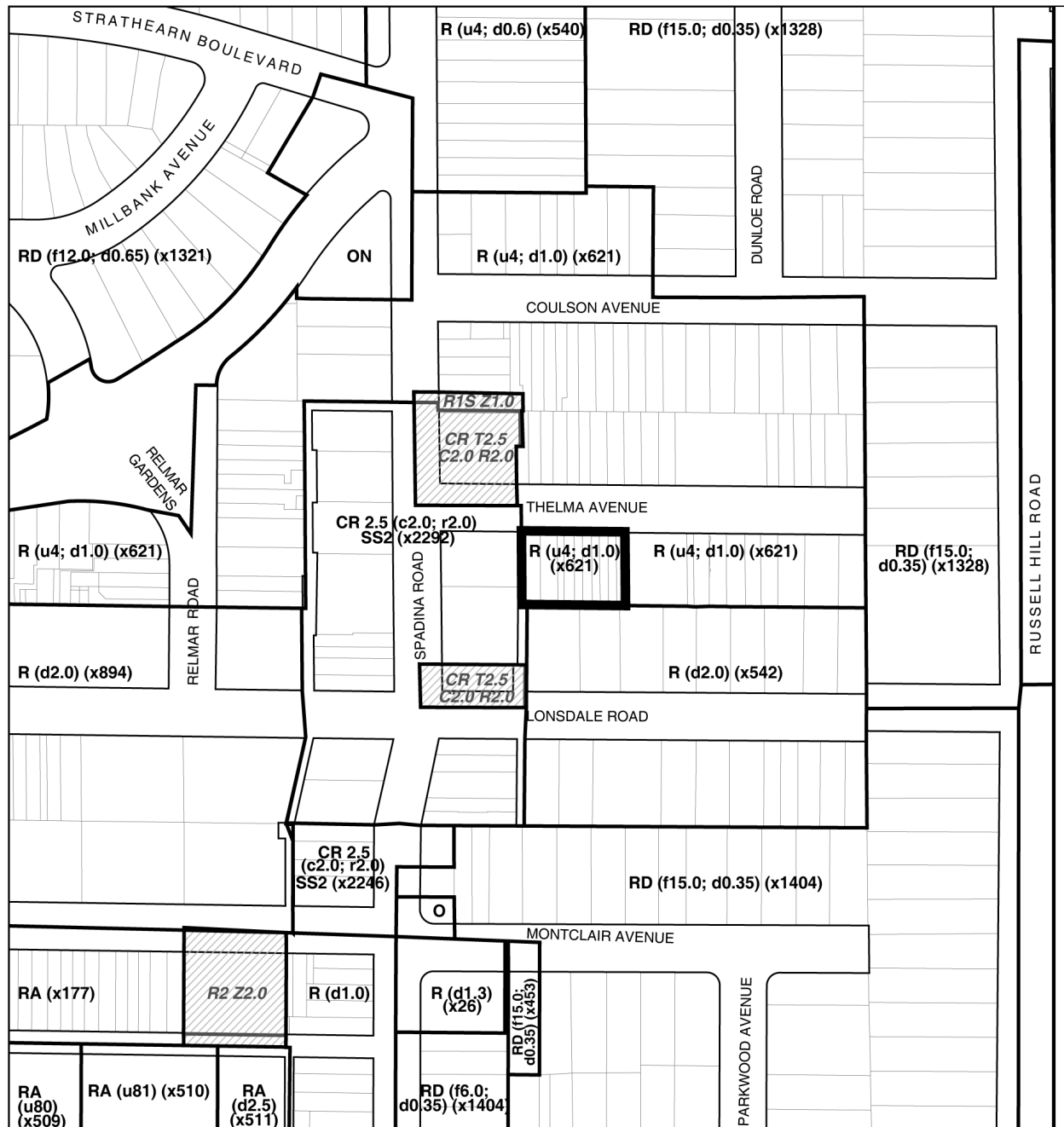
1-19 Thelma Avenue

File # 24 181288 STE 12 OZ



↑
Not to Scale
Extracted: 07/25/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1-19 Thelma Avenue

File # 24 181288 STE 12 0Z



Location of Application

R Residential
RD Residential Detached
RA Residential Apartment
CR Commercial Residential
O Open Space
ON Open Space Natural



See Former City of Toronto By-law No. 438-86

R2 Residential District
CR Mixed-Use District
RM2 Residential Multiple Zone



Not to Scale
Extracted: 07/25/2024

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO
Bill XXX
BY-LAW XXX-202X**

**To adopt Amendment No. 717 to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2023 as
1-19 Thelma Avenue**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 717 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 717 TO THE OFFICIAL PLAN

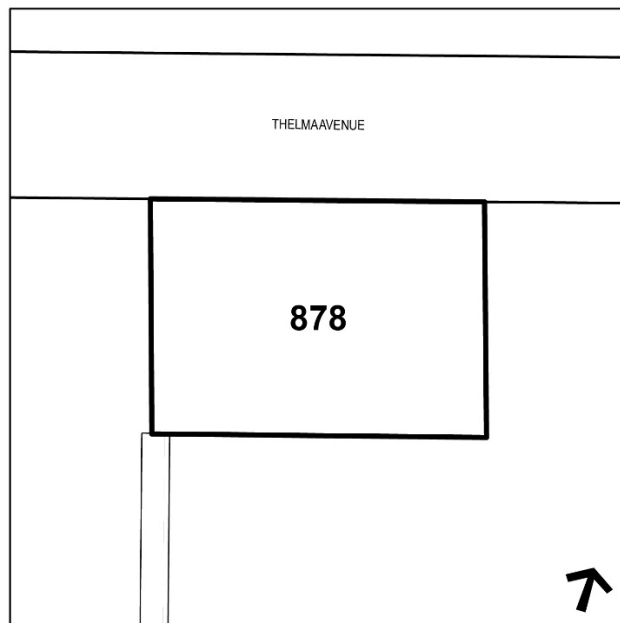
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
1-19 THELMA AVENUE**

The Official Plan of the City of Toronto is amended as follows:

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 878 for lands known municipally in 2023 as 1-19 Thelma Avenue, as follows:

878. 1-19 Thelma Avenue

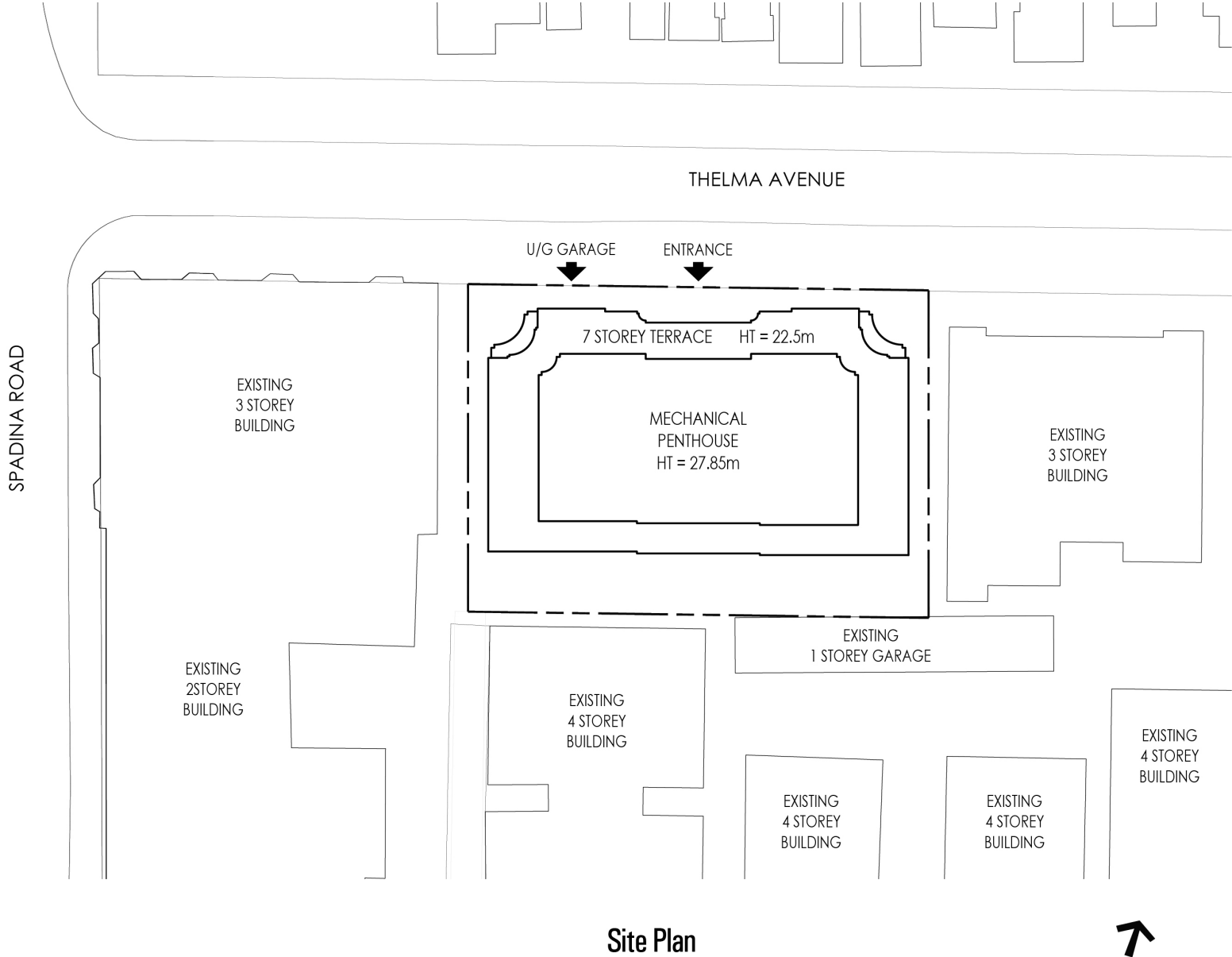
An apartment building of up to 7 storeys or 27 metres in height, with the 7th storey recessed from all sides, is permitted.



Chapter 7, Map 32, Site and Area Specific Policies, is revised to add the lands known municipally in 2023 as 1-19 Thelma Avenue shown on the map above as Site and Area Specific Policy No. 878.

Attachment 6: Draft Zoning By-law Amendment

To be available prior to the January 14, 2025 Toronto and East York Community Council Meeting.





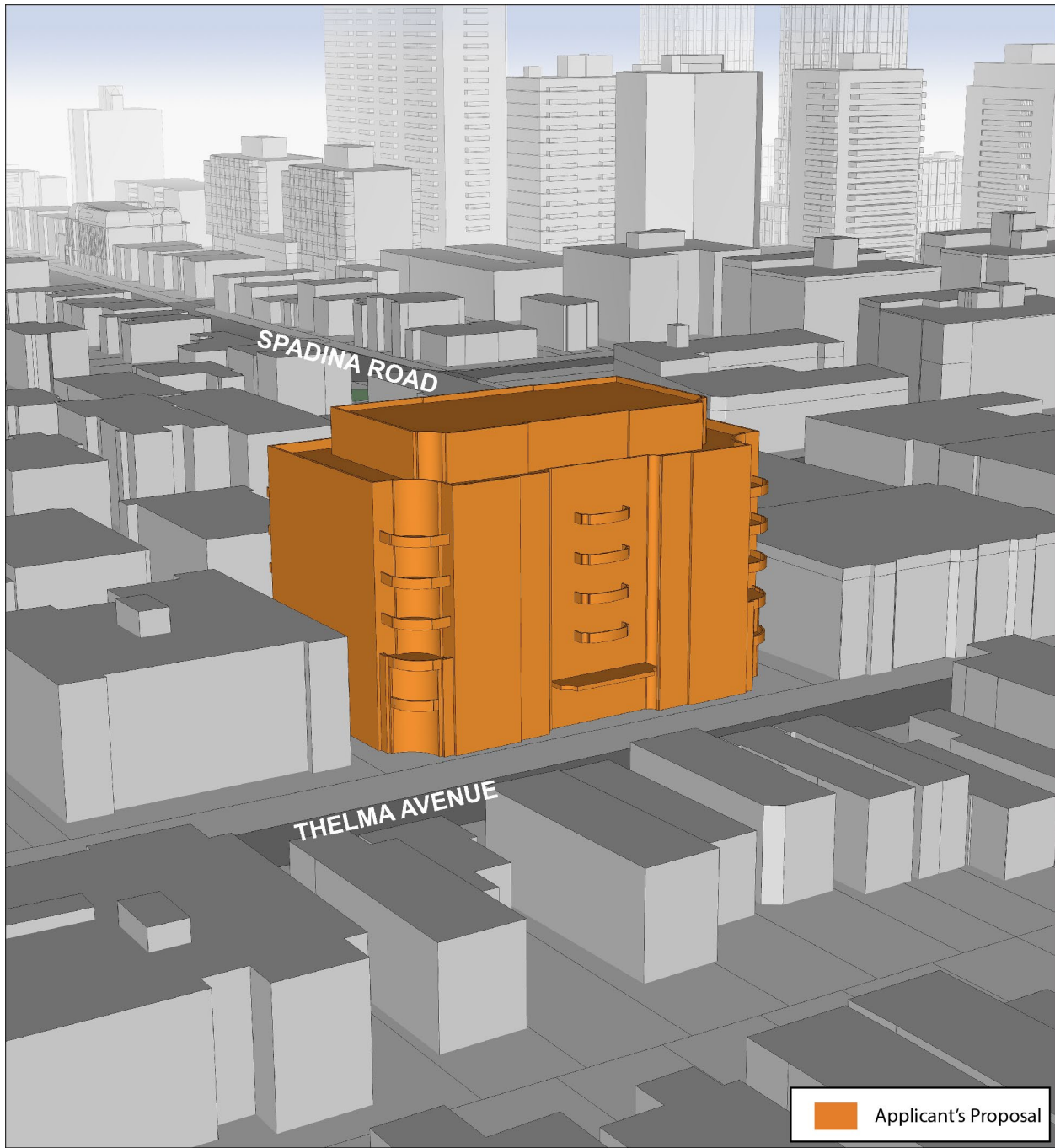


East Elevation





Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Southwest



12/10/2024