



## REPORT FOR ACTION

# 2402-2418 Dufferin Street and 4-10 Ramsden Road – Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision Applications – Preliminary Report

Date: March 15, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

**Planning Application Number:** 21 235229 NNY 08 OZ and 21 235231 NNY 08 SB

**Related Application:** 21 235230 NNY 08 SA and 21 235232 NNY 08 RH

## SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment application, Zoning By-law Amendment application and Draft Plan of Subdivision application for a 9-storey (30 metre) apartment building and 24-storey (76 metre) high residential building with a 6-storey base building. The proposal contains a total of 405 dwelling units and a total gross floor area of 29,936 square metres, resulting in a density of 7.25 times the lot area.

The application has been circulated to all appropriate City divisions and public agencies for comment. Substantial revisions are required to the proposed development to address a number of matters raised in this report, including but not limited to the proposed tower development in the *Neighbourhood* designation which does not align with the City of Toronto Official Plan and the Eglinton Connects Dufferin Focus Area Site and Area Specific Policies. To advance the application, appropriate massing and transition to the immediate and surrounding *Neighbourhoods* designation will need to be achieved or secured.

A community consultation meeting was held for this application on February 7, 2022.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. North York Community Council direct City Planning to continue to work with the applicant to revise the proposal to such a time that the development can be supported by City Staff.

## **FINANCIAL IMPACT**

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The City Planning 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**

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### **Description**

The site is located at the northwest corner of Dufferin Street and Ramsden Road. The site has a frontage of 59 metres on Dufferin Street, 74.54 metres along Ramsden Road and 76.28 metres on Shortt Street. Dufferin Street is a major avenue with a right-of-way of 27 metres, while Ramsden Road and Shortt Street are considered local streets with a right-of-way of 20 metres or less. The site does not include the existing 4.5 metre wide rear laneway that runs north of Ramsden Road and parallel to Dufferin Street.

The site is generally square in shape and has a total lot area of 5,329 square metres. The site encompasses a total of 10 properties.

### **Existing Uses**

Listed below are the uses located on each of these properties.

| Address                   | Description                                                                                                                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2412-2418 Dufferin Street | Located on these properties is a 2-storey commercial building. The first floor serves as an adult entertainment space while the second floor is an amenity space for employees. This building is proposed to be demolished. |
| 2408 Dufferin Street      | Located on this property is a vacant 1 storey commercial building. This building is proposed to be demolished.                                                                                                              |
| 2406 Dufferin Street      | Located on this property is a 2-storey building. The first floor is a vacant commercial office space, while the second floor is a residential unit. This building is proposed to be demolished.                             |
| 2404 Dufferin Street      | Located on this property is a 2-storey building. The first floor is occupied a restaurant, Alebrijes. The second floor                                                                                                      |

|                      |                                                                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|                      | is utilized as leased office space. This building is proposed to be demolished.                                                              |
| 2402 Dufferin Street | Located on this property is a 2-storey building. Both storeys are occupied by commercial spaces. This building is proposed to be demolished. |
| 4 Ramsden Road       | Located on this property is a 1-storey residential detached dwelling proposed to be demolished.                                              |
| 6 Ramsden Road       | Located on this property is a 1-storey residential detached dwelling proposed to be demolished.                                              |
| 10 Ramsden Road      | Located on this property is a 1-storey residential detached dwelling proposed to be demolished.                                              |

### Official Plan Designation

The site is designated *Neighbourhoods* and *Mixed Use Areas* on Map 17 in the Official Plan.

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### Zoning

The subject site is zoned CR 2.0 (c2.5; r2.5) SS2 (x2572) in the City of Toronto Zoning By-law 569-2013. This zone permits a range of residential and commercial uses with a height limit of 24 metres. The subject site is zoned Main Street Commercial/Residential in the Former City of York Zoning By-law 1-83. It is recommended through the proposed zoning by-law amendment that the subject site be brought into the City-wide Zoning By-law 569-2013, where applicable.

See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

### Eglinton Connects Planning Study

Eglinton Connects Planning study comprehensively examined the land use planning framework, built form, public realm and road configuration on Eglinton Avenue, and a vision for the intensification of Eglinton Avenue was developed. The Eglinton Connects Planning Study ('Volume 1: Background and Analysis' and 'Volume 2: The Plan – Recommendations and Implementation Strategies') were approved by City Council on May 6, 2014. The Eglinton Connects Phase 1 (Part 1 and 2) Implementation Reports were adopted by Council on July 8, 2014 and August 25, 2014, respectively, resulting in amendments to the Official Plan (OPA 253) and resolutions to implement the Streetscape Plan and to adopt the Eglinton Avenue Urban Design Guidelines.

The site is located within the Dufferin Focus Area, one of six Focus Areas identified in the Study. Guiding principles and planning objectives for each Focus Area were developed as part of the Study, along with demonstration plans to illustrate possible planning approaches to accommodate growth.

Results of the Eglinton Connects Planning Study were implemented by a number of mechanisms. These include urban design guidelines specific to the Eglinton Avenue corridor, as well as Site and Area Specific Policies (SASP) 476 and 477, both of which apply to the subject site.

### **Little Jamaica and the Eglinton West Neighbourhood**

The site is located within the Little Jamaica Cultural Designation Master Plan study area, an area recognized for the clusters of Black-owned businesses of cultural relevance including barber shops, restaurants specializing in Caribbean cuisine, Black aesthetics and hair shops, recording studios, and music stores. The City of Toronto's Little Jamaica and Eglinton West Neighbourhood study website can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/eglinton-west-corridor-little-jamaica-study/>.

A motion was brought forward to City Council directing City Staff to designate the Little Jamaica neighbourhood for Inclusionary Zoning. The inclusion of the Little Jamaica in the City's Inclusionary Zoning would provide this neighbourhood with much needed affordable housing. City Staff are currently undertaking an analysis to determine if Little Jamaica should be added to the Inclusionary Zoning Map. The motion brought forward to City Council can be found here: [Agenda Item History - 2020.MM24.36 \(toronto.ca\)](#)

### **Rental Housing Demolition and Conversion By-law**

The applicant submitted an application on November 8, 2022 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contains six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

## **THE APPLICATION**

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## **Complete Application Submission Date**

The complete application was submitted on November 10, 2021.

## **Description**

This application proposes to amend the City of Toronto Official Plan, City of Toronto Zoning By-law 569-2013, Zoning By-law 1030-2014 and former City of York By-law 1-83 for the property at 2402-2418 Dufferin Street and 4-10 Ramsden to permit a 24-storey mixed-use building and a 9-storey apartment building with an approximate total gross floor area of 29,936 square metres. Both proposed buildings together would provide a total of 405 dwelling units. The proposed 24-storey building would have a 60 metre frontage along Dufferin Street while the 9 storey apartment building would have approximately 41 metre frontage along Ramsden Road. The development also includes a total of 883 square metres of retail at grade. A public park with an area of 509.66 square metres is proposed on site at the northeast corner of Ramsden Road and Shortt Street.

## **Density**

The applicant is proposing a density of 7.25 times the area of the lot.

## **Dwelling Units**

The proposed development would have 405 residential units which would consist of 1 studio unit (0.2%), 181 one-bedroom units (45%), 165 two-bedroom units (41%), and 58 three-bedroom units (14%).

## **Access, Parking and Loading**

Vehicular access to the proposed development is through a widened public north south laneway off of Ramsden Road. Three levels of underground parking would be provided with a total of 258 parking spaces and 417 bicycle spaces. The existing public laneway is proposed to be extended.

Two internalized Type G loading space are proposed to be accessed through the extended public laneway.

## **Additional Information**

See Attachments 1, 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a Location Map, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

## **Reason for Application**

An Official Plan Amendment is required as the application proposed to develop a mid-rise development that is not permitted in the *Neighbourhoods* designation. A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as amended, and to establish new development standards related to, amongst other things: parking, loading and building setbacks.

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 21 235230 NNY 08 SA).

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The subject site is within the Little Jamaica neighbourhood. City Staff are currently working with a consulting team to develop the Little Jamaica Cultural District Master Plan which will amongst other matters, develop tools and policies that support and contribute to the cultural identity and significance of this neighbourhood.

City Planning staff will review this application to ensure that the development supports strong communities and a high quality of life, and that the development should positively contribute to this neighbourhood.

As noted in an earlier section of this report, substantial revisions are required to address the preliminary issues raised below.

The following preliminary issues have been identified to be resolved:

- The appropriateness of a mid-rise building in the *Neighbourhoods* designation and a tall building on Dufferin Street where the Official Plan policies and the Site and Area Specific Policies 476 and 477 do not direct for this;
- Ensure that the existing non-residential gross floor area is maintained;
- Suitability of the site to accommodate the proposed development with appropriate setbacks and separation distances from surrounding low density residential dwellings in the adjacent neighbourhood designation;
- Appropriate density and massing, including setbacks and step-backs in relation to the area's existing and planned built form and scale, reflective of the *Neighbourhoods* designation of the site;
- The overall fit of the proposed buildings with respect to its proposed density and height, and the existing and planned contexts including its relationship to street proportion and its relationship to the adjacent properties;
- Adequate transition to the surrounding residential neighbourhood;
- The shadow and wind impacts on adjacent properties and the public realm;
- The provision of adequate sunlight on the public realm;
- Ensure that all healthy and mature trees are preserved on the site;
- The appropriate provision of vehicular parking spaces and traffic;
- Evaluation of transit and road infrastructure to ensure the proposed density can be supported;
- The adequate provision of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The suitability of the proposed on site parkland dedication;
- The appropriate unit mix and size;
- The provision of affordable housing;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping including the provision of large growing shade trees;
- The alignment with emerging direction for the Little Jamaica Cultural District Master Plan;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and,
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

## **Community Consultation Meeting**

A community consultation meeting (CCM) for this application was held on February 7, 2022. Approximately 25 community members attended the CCM, providing feedback on various aspects of the development. A number of the community members in attendance expressed opposition to the development. Concerns identified by the

community members include height, massing, shadowing, and increased traffic. In addition to the preceding, there were also members who were in attendance expressed support for the development primarily because the proposal would provide housing in a transit supportive neighbourhood.

City staff recommend that the applicant continue to consult with the community as changes are made to the proposal to ensure community concerns are addressed. It is advised that the applicant seek an opportunity to have a second CCM when future resubmissions are submitted.

### **Additional Issues**

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

## **NEXT STEPS**

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City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. In addition, the applicant is encouraged to participate in the Little Jamaica Cultural Designation Master Plan and the Inclusionary Zoning work that City staff is presently undertaking to help inform their proposal. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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## **SIGNATURE**

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David Sit, MCIP, RPP, Director  
Community Planning, North York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1a: 3D Model of Proposal in Context - Southwest

Attachment 1b: 3D Model of Proposal in Context - Northeast

Attachment 2: Location Map

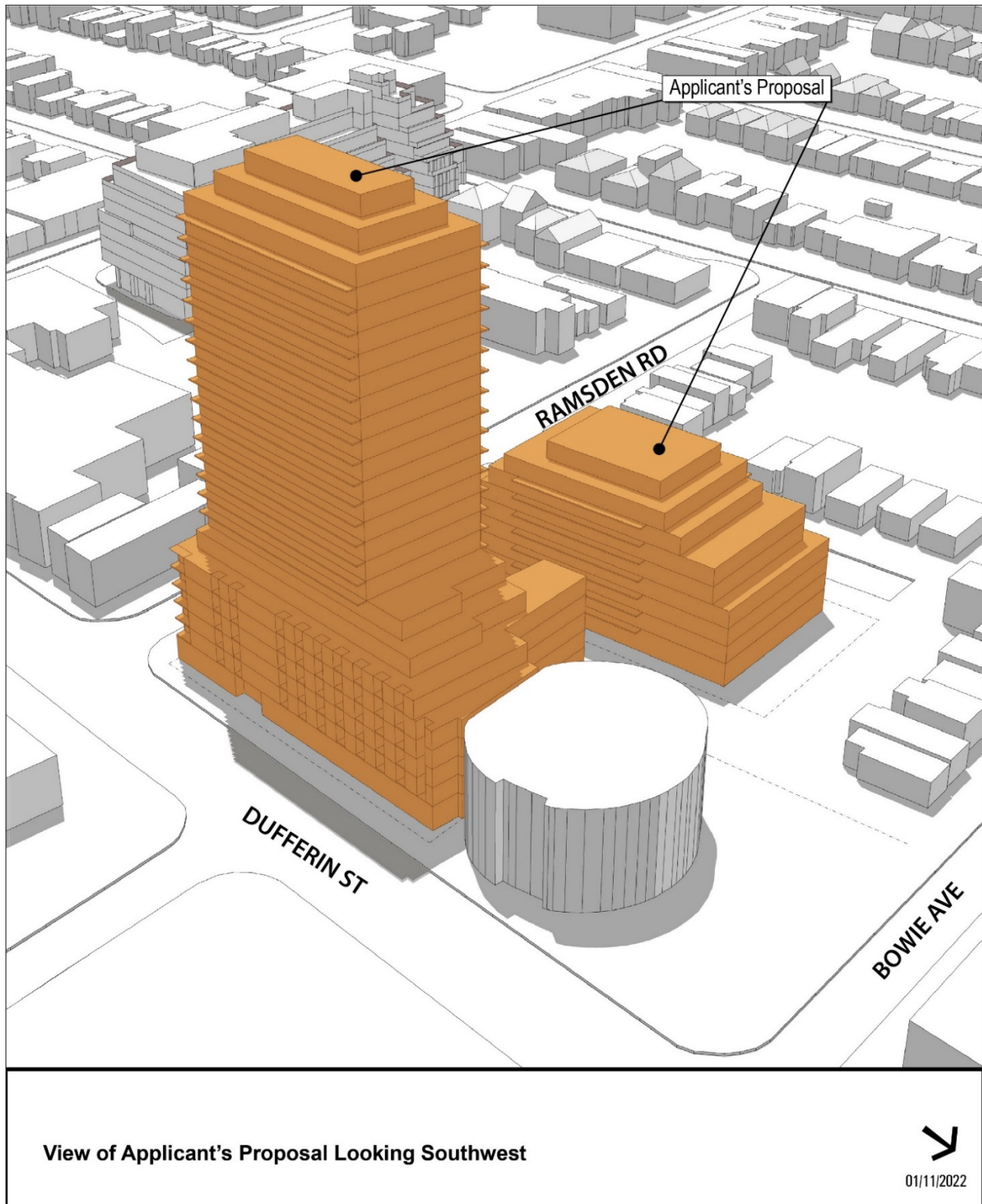
Attachment 3: Site Plan

Attachment 4: Official Plan Map

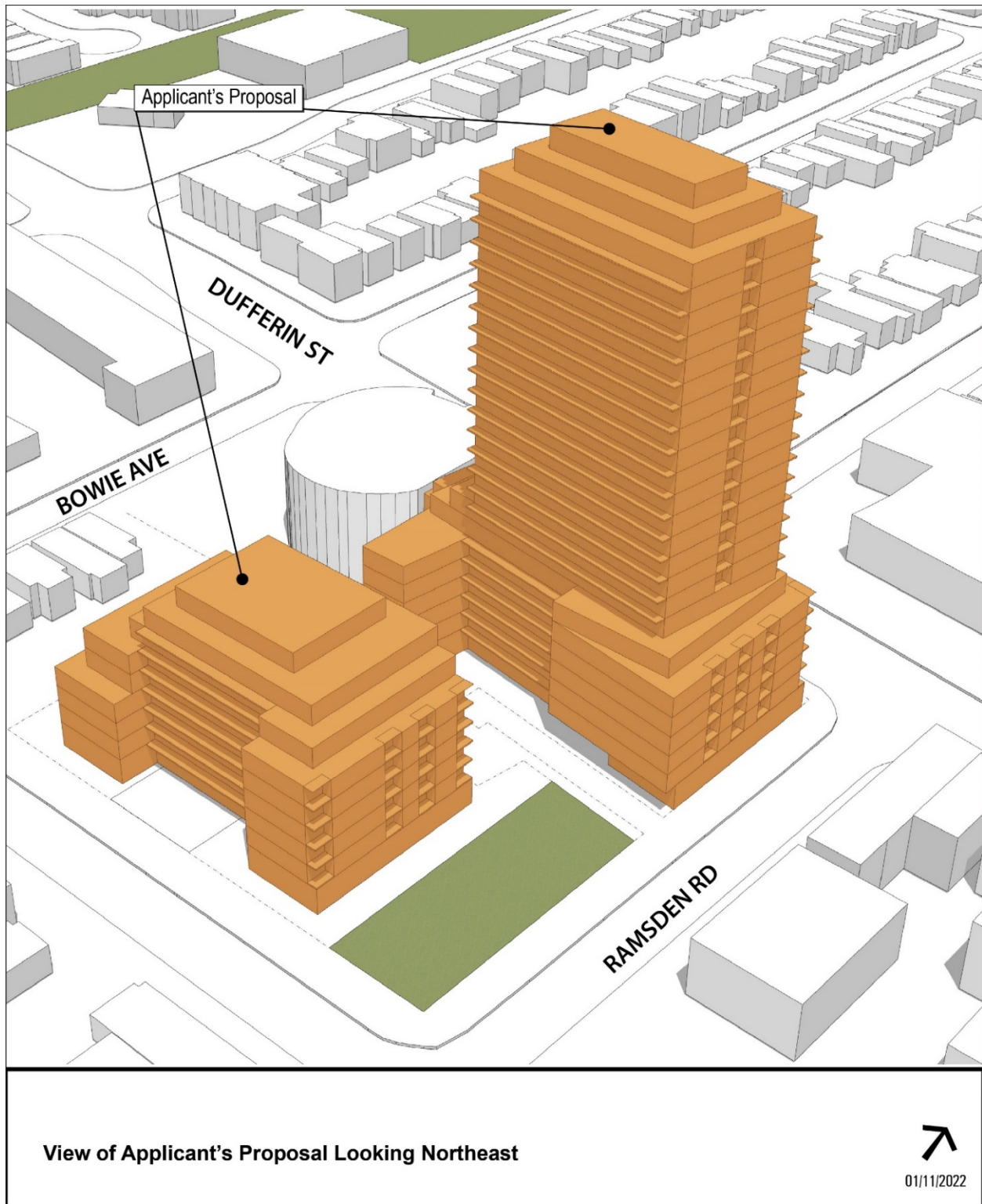
Attachment 5: Zoning By-law 569-2013 Map

Attachment 6: Application Data Sheet

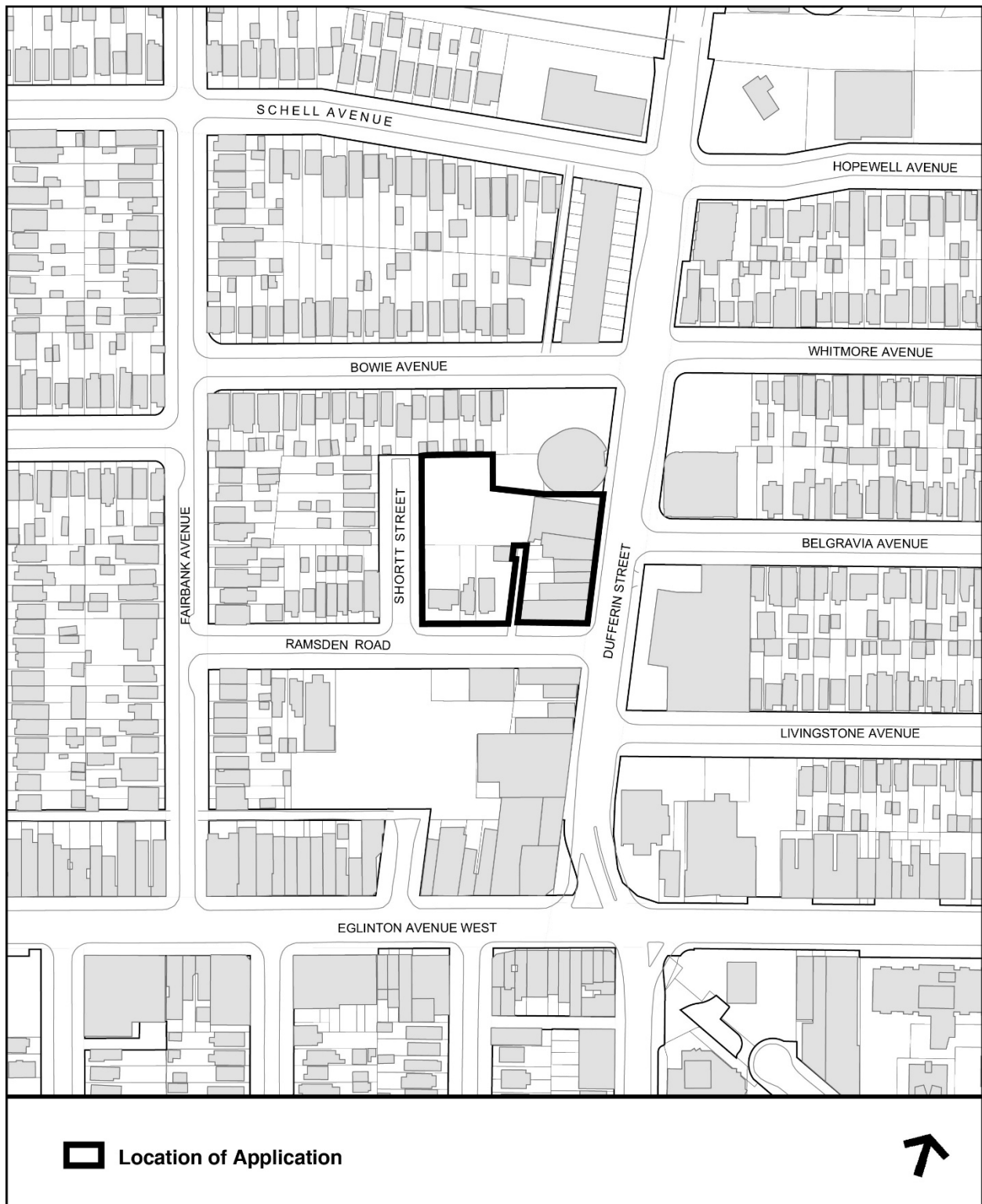
Attachment 1a: 3D Model of Proposal in Context - Southwest



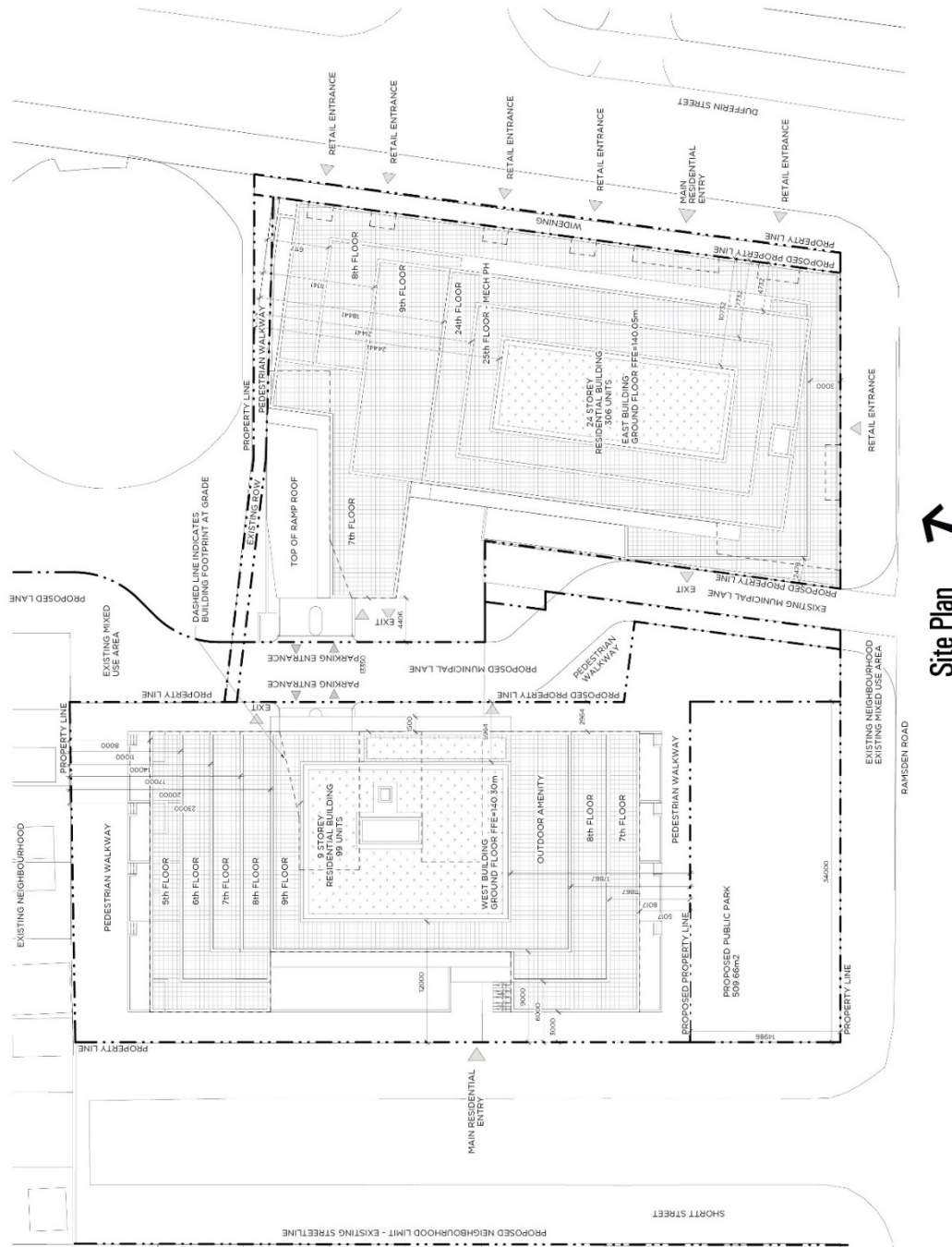
Attachment 1b: 3D Model of Proposal in Context - Northeast



## Attachment 2: Location Map



# Attachment 3: Site Plan



Site Plan

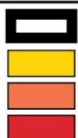
## Attachment 4: Official Plan Map



Official Plan Land Use Map #17

2402-2418 Dufferin St & 4-10 Ramsden Road

File # 21 235229 NNY 08 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

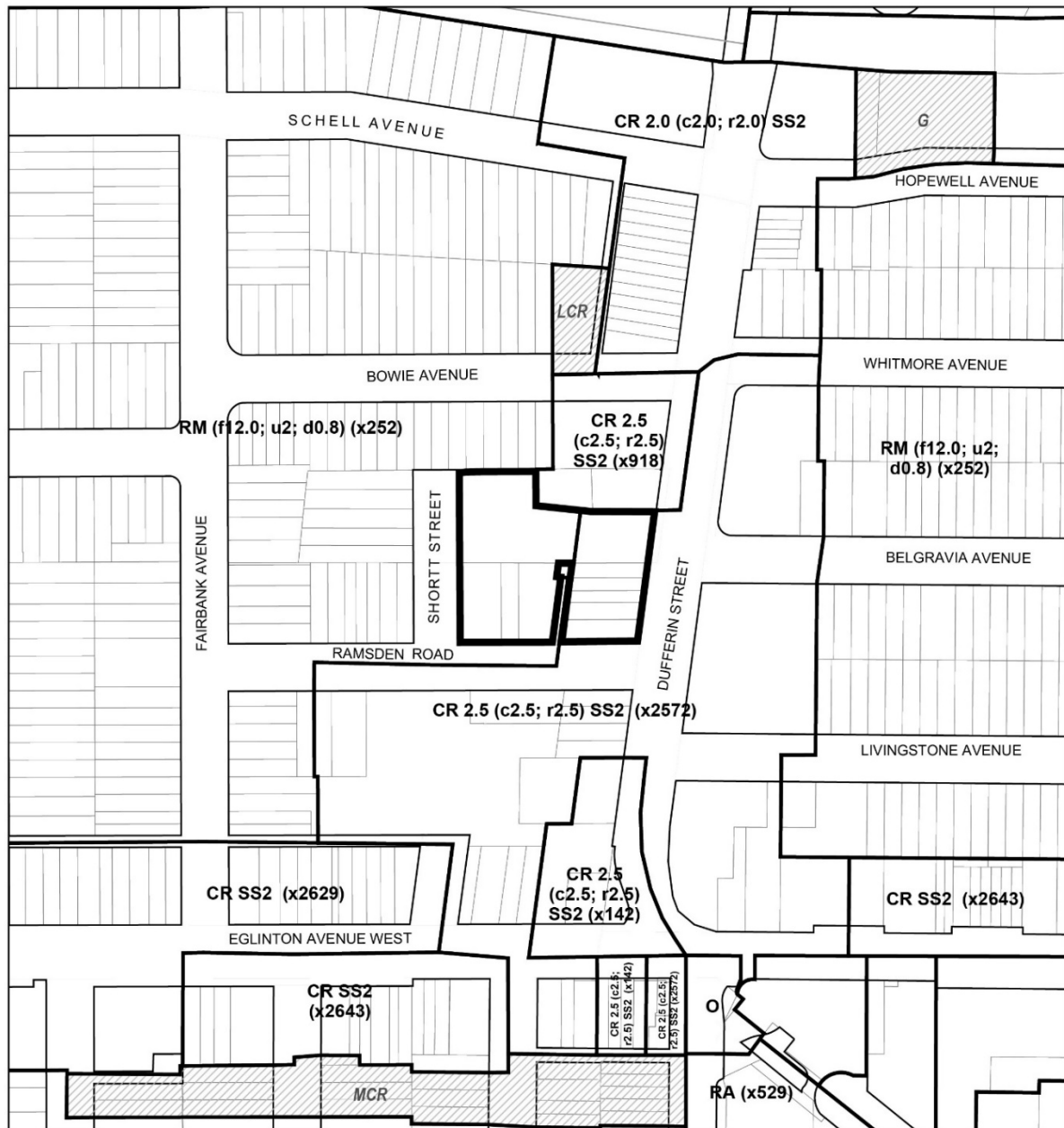
Mixed Use Areas

Parks



Not to Scale  
Extracted: 11/15/2021

# Attachment 5: Zoning By-law 569-2013 Map



2402-2418 Dufferin St & 4-10 Ramsden Road

Zoning By-law 569-2013

File # 21 235229 NNY 08 02

|    |                         |
|----|-------------------------|
|    | Location of Application |
| RM | Residential Multiple    |
| RA | Residential Apartment   |
| CR | Commercial Residential  |
| O  | Open Space              |
| OR | Open Space Recreation   |

|     |                                         |
|-----|-----------------------------------------|
|     | See Former City of York By-law No. 1-83 |
| R2  | Residential Districts                   |
| LCR | Local Commercial Residential            |
| MCR | Mixed Commercial Residential            |
| PE  | Prestige Employment Zone                |
| G   | Green Open Space                        |

Not to Scale  
Extracted: 11/15/2021

## Attachment 6: Application Data Sheet

Municipal Address: 2402-2418 DUFFERIN ST and 4-10 RAMSDEN ROAD Date Received: November 8, 2021

Application Number: 21 235229 NNY 08 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to facilitate the redevelopment of the site for a 24-storey mixed use building and a 9-storey apartment building. The proposed total non-residential gross floor area is 883 square metres, and the proposed residential gross floor area is 29,053. A total of 405 units are proposed.

|                                                                 |                                                          |                                                                |
|-----------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------|
| Applicant                                                       | Architect                                                | Owner                                                          |
| MHBC PLANNING LIMITED - 7050 Weston Road, Woodbridge ON L4L 8G7 | RAW DESIGN- 317 Adelaide Street West, Toronto ON M5V 1P9 | 2796661 ONTARIO INC - 3625 Dufferin Street, Toronto ON M3K 1Z2 |

### EXISTING PLANNING CONTROLS

|                            |                                                              |                          |             |
|----------------------------|--------------------------------------------------------------|--------------------------|-------------|
| Official Plan Designation: | Neighbourhood/ Mixed Use Areas                               | Site Specific Provision: | 476 and 477 |
| Zoning:                    | CR 2.5 (c2.5; r2.5) SS2 (x2572); RM (f12.0; u2; d0.8) (x252) | Heritage Designation:    | N           |
| Height Limit (m):          | 11 and 24                                                    | Site Plan Control Area:  | Y           |

### PROJECT INFORMATION

|                   |       |               |    |            |    |
|-------------------|-------|---------------|----|------------|----|
| Site Area (sq m): | 5,329 | Frontage (m): | 59 | Depth (m): | 75 |
|-------------------|-------|---------------|----|------------|----|

| Building Data               | Existing | Retained | Proposed | Total    |
|-----------------------------|----------|----------|----------|----------|
| Ground Floor Area (sq m):   | 1,500    |          | 1,553    | 1,553    |
| Residential GFA (sq m):     | 1,740    |          | 29,053   | 29,053   |
| Non-Residential GFA (sq m): | 1,180    |          | 883      | 883      |
| Total GFA (sq m):           | 2,920    |          | 29,936   | 29,936   |
| Height - Storeys:           | 2        |          | 9 and 24 | 9 and 24 |

Height - Metres: 30 and 76 30 and 76

Lot Coverage Ratio (%) 29.14 Floor Space Index: 7.25

|                      |                    |                    |
|----------------------|--------------------|--------------------|
| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
| Residential GFA:     | 29,053             |                    |
| Retail GFA:          | 883                |                    |

|                             |          |          |          |       |
|-----------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
| Rental:                     | 2        |          |          |       |
| Freehold:                   |          |          |          |       |
| Condominium:                |          |          |          |       |
| Other:                      |          |          | 405      | 405   |
| Total Units:                | 2        |          | 405      | 405   |

#### Total Residential Units by Size

|              |       |        |           |           |            |
|--------------|-------|--------|-----------|-----------|------------|
|              | Rooms | Studio | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
| Retained:    |       |        |           |           |            |
| Proposed:    | 1     | 181    | 165       | 58        |            |
| Total Units: | 1     | 181    | 165       | 58        |            |

#### Parking and Loading

|                 |     |                         |     |                |   |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 258 | Bicycle Parking Spaces: | 417 | Loading Docks: | 2 |
|-----------------|-----|-------------------------|-----|----------------|---|

#### CONTACT:

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