

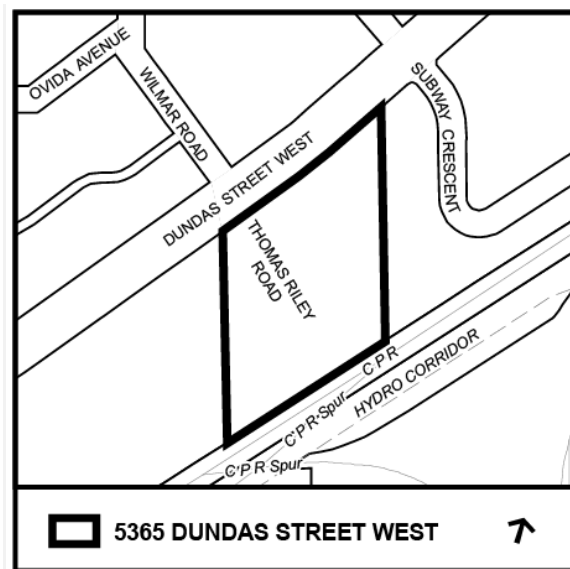
**5365 Dundas Street West – Zoning By-law Amendment  
Application - Preliminary Report**

<b>Date:</b>	January 31, 2018
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	17 260380 WET 05 OZ

**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code, as amended by Zoning By-law No. 1088-2002 (the *Etobicoke Centre Secondary Plan*) and Site-Specific Zoning By-law No. 735-2014 (OMB), for Phases 2 and 3 of a mixed use development at 5365 Dundas Street West. This would result in the redeployment of the currently permitted gross floor area in a different built form than that currently permitted, with no increase. This project qualifies as an Open Door Affordable Housing Project.

The entire development in the proposed new built form would consist of five buildings, comprised of two proposed mixed use buildings with retail at grade and residential above (Phase 2) and two proposed residential apartment buildings (Phase 3), in addition to the first residential apartment building which is already under construction. A total of 1,486 residential dwelling units are proposed across the entire site, which includes the 283 units under construction in Phase 1. The permitted gross floor area of 102,323 m<sup>2</sup> would remain the same.



This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application would be targeted for the fourth quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However, as this is an Open Door Affordable Housing project, it is anticipated the statutory public meeting under the *Planning Act* will be held in the third quarter of 2018.

## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 5365 Dundas Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

The site was previously occupied by a Canadian Tire retail store and gas bar. The former owner (Canadian Tire Corporation Limited) submitted an application to amend the former City of Etobicoke Zoning Code and the Official Plan in March 2003 and filed an Ontario Municipal Board appeal in July 2003, citing City Council's failure to make a decision on the application. The Preliminary Report is available at the following link: <https://www.toronto.ca/legdocs/2003/agendas/committees/et/et030709/it017.pdf> and the OMB Appeal Recommendation Report is available at the following link: <https://www.toronto.ca/legdocs/2003/agendas/committees/et/et030910/it029.pdf>.

The development permissions for Phase 1, which is nearing completion, were amended by way of a Minor Variance application (A487/14EYK) that increased building height, reduced step-backs and reduced the number of parking spaces and parking space size. A Site Plan Control application was submitted for Phase 1 (14 131378 WET 05 SA) and a Statement of Approval was issued on October 20, 2016.

A proposal similar to the current application was considered by the Design Review Panel on January 21, 2014.

Access to the site would be provided by private streets, the first of which has been approved by Etobicoke York Community Council. The report recommending approval of the street naming application is available at the following link:

<https://www.toronto.ca/legdocs/mmis/2016/ey/bgrd/backgroundfile-96576.pdf>.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on March 24, 2017 to review the proposal, provide preliminary feedback and discuss complete application submission requirements. Matters discussed at this meeting included the proposed built form adjacent to Dundas Street West (particularly the proposal to shift the towers northward), streetscape coordination, the potential for shadow impacts on lands on the north side of Dundas Street West, including *Neighbourhoods, Parks and Open Spaces* and *Mixed Use Areas*, as well as the location and design of loading spaces and underground parking access.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to amend the former City of Etobicoke Zoning Code, as amended by Zoning By-law No. 1088-2002 (the *Etobicoke Centre Secondary Plan*) and Site-Specific Zoning By-law No. 735-2014 (OMB), to permit a mixed use development that would consist of four new buildings (two mixed use buildings with retail at grade and residential above and two residential apartment buildings) in addition to the residential apartment building which is under construction. This application primarily proposes changes affecting Phases 2 and 3 of a development marketed as ‘the Kip District’ (see Attachment 1 – Site Plan). New provisions for the four buildings in Phases 2 and 3 would be introduced to replace those currently in Zoning Bylaw No. 735-2014 (OMB).

Phase 1, a 28-storey (94.1 m height in total, 87.4 m plus mechanical equipment) residential apartment building fronting Dundas Street West is nearing completion, as previously approved through Minor Variance and Site Plan Control applications. Most of the provisions of Zoning Bylaw No. 735-2014 (OMB) are carried forward and continue to apply to Phase 1.

Phase 2, which fronts Dundas Street West and is located between Phase 1 to the west and the eastern site boundary, would consist of two residential apartment buildings with retail at grade. The western building, Building D, would be 24 storeys (79.8 m height in total, based on 75.9 metres plus mechanical equipment). Building D is currently proposed to be condominium in tenure and would contain 17,703 m<sup>2</sup> of residential and 305 m<sup>2</sup> of non-residential gross floor area. The eastern building, Building E, would be 21 storeys (68.9 m height in total, based on 65.0 m plus mechanical equipment) and is proposed to be constructed as a purpose-built 233 unit rental building, of which 50 affordable rental units would be delivered through the City’s Open Door Affordable Housing Program.

Building E would contain 15,506 m<sup>2</sup> of residential gross floor area and 355 m<sup>2</sup> of non-residential gross floor area (see Attachments 2A-2D: Elevations (Phase 2)).

Phase 3, located south of Phases 1 and 2 and north of the CP rail corridor, would consist of two residential apartment buildings. Building A would be 36 storeys (119.9 m height in total, based on 114.4 metres plus mechanical equipment) and Building B would be 32 storeys (107.9 m height in total, based on 102.4 m plus mechanical equipment). Buildings A and B would contain 25,113 m<sup>2</sup> and 21,694 m<sup>2</sup> of residential gross floor area, respectively. Buildings A and B are currently in the conceptual design phase and exact floor plans, unit layouts and amenity space have not yet been designed in detail.

In total, the gross floor area within the proposed building envelopes is 99,984 m<sup>2</sup>. The application also requests to maintain an additional 2,339 m<sup>2</sup> of gross floor area, which, if included, would increase the total gross floor area to 102,323 m<sup>2</sup> and a floor space index of 4.22 times the area of the site, but does not fit within the buildings as currently proposed.

Various landscaped open spaces at grade are proposed to serve residents of all three phases of the development as part of this application, in addition to the 1,000 m<sup>2</sup> Privately-Owned Publicly Accessible Space (POPS) provided in Phase 1. A central square (1,750 m<sup>2</sup>) would be located between Buildings D and E and Building B to the south. The area south of Buildings A and B, in the required rail setback, would also contain a landscaped open space (4,650 m<sup>2</sup>), currently proposed to be programmed with soft landscaping, walking paths and seating areas. A landscaped courtyard (625 m<sup>2</sup>) is proposed to be located between Buildings D and E.

There are 1,203 residential dwelling units proposed for the four buildings in Phases 2 and 3 (Buildings A, B, D and E), in addition to the 283 units in the Phase 1 building (Building C). The breakdown by unit type per building is as follows:

<b>Phase</b>	<b>Building</b>	<b>Bachelor</b>	<b>One-bedroom</b>	<b>Two-bedroom</b>	<b>Three-bedroom</b>	<b>Total</b>
Phase 1	C	2	169	112	0	283
Phase 2	D	0	259	26	0	285
	E	54	97	70	12	233
Phase 3	A	0	272	57	38	367
	B	0	240	47	31	318
<b>Phases 2 + 3</b>	<b>Sub-Total</b>	<b>54</b>	<b>868</b>	<b>200</b>	<b>81</b>	<b>1,203</b>
<b>All Phases</b>	<b>Total</b>	<b>56</b>	<b>1037</b>	<b>312</b>	<b>81</b>	<b>1,486</b>

Indoor amenity space is proposed at the following amounts, rates and locations:

Phase	Building	Indoor Amenity Space	Indoor Amenity Space Rate	Indoor Amenity Space Location
Phase 1	C	426 m <sup>2</sup>	1.50 m <sup>2</sup> per unit	Ground floor, 29 <sup>th</sup> floor
Phase 2	D	429 m <sup>2</sup>	1.51 m <sup>2</sup> per unit	TBD (not yet designed)
	E	370 m <sup>2</sup>	1.59 m <sup>2</sup> per unit	TBD (not yet designed)
Phase 3	A	726 m <sup>2</sup>	1.98 m <sup>2</sup> per unit	Fifth floor
	B	514 m <sup>2</sup>	1.62 m <sup>2</sup> per unit	Fifth floor
<b>Phases 2 + 3</b>	<b>Sub-Total</b>	<b>2,039 m<sup>2</sup></b>	<b>1.69 m<sup>2</sup> per unit</b>	-
<b>All Phases</b>	<b>Total</b>	<b>2,465 m<sup>2</sup></b>	<b>1.66 m<sup>2</sup> per unit</b>	-

Outdoor amenity space is proposed at the following amounts, rates and locations:

Phase	Building	Outdoor Amenity Space	Outdoor Amenity Space Rate	Outdoor Amenity Space Location
Phase 1	C	508 m <sup>2</sup>	1.8 m <sup>2</sup> per unit	Ground floor, 29 <sup>th</sup> floor
Phase 2	D	152 m <sup>2</sup>	0.53 m <sup>2</sup> per unit	TBD (not yet designed)
	E	312 m <sup>2</sup>	1.34 m <sup>2</sup> per unit	TBD (not yet designed)
Phase 3	A	535 m <sup>2</sup>	1.46 m <sup>2</sup> per unit	Fifth floor terrace
	B	179 m <sup>2</sup>	0.56 m <sup>2</sup> per unit	Fifth floor terrace
<b>Phases 2+3</b>	<b>Sub-Total</b>	<b>1,178 m<sup>2</sup></b>	<b>0.98 m<sup>2</sup> per unit</b>	-
<b>All Phases</b>	<b>Total</b>	<b>1,686 m<sup>2</sup></b>	<b>1.14 m<sup>2</sup> per unit</b>	-

There would be 1,280 vehicular parking spaces (1,096 resident, 178 visitors and 6 retail) serving all four of the proposed buildings in Phases 2 and 3, located in a two to three level underground parking garage, in addition to the 247 vehicular parking spaces (218 resident and 28 visitors) in Phase 1. For Phases 2 and 3, the proposed parking rate would be 0.81 spaces per unit for resident parking and 0.15 spaces per unit for visitor parking.

There would be 1,041 bicycle parking spaces (929 long-term and 112 short-term) serving all four of the proposed buildings in Phases 2 and 3, in addition to the 193 bicycle parking spaces in Phase 1. All of the long-term bicycle parking spaces would be located at the P1 level and the short-term bicycle parking spaces would be located at grade.

Access to the site is proposed to be provided by two private streets. The first private street, Thomas Riley Road, approved by Etobicoke York Community Council in 2016, will extend southeast from the intersection of Dundas Street West and Wilmar Road to the approximate centre of the site and then turn ninety degrees southwest to connect to the adjacent site (the subject of a recent application by Pinnacle International). The second private street would extend east from Thomas Riley Road behind Building D and

would connect with Dundas Street West to the east of the proposed Building E. Finally, with respect to loading, Buildings D and E would share one Type-G and one Type-C loading space, and Buildings A and B would share one Type-G and one Type-C loading space, for a total of 4 loading spaces in Phases 2 and 3. There is also one Type-G loading space in Building C (Phase 1).

## **Site and Surrounding Area**

The site for the four new buildings is located on the south side of Dundas Street West between Subway Crescent and Shorncliffe Road and is shaped like a backwards 'L'. The entire development including Phase 1 is shaped like a trapezoid and is 24,190 m<sup>2</sup> in size. The area of the Phases 2 and 3 proposal is approximately 1.9 ha (19,096 m<sup>2</sup>) with approximately 133 m of frontage on Dundas Street West.

Surrounding land uses include:

North: Across Dundas Street West are mainly one to two-storey commercial establishments, including restaurants and other commercial uses. Further north beyond these commercial uses is a low-density residential neighbourhood consisting mainly of one to two storey detached dwellings and Cloverdale Park.

South: CP rail corridor. Beyond the CP rail corridor the area is comprised of industrial uses and hydro-electric facilities.

East: A one to three-storey retail/office building at the southwest corner of Dundas Street West and Subway Crescent and a 24-storey residential apartment building south of it. Further east of the site is a five to seven storey office building fronting Dundas Street West and beyond this is the Kipling Subway station and commuter parking lot/passenger pick-up/drop-off where the future Metrolinx Kipling Mobility Hub will be located.

West: To the west of the site are a number of one to three-storey buildings fronting Dundas Street West housing a broad range of commercial uses. All of the lands west of the subject site south of Dundas Street West, north of the CP rail corridor and east of Shorncliffe Road are currently owned by Pinnacle International and are the subject of a previously approved large mixed use development, which proposes to demolish all of the existing structures.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;

- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan. Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## Official Plan

The site is located within the *Etobicoke Centre* as identified by Map 2 Urban Structure of the Official Plan. The City's four *Centres*, along with *Avenues*, *Employment Areas* and the *Downtown*, are key components in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to *Centres* in order to use municipal land, infrastructure and services more efficiently and concentrate jobs and people in areas well served by surface transit and rapid transit stations.

The Official Plan designates the site as *Mixed Use Areas* (see Attachment 3: Official Plan). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

The Official Plan encourages the creation of new affordable rental housing, stating in Section 3.2.1.1 Housing: "Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory, administrative policies and incentives."

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form", "Tall Buildings" and "Housing" sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan is available at: [http://www.toronto.ca/planning/official\\_plan/introduction/htm](http://www.toronto.ca/planning/official_plan/introduction/htm).

## Etobicoke Centre Secondary Plan

The *Etobicoke Centre* Secondary Plan designates the subject site *Mixed Use Areas "A"*, which provides for a broad range of commercial, residential and institutional uses in single or mixed use buildings. As per Policy 3.13.2.1, *Mixed Use Areas "A"* will create a balance of uses to meet the needs of the local community, reduce automobile dependency and be designed to take advantage of nearby transit services. The Secondary Plan contains a number of built form and urban design policies which promote a compact transit-oriented development pattern. Site and Area Specific Policy No. 5 of the Secondary Plan specifically refers to the subject site and provides policy direction on matters including private roads, parkland dedication, TTC and CP Rail.

The Secondary Plan identifies seven areas within the Secondary Plan to be enhanced based on their respective location, physical form and function. The site is located in the Dundas West Area, which is focused on intensifying the area with a more urban character, including constructing new buildings adjacent to the streetline with direct pedestrian connections to the sidewalk. The site is adjacent to but not within the Six Points Area, which states that the lands immediately around Kipling Subway Station are intended to form a high density, mixed use neighbourhood to capitalize on the adjacent transit facilities.



The built form and urban design policies of the Secondary Plan promote a compact transit-oriented development pattern. Tall building proposals are required to minimize the negative impact of shadows, sky view and wind on adjacent public areas and take into account the relationship of the site to other tall buildings. Parking areas, access and automobile drop offs are to be designed in a manner that does not interfere with the continuity of the interface between the building and the street, to improve the visual amenity of pedestrian routes.

## **Zoning**

The site is subject to Site-Specific Zoning By-law No. 735-2014 (OMB). It was approved by the Ontario Municipal Board in 2005 but the City Clerk did not assign a By-law number until 2014, which is why the site is subject to Zoning By-law No. 735-2014 (OMB).

The site is zoned Etobicoke Centre 2 (EC2) which permits the proposed mixed use buildings and residential apartment buildings (see Attachment 4: Zoning). Zoning By-law No. 735-2014 (OMB) permits a maximum and minimum floor space index of 4.23 and 2.0 times the lot area, respectively, and requires that 25% of the lot be reserved for landscaped open space. Indoor amenity is required at a rate of 1.5 m<sup>2</sup> per dwelling unit and no outdoor amenity space is required. With respect to height, the zoning by-law permits five tall buildings with heights of 36 m, 60m, 60m, 60m, and 69 metres, plus mechanical equipment, with a maximum base building height of 24 m adjacent to Dundas Street West and 10 m elsewhere. The By-law also requires a number of step-backs and permits tower floor plates of 825 m<sup>2</sup> up to a height of 60 metres and 750 m<sup>2</sup> floorplates above 60 metres.

The subject site is not subject to City of Toronto Zoning By-law No. 569-2013, which excludes all lands within the *Etobicoke Centre Secondary Plan* area.

## **Site Plan Control**

A Site Plan Control application (17 260380 WET 05 SA) has been submitted for the Phase 2 lands only and is currently under review by staff.

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Growing Up Draft Urban Design Guidelines**

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The

objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

### **Tree Preservation**

An Arborist Report was submitted relating to the Phase 2 and 3 lands only, as Phase 1 is under construction. There are 11 existing trees which meet the size criteria for tree removal permits. All 11 are proposed to be removed, either due to the proposed development, proposed grading or their poor condition.

### **Reasons for the Application**

An application to amend the Zoning By-law is required to permit increased building heights beyond those permitted in Zoning By-law No. 735-2014 (OMB) and to shift the locations of the buildings. The Site-Specific Zoning By-law permits approximately 102,320 m<sup>2</sup> of mixed use development in a multi-building, multi-tower format. No change to the permitted total gross floor area of 102,320 m<sup>2</sup> is proposed, however the Zoning By-law Amendment would provide for the redeployment of the built form on the site in a different built form than that which is set out in the building envelope map in Zoning By-law No. 735-2014 (OMB). For instance, podium heights would be decreased along the Dundas Street West frontage while the tall building would be shifted closer to Dundas Street West. The Zoning By-law Amendment would include revised building envelopes and heights, minimum landscaped open space, vehicular and bicycle parking rates and loading requirements. Additional areas of nonconformity and non-compliance may be identified through the application circulation and review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale;
- Public Consultation Plan;
- Draft Zoning By-law;
- Arborist Report;
- Urban Design Guidelines;
- Functional Servicing Report and Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Investigation (Phases 2 and 3);
- Shadow Study;
- Transportation Impact Study;
- Pedestrian Wind Study;
- Toronto Green Standard Checklist; and
- Energy Efficiency Strategy.

A Notification of Complete Application was issued on December 15, 2017.

## **Issues to be Resolved**

Based on a preliminary review of the proposal, the following matters require review:

- Determining consistency with the Provincial Policy Statement;
- Determining consistency with the Growth Plan for the Greater Golden Horseshoe;
- Determining conformity with the Official Plan, including the *Etobicoke Centre Secondary Plan*;
- Site layout and organization;
- Building scale and massing, including heights, stepbacks, setbacks and separation distances;
- Shadow impacts on surrounding lands, including *Neighbourhoods, Parks and Open Spaces* and *Mixed Use Areas*;
- Pedestrian wind impacts;
- Landscaping;
- Indoor and outdoor amenity space;
- Unit mix, in particular the provision of larger family-sized units;
- Accommodating all of the proposed floor area within the proposed built form envelopes;
- Consistency with "Open Door" Affordable Housing program criteria;
- Appropriate setbacks, mitigation and separation distance from the rail corridor and industrial uses;
- Transportation impacts;
- Servicing infrastructure;
- Community benefits under Section 37 of the *Planning Act*, should it be determined that Section 37 is applicable; and
- Review of the Toronto Green Standard Checklist and Template for compliance with Tier 1 standards.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Elise Hug, Senior Planner, Community Planning  
Tel. No. 416-338-2560  
Fax No. (416) 394-8212  
E-mail: Elise.Hug@toronto.ca

## **SIGNATURE**

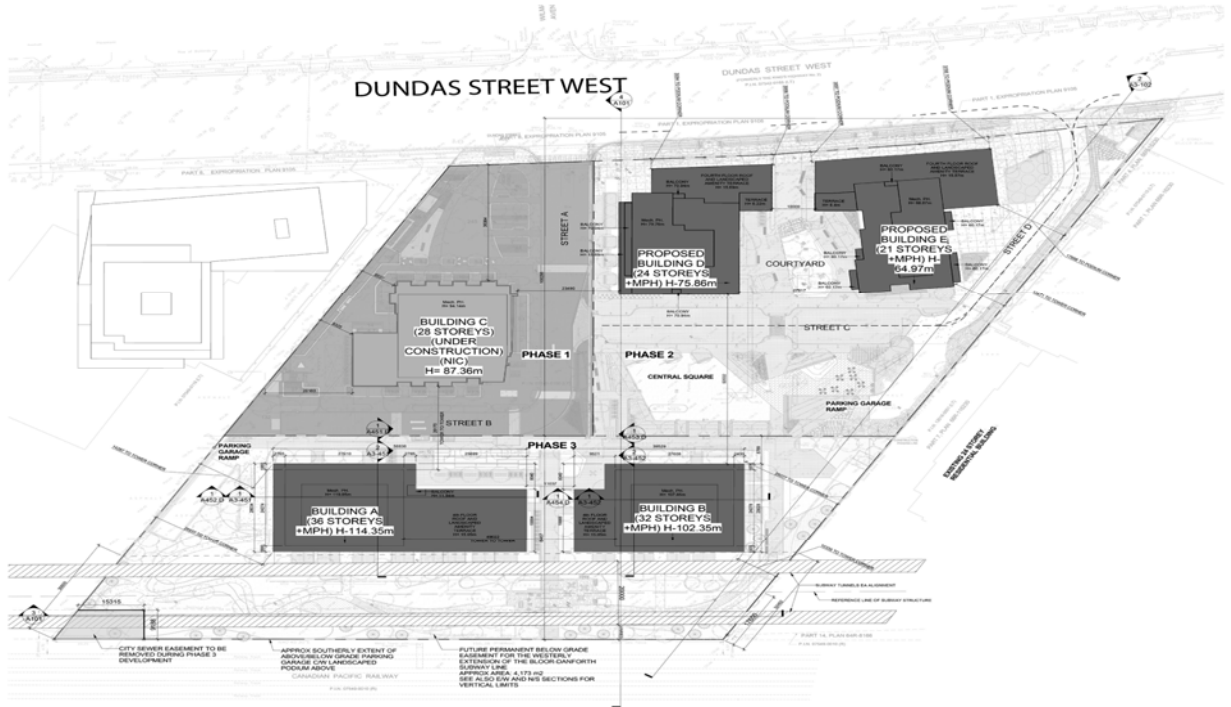
---

Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachments 2A-2D: Elevations (Phase 2)
- Attachment 3: Official Plan
- Attachment 4: Zoning
- Attachment 5: 3D Massing in Context
- Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
01/11/2018



5365 Dundas Street West

File # 17 260380 WET 05 02

**Attachment 2A: Elevations (Phase 2 - Building E - North)**



**North Elevation - Building E**

---

**Elevations**

Applicant's Submitted Drawing

Not to Scale  
01/11/2018

**5365 Dundas Street West**

File # 17 260380 WET 05 0Z

---

**Attachment 2B: Elevations (Phase 2 – Buildings D and E – South)**



South Elevation - Building D & E

---

**Elevations**

Applicant's Submitted Drawing

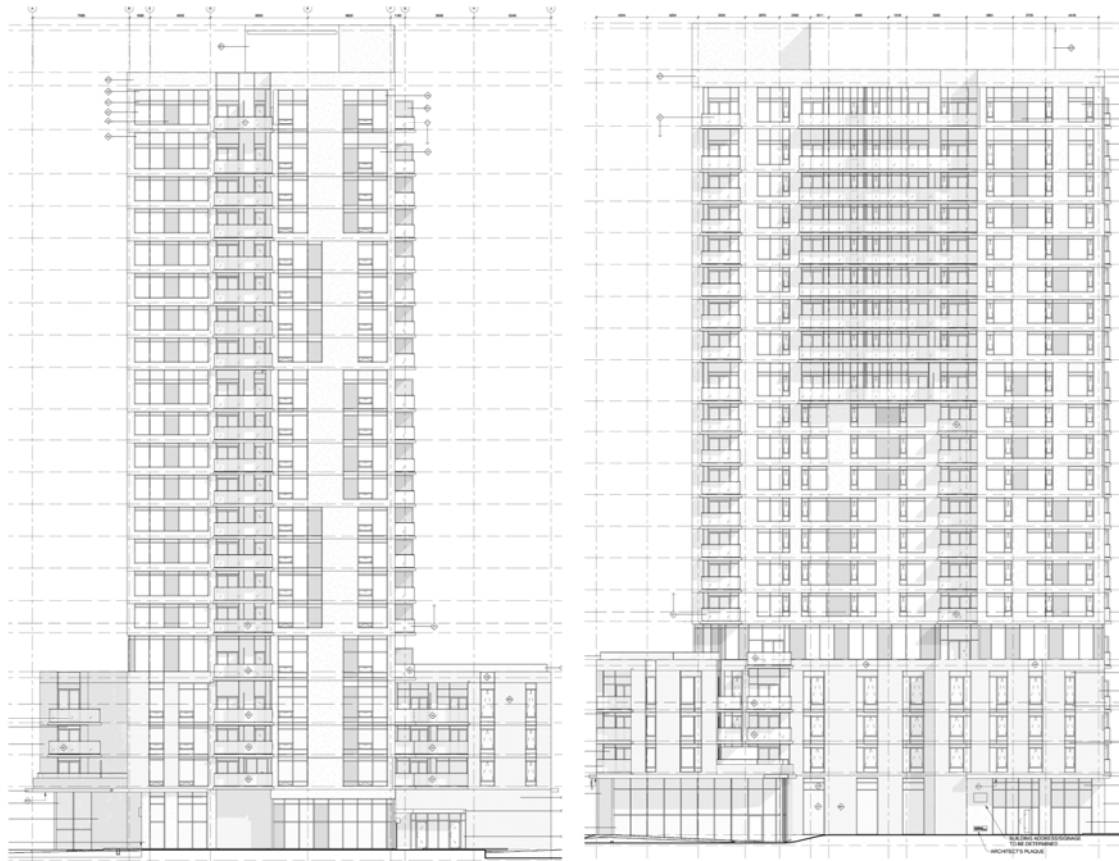
Not to Scale  
01/11/2018

**5365 Dundas Street West**

File # 17 260380 WET 05 0Z

---

**Attachment 2C: Elevations (Phase 2 Building E – Southeast and Southwest)**



SOUTHEAST ELEVATION - BUILDING E

SOUTHWEST ELEVATION - BUILDING E

**Elevations - Building E**

---

**Elevations**

Applicant's Submitted Drawing

Not to Scale  
01/11/2018

**5365 Dundas Street West**

File # 17 260380 WET 05 02

---



**Attachment 2D: Elevations (Phase 2 Buildings D and E –North)**



BUILDING E

BUILDING D

North Elevation

---

**Elevations**

**5365 Dundas Street West**

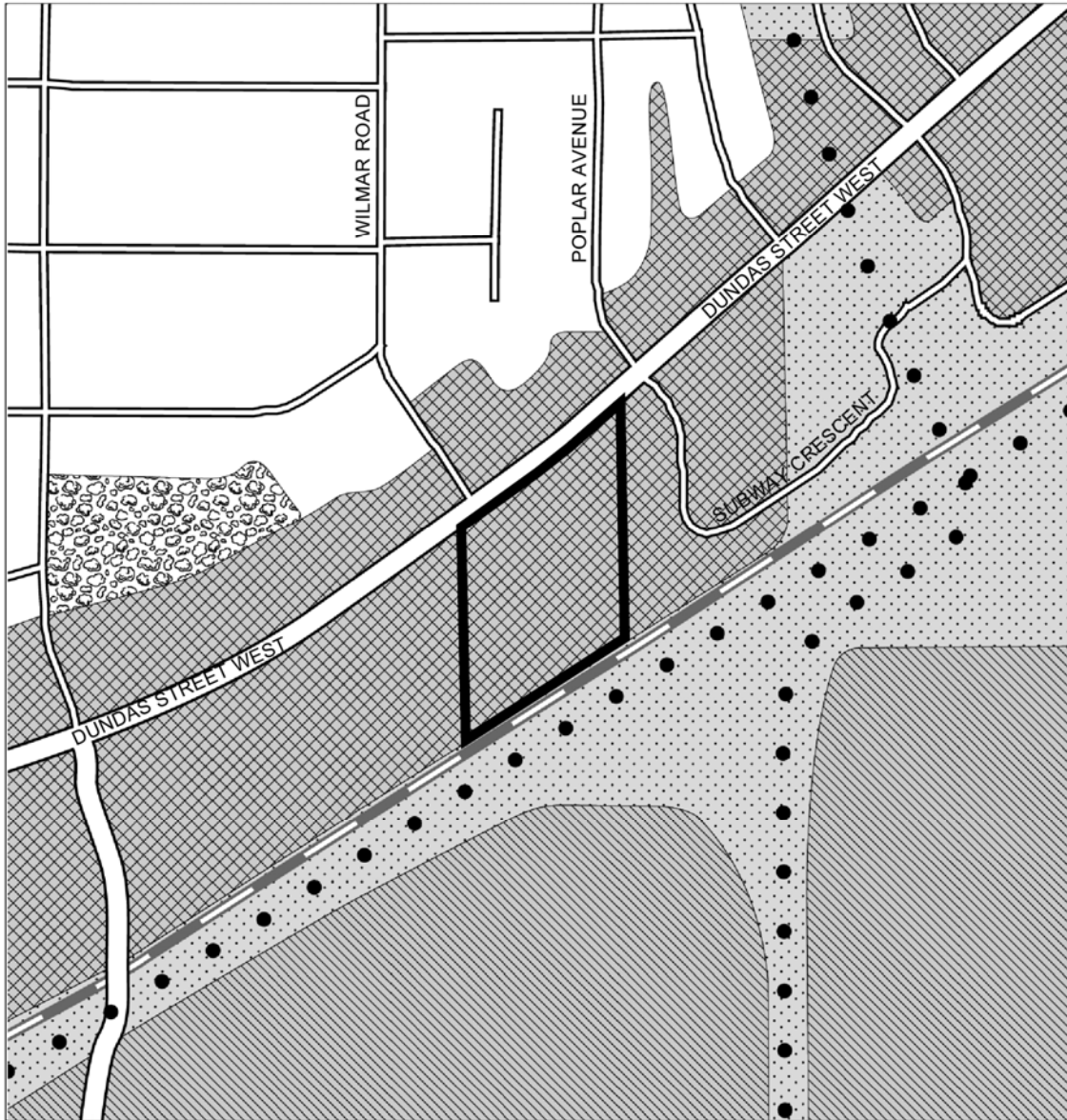
Applicant's Submitted Drawing

Not to Scale  
01/11/2018

File # 17 260380 WET 05 0Z

---

### Attachment 3: Official Plan



Extract from Official Plan

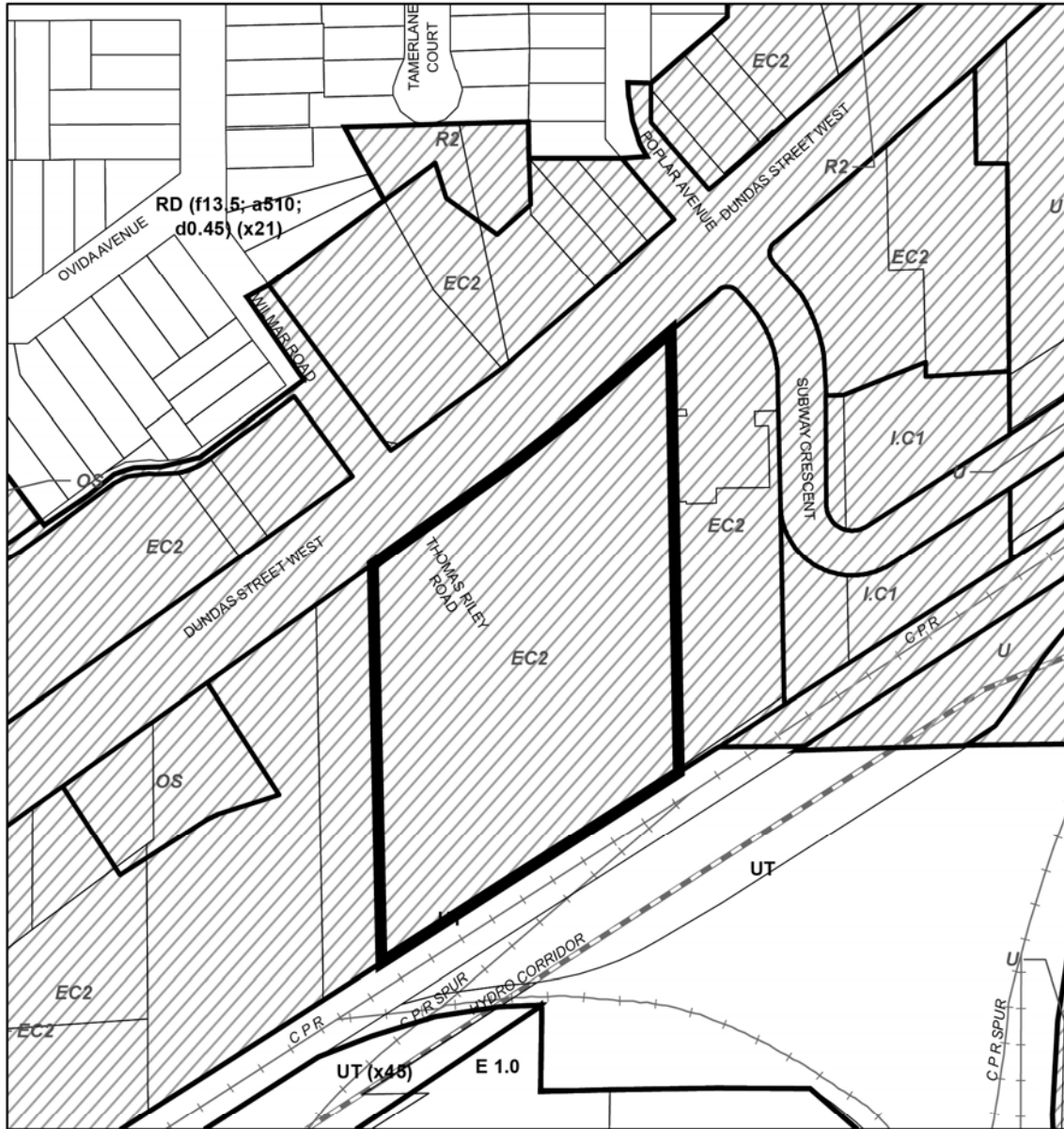
5365 Dundas Street West

File # 17 260380 WET 05 0Z



Not to Scale  
 01/12/2018

## Attachment 4: Zoning



**Zoning By-Law No. 569-2013**

**5365 Dundas Street West**

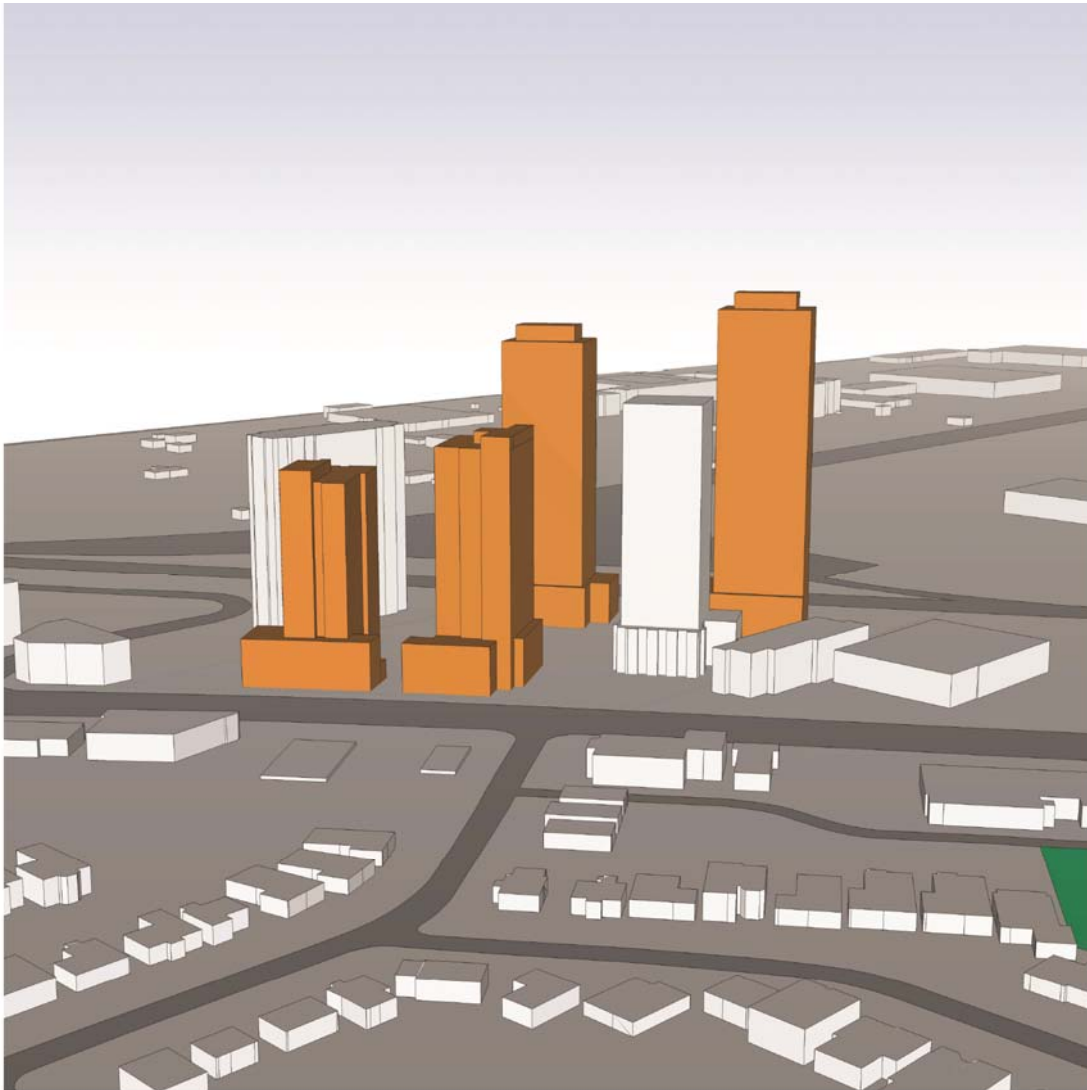
**File # 17 260380 WET 05 02**

- Location of Application
- RD** Residential Detached      **E** Employment Industrial
- UT** Utility and Transportation

- See Former City of Etobicoke By-Law No. 11,737
- R2** Second Density Residential Zone
- OS** Public Open Space Zone
- I.C1** Class 1 Industrial Zone
- EC2** Etobicoke Centre 2
- U** Utilities Zone

Not to Scale  
 Extracted: 01/12/2018

## Attachment 5: 3D Massing in Context



---

### 3D Massing in Context

Applicant's Submitted Drawing

Not to Scale  
01/11/2018

5365 Dundas Street West

File # 17 260380 WET 05 02

---

## Attachment 6: Application Data Sheet

Application Type:	Rezoning	Application Number:	17 260380 WET 05 OZ
Details:	Rezoning, Standard	Application Date:	November 9, 2017

Municipal Address: 5365 DUNDAS STREET WEST

Location Description: CON 5 CST PT LOT 7 PLAN 1029 PT LOT 8 PLAN 1033 PT LOT 1 \*\*GRID W0504

Project Description: Rezoning application to re-allocate currently permitted gross floor area in Phases 2 and 3 of a mixed use development, including a total of 1,203 units (518 in Phase 2 and 685 in Phase 3) as well as private roads and open spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
CONCERT PROPERTIES LTD			CONCERT REAL ESTATE CORPORATION

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1088-2002; 735-2014 (OMB)
Zoning:	EC2	Historical Status:	No
Height Limit (m):	Varies from 10m to 69 m	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	19,096	Height:	Storeys:	36
Frontage (m):	133		Metres:	114
Depth (m):	152			
Total Ground Floor Area (sq. m):	4,451			<b>Total</b>
Total Residential GFA (sq. m):	80,016		Parking Spaces:	1,280
Total Non-Residential GFA (sq. m):	660		Loading Docks	4
Total GFA (sq. m):	80,676			
Lot Coverage Ratio (%):	Not calculated			
Floor Space Index:	4.22			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	80,016	0
Bachelor:	54	Retail GFA (sq. m):	660	0
1 Bedroom:	868	Office GFA (sq. m):	0	0
2 Bedroom:	200	Industrial GFA (sq. m):	0	0
3 + Bedroom:	81	Institutional/Other GFA (sq. m):	0	0
Total Units:	1,203			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Elise Hug, Senior Planner, Community Planning</b>
	<b>TELEPHONE:</b>	<b>416-338-2560</b>