

5365 Dundas Street West - Zoning By-law Amendment Application – Notice of Pending Report

Date: June 15, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - Etobicoke-Lakeshore

Planning Application Number: 17 260308 WET 05 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "5365 Dundas Street West - Zoning By-law Amendment Application - Final Report" will be finalized and made available for consideration in advance of the July 4, 2018 Etobicoke York Community Council meeting.

The 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 the Phase 2 and 3 lands to permit a mixed-use development at 5365 Dundas Street West. The proposal would result in the redeployment of the permitted total gross floor area of 102,323 m² in a different built form than currently permitted, with no overall increase to the gross floor area. This gross floor area includes development on the Phase 1 lands as previously approved and currently under construction. Also, new provisions for the four buildings in Phases 2 and 3 would be introduced to replace those currently in Zoning By-law No. 735-2014. This development is being marketed as the 'Kip District'.

The proposal for Phases 2 and 3 would consist of four buildings. Phase 2 would comprise 24 and 21-storey (75.9 and 65 metres high, plus 3.9 metres for mechanical penthouses) mixed-use Buildings D and E, fronting on Dundas Street West with retail uses at-grade and residential uses above having a total of 34,000 m² of gross floor area. Phase 3 would comprise 36 and 32-storey (114.4 and 102.4 metres high, plus 5.5 metres for mechanical penthouses) residential Buildings A and B, located at the south end of the site having a total of 49,000 m² of gross floor area. A total of 1,487 residential dwelling units are proposed across the entire site which includes the 283 units in Building C on the Phase 1 lands. The permitted density is 4.23 times the area of the lot for the entire development. Proposed for Phases 2 and 3 are three levels of below grade vehicular parking having a total of 1,298 parking spaces and 1,044 bicycle parking spaces. In addition, the project qualifies as an Open Door Affordable Housing Project providing for 50 purpose-built rental dwelling units in Building E.

COMMENTS

Planning staff are finalizing a Final Report and recommendations for consideration by Etobicoke York Community Council at its meeting of July 4, 2018.

CONTACT

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SIGNATURE

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Etobicoke York District

Attachment

Attachment 1: Location Map

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