

**1025 Dupont Street – Zoning Amendment Application –
Final Report**

Date:	May 17, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	16 237355 STE 18 OZ

SUMMARY

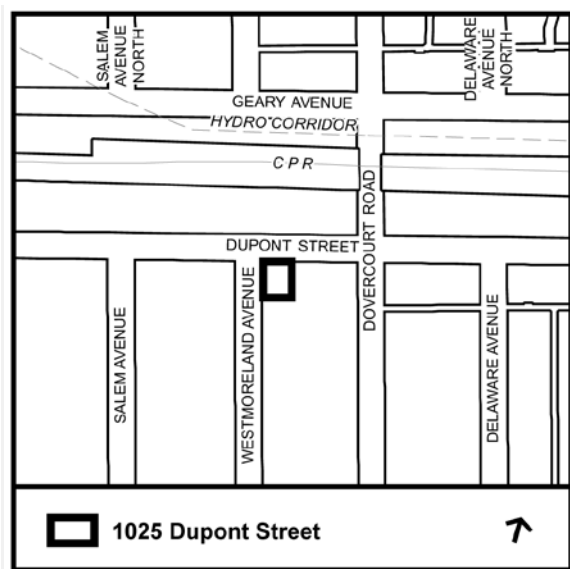
This application proposes seven 4-storey (12.2 metres) townhouses for the property at 1025 Dupont Street. Each townhouse will include a parking space in an integral garage, which is accessed through a rear private driveway.

Planning staff are of the opinion that the proposal is appropriate for the site. The proposed townhouses have been designed to be consistent with the pattern of development along Dupont Street and fit with the existing character of the neighbourhood to the south. This report reviews and recommends approval of the application to amend the Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438- for the lands at 1025 Dupont Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report (May 17th, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at



1025 Dupont Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to the report (May 17th, 2018) from the Acting Director, Community Planning, Toronto and East York District

3. Before the introduction of Bills, City Council require the owner to submit:
 - a. a revised Functional Servicing Report and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and,
 - b. a revised Hydrogeological Investigation Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

DECISION HISTORY

A pre-application consultation meeting was held with the applicant on December 7, 2015 to discuss complete application submission requirements. The application was submitted on October 14, 2016 and deemed complete on January 17, 2017.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on April 4, 2017, authorizing staff to hold a community consultation meeting.

ISSUE BACKGROUND

Proposal

The application is for seven, 4-storey (12.2 metre) townhouses fronting on Westmoreland Avenue. The total gross floor area of the development is 989.3 m², with an overall proposed density of 2.1 times the area of the lot. Each unit includes 3 bedrooms and is approximately 128.1 m² -174.7 m² in size.

Vehicular and bicycle parking spaces would be provided in an integral garage located at the rear of each townhouse unit, along a 6.1-metre two-way shared driveway from Dupont Street. A landscaped area with two new trees and a walkway from Westmoreland Avenue to the rear driveway is provided in the 3.1 metre south property line setback.

No building setbacks are provided from the north and west lot lines along Dupont Street and Westmoreland Avenue, respectively. The rear (east) setback is 6.36 metres at the ground level to accommodate the driveway. For the upper levels, the two units at the north end of the building have a 0.0 metre setback, while the remaining five units to the south are setback 3.5 metres from the lot line (see Attachment 1: Site Plan). A balcony for each unit is located within this setback at the second floor.

The front (west) building facade is stepped back 2.4 – 3.0 metres at the fourth storey to accommodate individual roof terraces.

The current revised proposal was submitted on December 4, 2017 to address concerns identified by City Planning staff and residents at the community consultation meeting. The original proposal, submitted on October 14, 2016, included a 4.75 metre rear driveway which accommodated one-way traffic, however, this was revised to address residents' concerns regarding traffic impacts on the neighbourhood. The south building setback was changed from a driveway to a landscape buffer with two new trees and a walkway. Based on comments from City Planning staff, the rear east building setback was revised from 3.0 metres to 0.0 metres for the north end of the building and 3.5 metres for the remaining units to the south.

Detailed statistics can be found on the Application Data Sheet, included as Attachment No. 8 to this report.

Site and Surrounding Area

The subject site is located at the southeast corner of Dupont Street and Westmoreland Avenue, just west of Dovercourt Road. The site is rectangular in shape, with a frontage of 13.5 metres along Dupont Street, and a depth of 35.1 metres along Westmoreland Avenue. The total lot area is 472.8 m². The property is currently vacant. The building which previously occupied the site was used for sheet metal production and later as a print shop before it was destroyed by a fire in 2006.

The subject property is surrounded by the following uses:

North: the north side of Dupont Street contains a mixture of 2-3 storey buildings with industrial, commercial and retail uses (i.e. suppliers of construction materials and aggregates, glass and metal work, furniture production and showrooms). Townhouses and single detached dwellings are also located on the north side of Dupont Street between Bartlett Avenue and Dovercourt Road.

South: a residential neighbourhood consisting of 2-3 storey semi-detached and single detached dwellings.

East: immediately adjacent to the site at 1021-1023 Dupont Street is a 2-storey residential building with a detached garage at the rear. The portion of the property immediately abutting the subject site is a paved driveway providing access to the garage. Further east on Dupont Street is mixture of 1-2 storey retail and commercial buildings (i.e. flooring suppliers, tutoring services), a place of worship (the Gayatri Mandir) and single detached dwellings.

West: the south side of Dupont Street consists primarily of residential buildings, including townhouses and semi-detached dwellings.

Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This

framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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 impacts 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan builds upon the policy foundation provided by the PPS 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.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the 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 with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the report.

Official Plan

This application has been reviewed against the policies of the Official Plan as follows:

The subject site is designated as *Neighbourhoods* on Map 18 - Land Use of the Official Plan. The properties surrounding the site on the south side of Dupont Street are designated *Neighbourhoods*, as are the properties to the south on Westmoreland Avenue. The properties on the north side of

Dupont Street are designated *General Employment Areas* in Official Plan Amendment 231. OPA 231 was adopted by Council in December 2013, approved by the Minister of Municipal Affairs and Housing in July 2014 and portions of the amendment are under appeal at the Local Planning Appeal Tribunal.

Neighbourhoods are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Section 2.3.1 – "Healthy Neighbourhoods" indicates that while some physical change will occur to neighbourhoods over time as enhancements, additions and infill housing on individual sites, a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. The stability of the physical character of *Neighbourhoods* is one of the keys to Toronto's success.

Section 4.1 – "*Neighbourhoods*" includes policies and development criteria to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Development criteria in Policy 5 state that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, in particular:

- a. Patterns of streets, blocks and lanes, parks and public building sites;
- b. Size and configuration of lots;
- c. Height, massing, scale and dwelling type of nearby residential properties;
- d. Prevailing building type(s);
- e. Setbacks of buildings from the street or streets;
- f. Prevailing patterns of rear and side yard setbacks and landscaped open space;
- g. Continuation of special landscaped or built-form features that contribute to the unique physical character of a neighbourhood; and
- h. Conservation of heritage buildings, structures and landscapes.

Policy 5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a *Neighbourhood*.

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods Policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to *Neighbourhoods*

and in *Mixed Use Areas, Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking. Section 3.1.2 – "Built Form" indicates that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 – Policy 1 states that development will be located and organized to fit harmoniously with the existing and/or planned context. Policy 3 states that new development will be massed to limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

Section 5.6 – "Interpretation" provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates 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. Further, Section 1.5 – "How to Read the Plan" indicates the Official Plan is a comprehensive and cohesive whole. This proposal was reviewed against the policies described above as well as other pertinent policies of the Official Plan as a whole.

Townhouse and Low-rise Apartment Guidelines

The Townhouse and Low-Rise Apartment Guidelines were adopted by City Council with amendments in March 2018. The Guidelines help implement the policies in the Official Plan by achieving the appropriate design of low-rise, primarily residential buildings for a range of building types. These types include townhouses, stacked townhouses, stacked and back-to-back townhouses, low-rise apartments and low-rise hybrid buildings. The Townhouse and Low-rise Apartment Guidelines address infill townhouse developments as well as midsize to larger sites and the more complex and intense types of low-rise, multi-unit development in terms of site context, site organization, building massing, detailed design and private and public realm. The Guidelines replaces the Infill Townhouse Guidelines (2003).

The Townhouse and Low-rise Apartment Guidelines were used to assist with the review of this application.

Zoning

The site is zoned I1 D2 (Industrial) in the former City of Toronto Zoning By-law 438-86, which permits a maximum height of 14 metres and a maximum density of 2 times the area of the lot. The I1 D2 zone permits a range of non-residential uses, including industrial, institutional, community facilities, office, and a limited range of retail and warehousing uses.

The site is not currently subject to the new city-wide Zoning By-law 569-2013.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Control (File No. 16 237359 STE 18 SA) has been submitted and is currently under review.

Reasons for Application

The proposal requires relief from Zoning By-law 438-86, as amended, to permit the residential use, as well as other provisions including gross floor area, density, frontage, setbacks, landscaped open space, and minimum lot frontage. The property is not currently subject to Zoning By-law 569-2013. A site-specific Zoning By-law amendment will be drafted to include the property in Zoning By-law 569-2013.

Community Consultation

A community consultation meeting was held on April 4, 2017. The local Councillor, Planning staff, the applicant and approximately 15 members of the public attended the meeting. Concerns raised at the meeting included:

- Privacy and overlook issues from the proposed balconies and terraces;
- Streetscape improvements on Dupont Street and Westmoreland Avenue;
- Safety issues associated with traffic flow from the site on Dupont Street and Westmoreland Avenue. In particular, there were concerns regarding pedestrian safety on Westmoreland Avenue due to the proposed driveway; and
- The proposed rear building setback from the east lot line.

These issues have been considered in the review of the application. Many of the comments from the community consultation meeting and other communication were supportive of the residential use, as well as the scale and massing of the proposal.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. In accordance with Policy 1.1.3.6 of the PPS, the proposed townhouse development promotes intensification through a compact urban form. Policy 1.1.3.2 of the PPS states that development shall make efficient use of land and resources, infrastructure and public service facilities. The proposal is located along a TTC bus route on Dupont Street and is within a 15 minute walk to both the Ossington and Dufferin subway stations. The proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe.

Land Use

This application has been reviewed against the Official Plan policies described in the Issue Background Section of the Report as well as the policies of the Official Plan as a whole. The proposed residential use is appropriate for this site. The site is designated *Neighbourhoods* in the Official Plan, which allows for a range of residential uses including townhouses. The site, however, is currently zoned for industrial uses and the application will bring the Zoning By-law into

conformity with the Official Plan. Redevelopment of the vacant property with residential uses will fill a "gap" in the streetscape at the intersection of Dupont Street and Westmoreland Avenue while contributing to the overall quality of the neighbourhood.

Height and Massing

The design of the proposal is consistent with the existing character and streetscape of the neighbourhood and complies with *Neighbourhoods* Policy 4.1.5 in the Official Plan and OPA 320. Each townhouse unit fronts onto Westmoreland Avenue and locates driveway access and parking at the rear of the site. Locating the parking at the rear helps to preserve the character of the landscaped streetscape. The lot frontages, which range from 4.5 to 4.7 metres, are appropriate and consistent with the lot frontages of other properties and townhouses in the neighbourhood.

For corner sites, the Townhouse and Low-Rise Apartment Guidelines encourage buildings to provide primary facades facing both streets. The proposal has been revised to include an entrance and canopy on the north elevation of the corner unit to ensure that the proposal addresses the streetscape on Dupont Street.

The proposed height of the townhouses is 12.2 metres, which is less than the maximum permitted height of 14 metres for the site, as well as on the west side of Westmoreland Avenue and east on Dupont Street. The proposed height is comparable to the maximum permitted height of 12 metres for the residential neighbourhood to the south. The fourth storey is also stepped back above the first three storeys to reduce the perceived height of the building at the pedestrian level. The massing of the building has been designed to minimize impacts on adjacent properties and the proposed height is appropriate for the site.

The proposed 3.1 metre south setback is landscaped with new trees and provides adequate separation distance and screening for the adjacent property at 307 Westmoreland Avenue. Although the proposed zero setback on Westmoreland Avenue is less than the front yard setbacks of the residential properties to the south, it is consistent with other properties located on corner lots along Dupont Street.

A 0.0 metre east setback is proposed for the two units at the north end of the site and 3.5 metres is proposed for the remaining units to the south. The Townhouse and Low-Rise Apartment Guidelines recommend a minimum 7.5 metre rear yard setback when abutting properties are designated *Neighbourhoods*. The proposal does not accommodate the 7.5 metre rear setback. As outlined below, this is acceptable in this case for a number of reasons. Although the south side of Dupont Street is designated *Neighbourhoods*, it has a main street character with a continuous streetwall of 2-storey commercial buildings. Based on the size and midblock location of the properties to the east at 1021-1023 Dupont Street, a similar proposal is unlikely to be replicated immediately east of the site. As such, the rear of the townhouses will likely face a flanking sidewall condition or open space if redevelopment were to occur. From this perspective, the proposed 3.5-metre rear setback is acceptable. Similar rear yard setbacks are found in other townhouse projects in the neighbourhood and contribute to the existing character context of the area. The proposed 0.0 metre east setback at the north end of the building will serve to complete the streetwall on Dupont Street once the site to the east redevelops. The rear balconies located within the rear setback will be screened for privacy with landscaped planters, to be secured through the site plan approval process.

Access and Parking

Each proposed townhouse unit includes a parking space in an integral garage, accessed through a rear private driveway along the east edge of the property.

During the community consultation meeting held in April 2017, residents expressed concern regarding additional traffic entering the residential neighbourhood from the site, as well as compromised pedestrian safety on Westmoreland Avenue due to the new curb cut that was proposed at the time. Based on this feedback, the applicant revised the proposed access from a 4.75 metre one-way driveway, with vehicles entering from Dupont Street and exiting through Westmoreland Avenue, to a 6.1 metre two-way driveway, with all ingress and egress from the site occurring on Dupont Street. The proposed access and reconfigured rear driveway is acceptable to Transportation Services.

Servicing

The City will provide single-family, curbside collection services for garbage, recycling and organics, provided that the development is built in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code. Collection of waste materials for this development will take place curbside on Westmoreland Avenue.

Before the introduction of Bills, the applicant is required to submit a revised Functional Servicing Report and Hydrogeological Investigation Report to address Engineering and Toronto Water requirements.

Open Space/Parkland

The application is for the construction of one new building containing seven residential units and 1,000.29 m² residential gross floor area.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 93 m² or 20% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 47 m².

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as 47 m² is not of a suitable size to develop a programmable park within the existing context of this development. The site is also less than 400 metres from Dovercourt Park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Streetscape

The proposed townhouses reinforce the character of the existing streetscape on Westmoreland Avenue by maintaining the house-to-street relationship along the street, including the rhythm of landscaped front yards, front doors and front walkways. The entrance canopies on the west elevation of the building reflect the existing cornice lines of the dwellings on Westmoreland Avenue. A grade-related entrance and windows are proposed at the northernmost unit to address the character of the streetscape along Dupont Street.

The sidewalk in front of the site along Westmoreland Avenue is proposed to increase from 1.5 metres to 2.1 metres within the City boulevard. As parking is accessed from a two-way private driveway from Dupont Street, there will be no new curb cuts on Westmoreland Avenue. The public boulevard along the Westmoreland Avenue frontage will be further improved by additional landscaping and the planting of four new street trees. No new street trees are proposed along Dupont Street, however, a 0.5 metre wide landscaped strip will be provided in the public right-of-way along the north side of the building to enhance the corner of Dupont Street and Westmoreland Avenue.

Land Division

The applicant intends to submit Part Lot Control and Common Element Condominium applications to create seven townhouse lots and a common element driveway, respectively.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan (2017). Furthermore, the application brings the Zoning By-law into conformity with the Official Plan. The townhouses are consistent with the pattern of redevelopment found on Dupont Street. The design of the proposal is consistent with the existing physical character of the surrounding context and complies with the *Neighbourhoods* policies in the Official Plan.

CONTACT

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SIGNATURE

Lynda H. Macdonald,
Acting Director Community Planning,
Toronto and East York District

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ATTACHMENTS

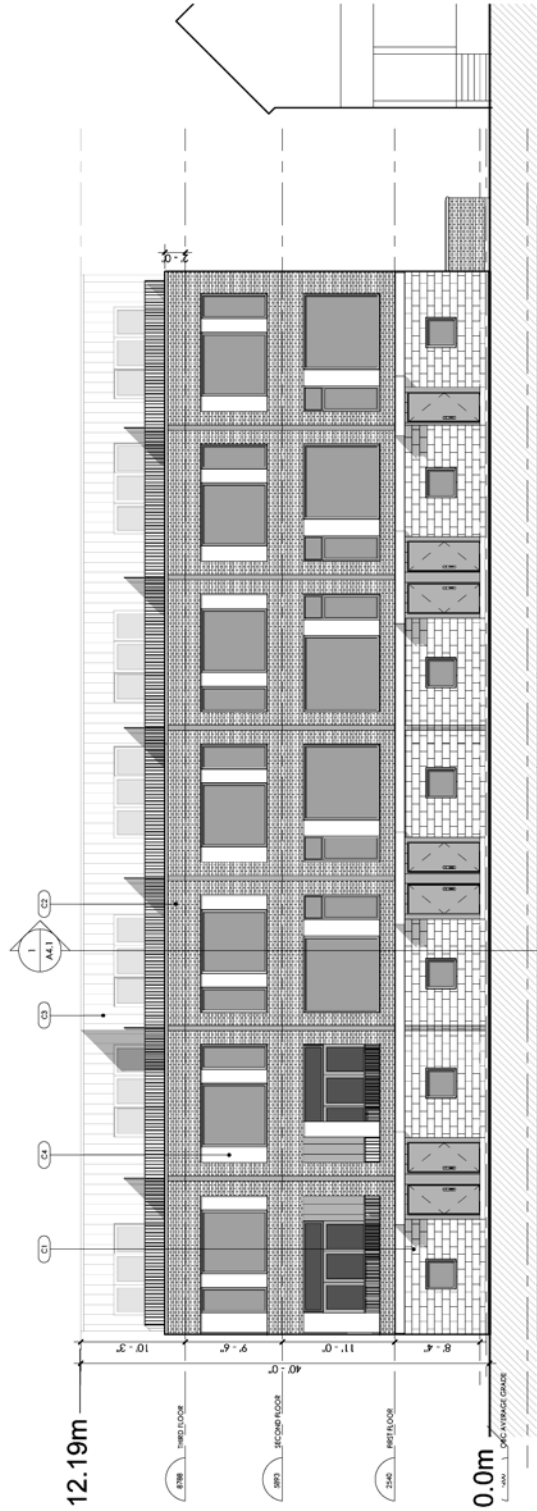
Attachment 1: Site Plan
Attachment 2: West (Front) Elevation
Attachment 3: East (Rear) Elevation
Attachment 4: North Elevation
Attachment 5: South Elevation
Attachment 6: Zoning
Attachment 7: Official Plan

Attachment 8: Application Data Sheet

Attachment 9: Draft Zoning By-law Amendment to By-law 438-86

Attachment 10: Draft Zoning By-law Amendment to By-law 569-2013

Attachment 2: West (Front) Elevation



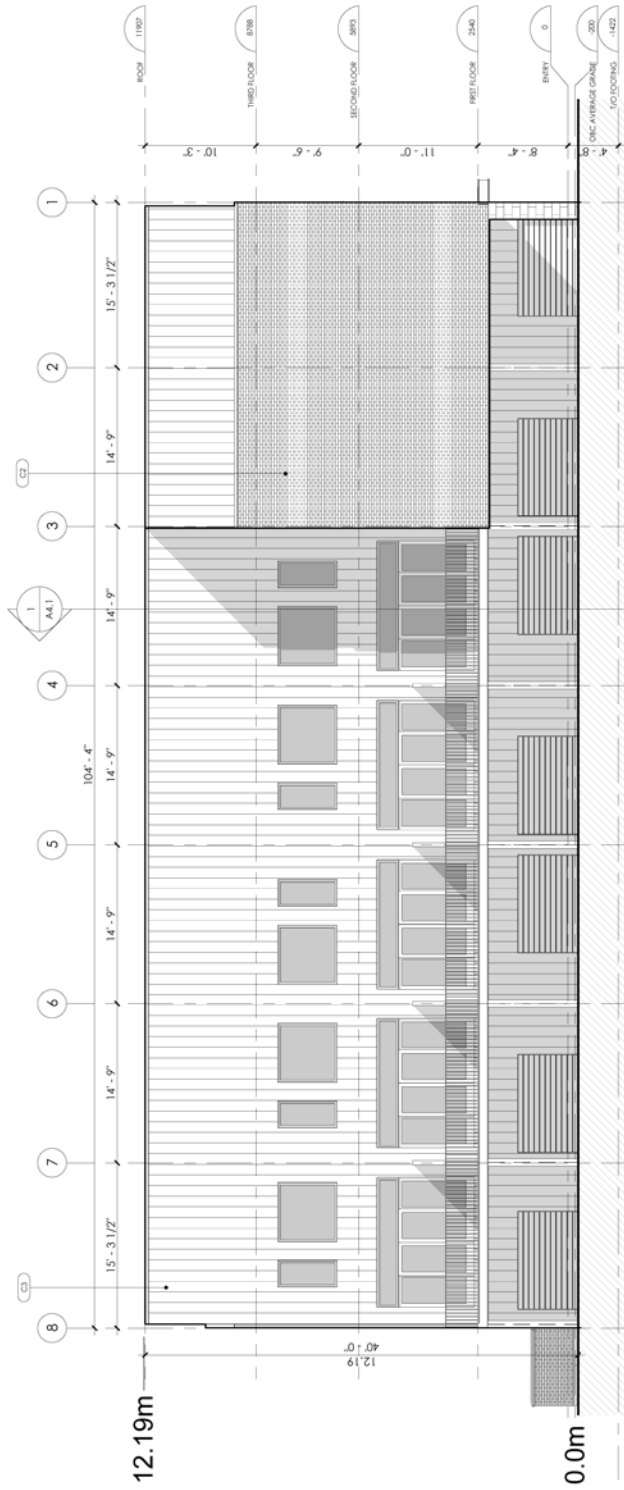
1025 Dupont Street

File # 16 237355 STE 18 0Z

West Elevation
 Applicant's Submitted Drawing

Not to Scale
 04/30/18

Attachment 3: East (Rear) Elevation



1025 Dupont Street

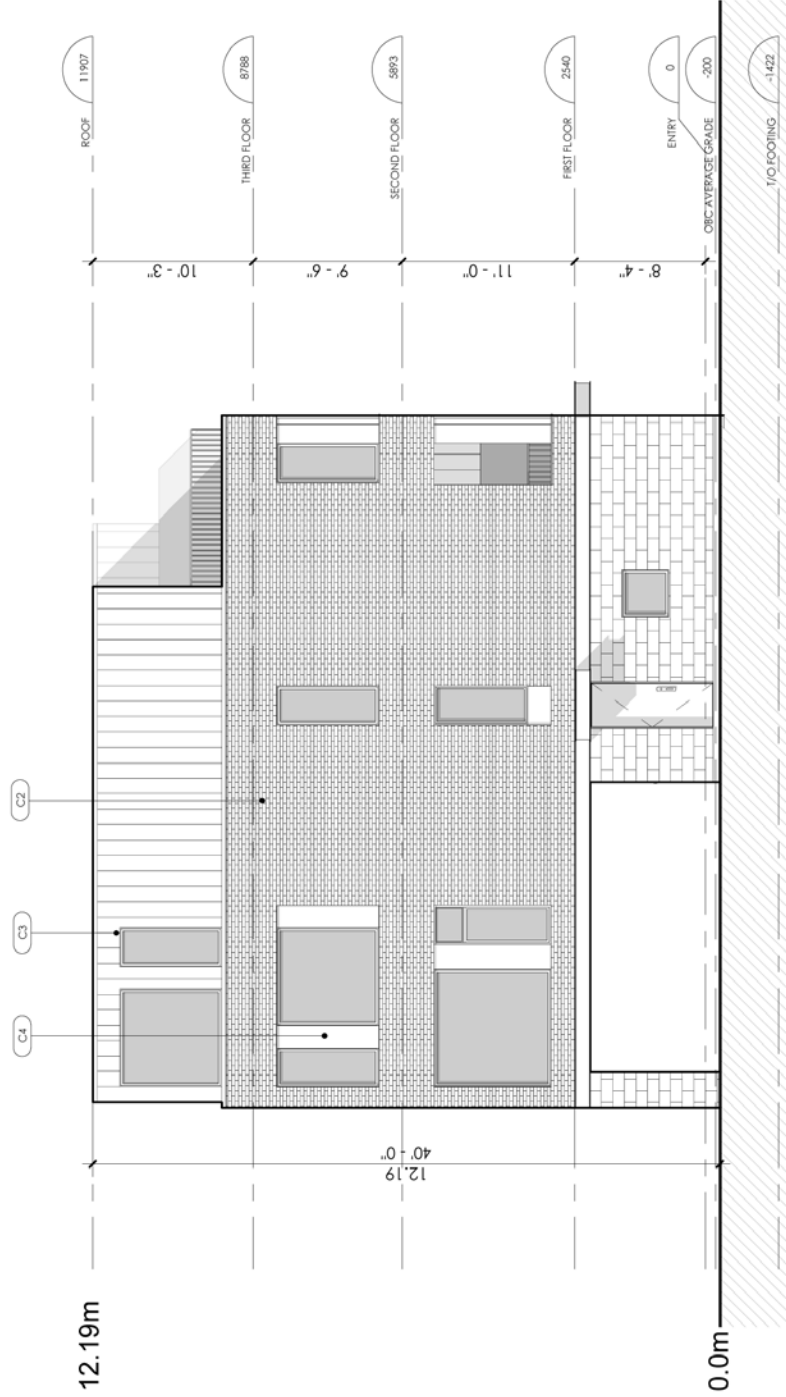
East Elevation

Applicant's Submitted Drawing

Not to Scale
05/01/18

File # 16 237355 STE 18 0Z

Attachment 4: North Elevation



1025 Dupont Street

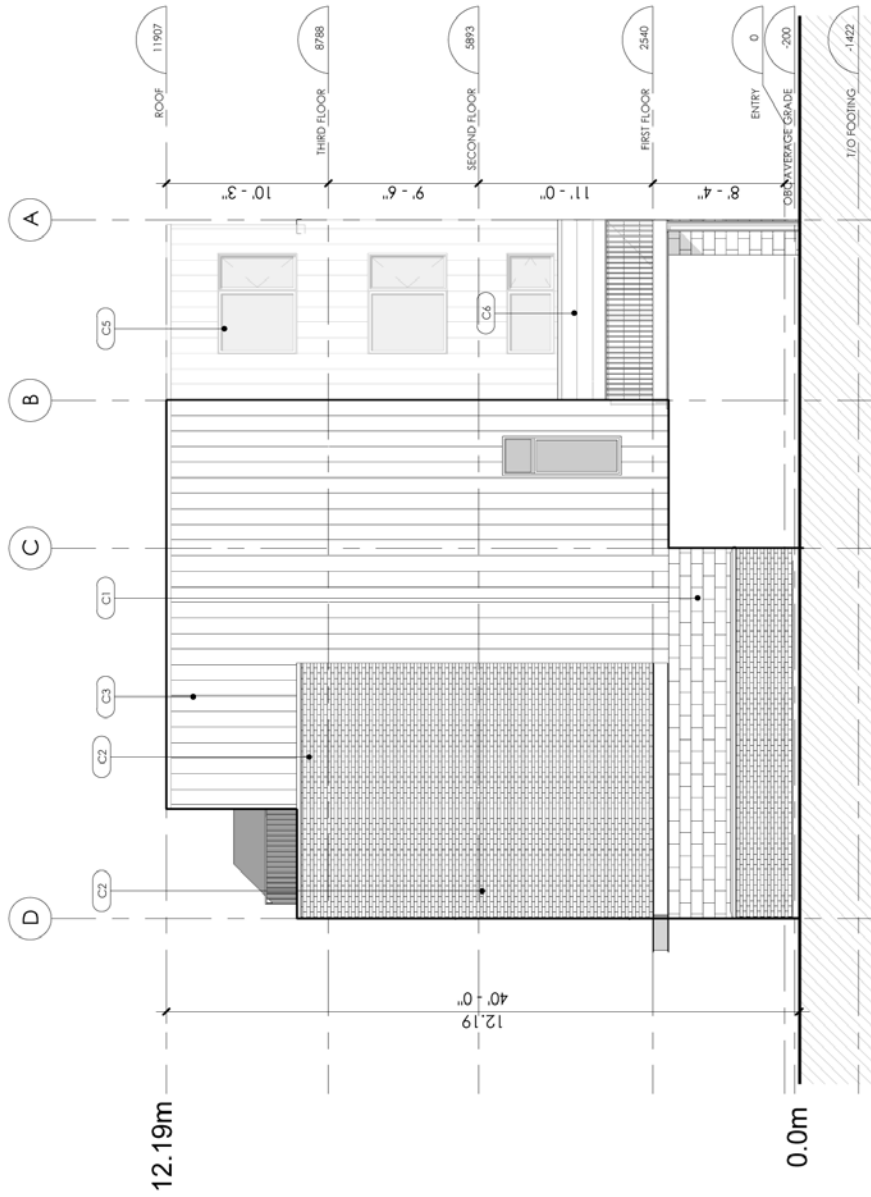
File # 16 237355 STE 18 0Z

North Elevation

Applicant's Submitted Drawing

Not to Scale
05/01/18

Attachment 5: South Elevation



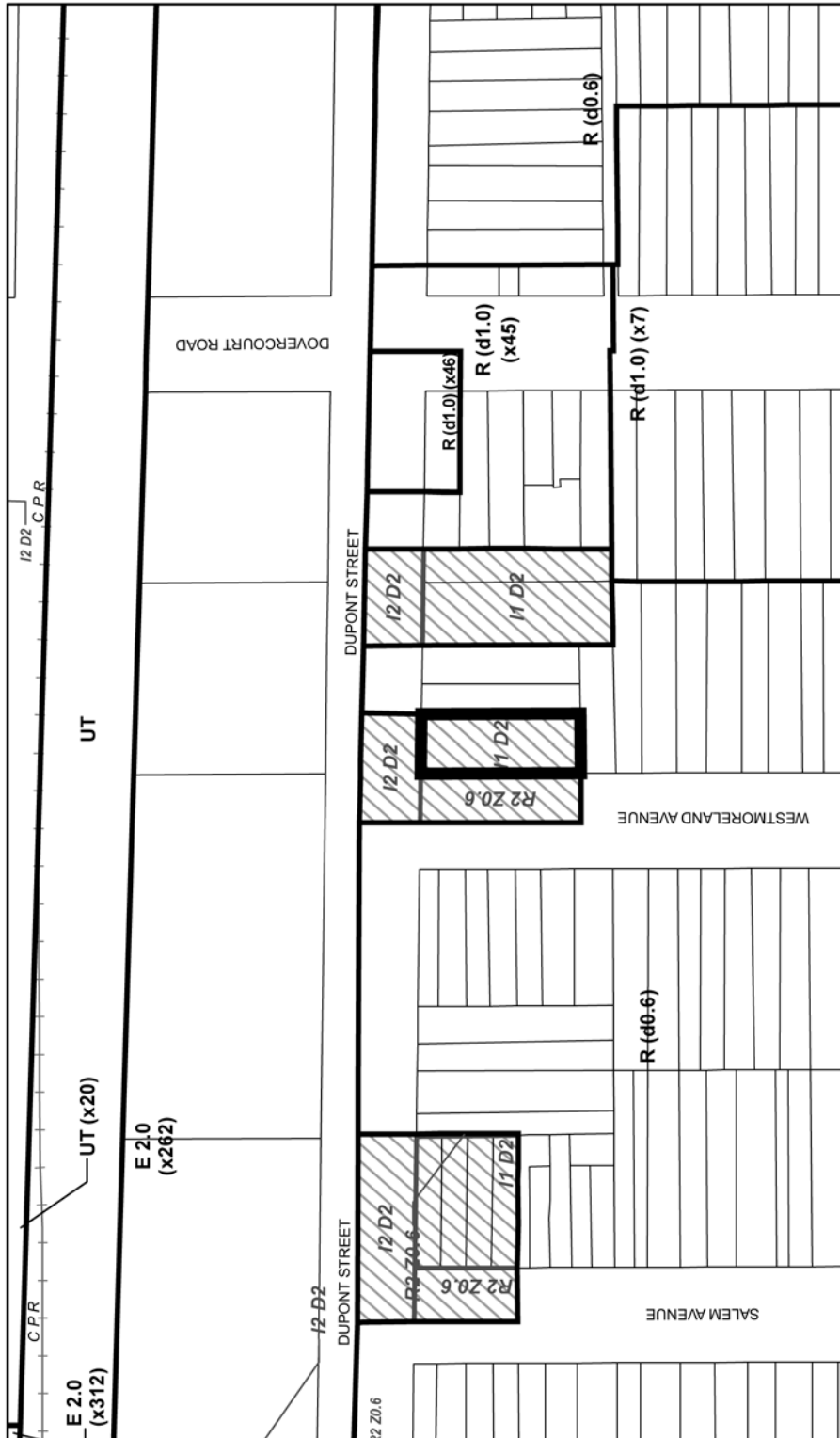
1025 Dupont Street

File # 16 237355 STE 18 0Z

South Elevation
Applicant's Submitted Drawing

Not to Scale
05/01/18

Attachment 6: Zoning



Toronto City Planning
Zoning By-Law No. 569-2013

1025 Dupont Street
File # 16 237355 STE 18 0Z

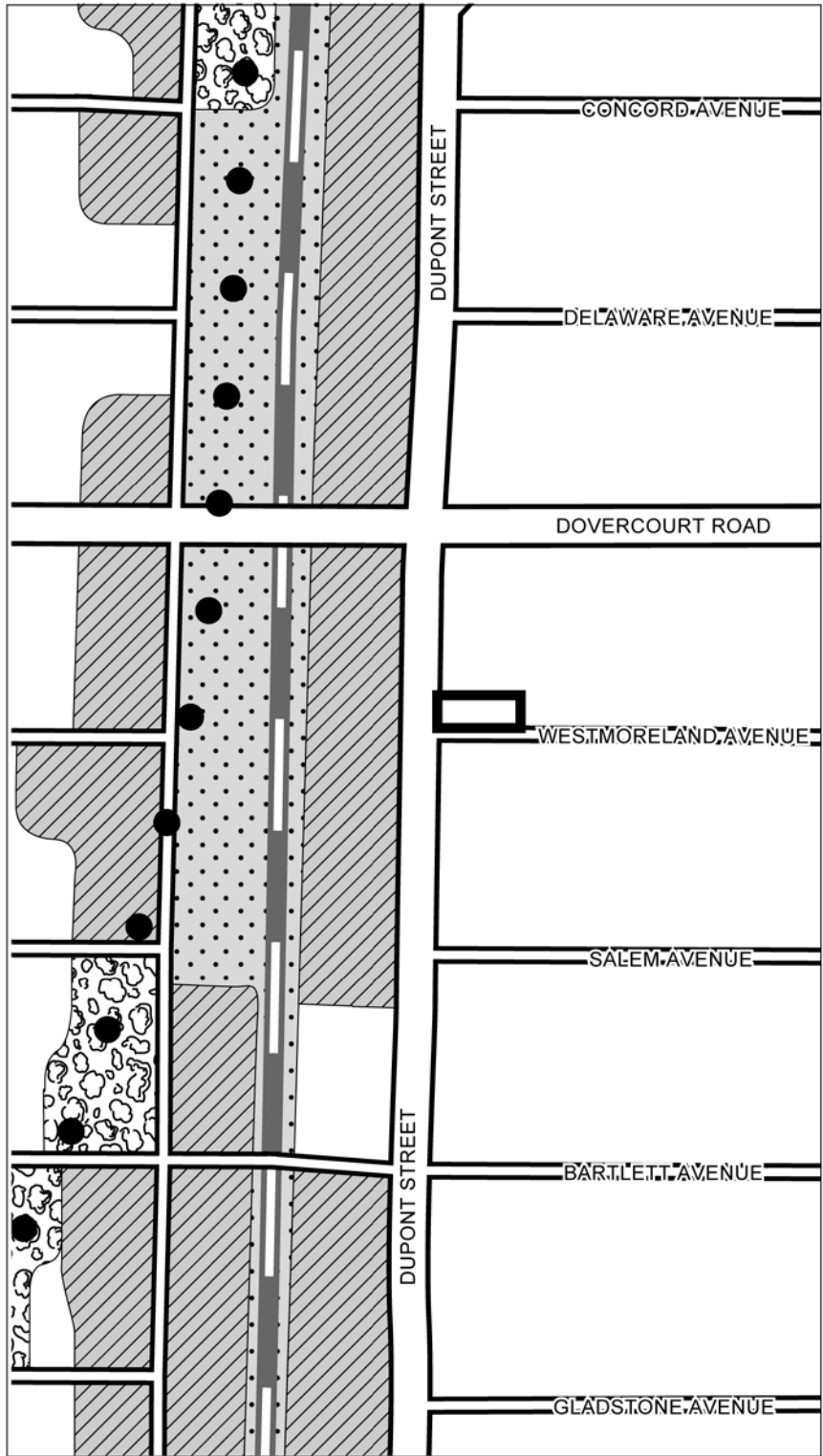
See Former City of Toronto By-Law No. 438-86
 R2 Residential District
 I1 Industrial District
 I2 Industrial District

Location of Application
 R Residential
 E Employment Industrial
 UT Utility and Transportation



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 Extracted: 01/18/2017







Attachment 7: Official Plan



1025 Dupont Street

Toronto
Extract from Official Plan

File # 16 237355 STE 18 0Z

-  Site Location
-  Neighbourhoods
-  Utility Corridors
-  Employment Areas
-  Parks & Open Space Areas
-  Parks



Not to Scale
01/18/2017

Attachment 9: Draft Zoning By-law Amendment to By-law 438-86

~The Draft By-law will be made available on or before the June 6, 2018 Toronto and East York Community Council Meeting

Attachment 10: Draft Zoning By-law Amendment to 569-2013

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