

## **Housing Now – Bloor-Kipling (Six Points) Block 1 – 5207 Dundas Street West – Decision Report – Approval**

**Date:** April 12, 2023

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Ward:** 3 – Etobicoke Lakeshore

**Planning Application Number:** 19 259429 WET 03 OZ

### **SUMMARY**

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Bloor-Kipling (Six Points) is a group of seven publicly-owned blocks created through the decommissioning of the Six Points Interchange in the Etobicoke Centre. On July 14, 2021, City Council adopted City-initiated amendments to the Etobicoke Zoning Code, Site-specific By-law 1088-2002, and city-wide Zoning By-law 569-2013, as amended, to permit mixed-use developments on Blocks 1 and 5, and a new park on Block 2 (site specific By-laws 825-2021 and 826-2021).

In 2022, the City selected KT Housing Now Six Points LP as “the Proponent” for the mixed-use Housing Now development at Block 1, located at 5207 Dundas Street West. The Proponent has advanced a detailed architectural program based on principles of the Council-endorsed Bloor-Kipling Block Context Plan. Following Council's direction to direct the City Manager to develop a Housing Action Plan for the 2022-2026 term of Council, staff have advanced this City-initiated application to permit an increase in zoning permissions of 5,750 square metres of residential gross floor area (5,185 square metres based on the current proposal), resulting in an additional 67 units than presented to Council in 2021. The addition of these units will support the project's delivery of 217 new affordable rental units, secured for a 99-year term of affordability through the Housing Now Initiative.

This report recommends approval of a City-initiated Zoning By-law Amendment to Zoning By-law 569-2013, as amended by By-law 825-2021, to permit the updated development concept for 5207 Dundas Street West (Block 1). The Proponent will remain responsible for continuing work on the active Site Plan Control application, in addition to other obligations related to the provision of new affordable housing.

The recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2020), and represents an appropriate form and scale of development.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, for the lands located at 5207 Dundas Street West substantially in accordance with the recommended Zoning By-law Amendment attached as Attachment 7.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Zoning By-law Amendment as may be required.

## **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.

An upcoming Housing Now Initiative 2023 Progress Update will provide any specific financial implications related to delivery of the program, including this site.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **EQUITY IMPACT**

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The Housing Now Initiative is part of the HousingTO 2020-2030 Action Plan and is a core component of the 2022-2026 Housing Action Plan. The Housing Now Initiative advances a number of the City of Toronto's equity strategies and commitments, including: Social Procurement Policy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy, Toronto Poverty Reduction Strategy and the Toronto Seniors Strategy.

The proposed development is located immediately northeast of the multi-modal Kipling Transit Hub. The proposal will provide new retail and employment uses with corresponding jobs and a publicly accessible open space providing mid-block connection to support the community as it grows. The provision of additional purpose-built rental and affordable rental units will provide more housing for equity-deserving groups and households of low- to moderate incomes in proximity to public transportation and the future community centre in the Etobicoke Civic Centre.

## DECISION HISTORY

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On July 14 2021, City Council adopted the recommendations in PH25.2, Housing Now - Bloor-Kipling (Six Points) Block Context Plan and Blocks 1, 2 and 5 City-Initiated Zoning By-law Amendment - Final Report. The report provided background on the Six Points intersection reconfiguration, Bloor-Kipling Block Context Plan and Decision History on the Housing Now Initiative. The report recommended approval of amendments to By-law 569-2013, the Etobicoke Zoning Code, and a Site-specific Zoning By-law 1088-2002 for Blocks 1, 2 and 5 of the Bloor-Kipling (Six Points) area. City Council also directed that any application for planning approvals within the Bloor-Kipling (Six Points) area be reviewed in the context of the Bloor-Kipling Block Context Plan (December 14, 2020).

[PH25.2 - Housing Now - Bloor-Kipling \(Six Points\) Block Context Plan and Blocks 1, 2 and 5 City-Initiated Zoning By-law Amendment - Final Report](#)

On April 12, 2022, the CreateTO Board of Directors approved KT Housing Now Six Points LP for the development of 5207 Dundas Street West (Block 1) through the Housing Now Initiative and on May 3, 2022, the CreateTO Board of Directors approved the Ground Lease and Project Agreement for the 5207 Dundas Street West, subject to final approval by the Deputy City Manager, Corporate Services and Chief Financial Officer and Treasurer.

[RA30.5 - Housing Now - Selection of Proponent for Bloor-Kipling \(Six Points\), Block 1 \(5207 Dundas Street West\)](#)

[RA31.3 - Housing Now - Approval of Negotiated Documents for Bloor-Kipling \(Six Points\), Block 1 \(5207 Dundas Street West\)](#)

On December 14, 2022. City Council directed the City Manager to develop a Housing Action Plan for the 2022-2026 term of Council. The Plan includes a range of actions to increase the supply of housing, including reviewing delivery targets for Housing Now sites, implementing more permissive land use planning policies and regulations, increasing housing opportunities within neighbourhoods, updating the Open Door program, and developing a publicly available affordable housing dashboard, among other key actions items.

[CC2.1 - 2023 Housing Action Plan](#)

[Housing Action Plan 2022-2026- Priorities and Work Plan](#)

On March 27, 2023, the CreateTO Board of Directors approved the renegotiated terms of agreement with KT Housing Now Six Points LP. These terms include an increase in the number of rental units to be provided at 5207 Dundas Street West and financial matters to be approved by the Deputy City Manager, Corporate Services and Chief Financial Officer and Treasurer.

[RA3.6 - Housing Now - Approval of Renegotiated Documents for Bloor-Kipling \(Six Points\), Block 1 \(5207 Dundas Street West\)](#)

## COMMUNITY CONSULTATION

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City staff and CreateTO led community meetings and engagement events for the development of Blocks 1, 2 and 5 commencing in the fall of 2019. These activities included three community consultation meetings (December 2019, February 2020 and April 2021), Local Advisory Group (LAG) meetings, and additional community engagement activities. This engagement focused on the comprehensive redevelopment of blocks within Etobicoke Centre related to the Housing Now Initiative.

Final summaries of the Community Consultation Meetings were posted online on the [CreateTO project website](#).

On December 13, 2022, City staff and KT Housing Now Six Points LP led a community consultation meeting to review the proposed Site Plan Control application for 5207 Dundas Street West. Community consultation at the site plan control stage is a standard practice for Housing Now projects, as Site Plan Control application materials include the first opportunity for the community to see the fully realized architectural concept emerging from the City-initiated development concept. At the December 13, 2022 community meeting, City staff presented the potential of a City-initiated Zoning By-law Amendment application in 2023 to permit an increase residential gross floor area by adding height to Tower 1 and Tower 2. Community members were supportive of this density and height increase to support the City's affordable housing objectives.

### Design Review Panel

City staff presented the Block Context Plan for the seven blocks of Bloor-Kipling to the City's Design Review Panel on January 23, 2020, and October 8, 2020, with the understanding that the refined plans for Blocks 1 and 5 would be presented once a development partner was selected.

On September 15, 2022, City staff, Claude Cormier et Associés Inc, Henriquez Partners Architect and Smoke Architecture presented the refined development concept for 5207 Dundas Street West (Block 1 of Bloor and Kipling) to the Panel, as part of the Site Plan Control application process. Feedback and comments from this discussion has been used to refine the development concept reflected in the Zoning By-law Amendment presented in this report.

## HOUSING NOW OVERVIEW

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City Council initiated the Housing Now Initiative in December 2018 to deliver affordable housing and mixed-income, mixed-use, transit-oriented communities on 11 City-owned properties. The Housing Now Initiative is an approach to city-building whereby City-owned lands are used to facilitate private sector, or non-profit development of affordable rental, market rental and ownership housing within mixed-use, mixed-income, transit-oriented communities. The new affordable rental homes will remain affordable for 99 years, providing quality housing opportunities for future generations. Investment in

these sites will also contribute to the broader community by delivering new amenities, revitalized public spaces and improved access to transit.

The Housing Now project partners (Housing Secretariat, City Planning and CreateTO) provide an update to City Council on the Initiative, including recommendations for updates to Council authorities to implement Housing Now, setting out the Housing Now program requirements, updating financial, real estate, and planning program requirements, as appropriate. The 2023 Housing Now Progress Update will be presented to City Council in Q2, 2023.

As Housing Now sites advance through the zoning by-law amendment process, City Planning staff, in collaboration with the Housing Secretariat and CreateTO, continue to seek opportunities to increase the potential residential yield at each location, in accordance with the policies of the Official Plan. The recommendations on these sites are informed by Toronto's evolving development context, the urgent need for affordable housing across Toronto and City Council's direction through the Housing Action Plan. The subject proposal is an example of the outcome of the ongoing review of Housing Now sites to support the City's objectives to increase housing supply.

**PROPOSAL**

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**Site Description:** 5207 Dundas Street West is located at the southeast corner of the Kipling Avenue and Dundas Street West intersection. The site has four street frontages: Dundas Street West to the north, Biindagen Trail to the east, Adobigok Pathway to the south and St. Albans Road and Kipling Avenue to the west.

The proposed development at 5207 Dundas Street West will provide an increase in height and density over the provisions in site-specific Zoning By-law 825-2021 to deliver additional market housing units to support the provision of 217 affordable rental units at 5207 Dundas Street West (Block 1 of Bloor-Kipling). The proposal details are described below and the changes from the previous approval are summarized in Table 1, below.

Table 1: Summary of the Proposal Changes

	<b>Previous Zoning Approval</b>	<b>Current Development Proposal</b>	<b>Change</b>
<b>Total Gross Floor Area</b>	57,959 square metres	63,144 square metres	+ 5,185 square metres
<b>Residential Gross Floor Area</b>	53,250 square metres	58,435 square metres	+ 5,185 square metres
<b>Non-Residential Gross Floor Area</b>	4,709 square metres	4,709 square metres	No change

	<b>Previous Zoning Approval</b>	<b>Current Development Proposal</b>	<b>Change</b>
<b>Floor Space Index</b>	5.79	6.31	Increased by 0.52
<b>Dwelling Units</b>	643	710	Increased by 67
<b>Tower 1 Height</b> (zoning by-laws do not set number of tower storeys)	65 metres (17 storeys – conceptual)	78 metres (25 storeys - conceptual)	Increased by 13 metres, 8 storeys
<b>Tower 2 Height</b> (zoning by-laws do not set number of tower storeys)	86 metres (24 storeys – conceptual)	90 metres (29 storeys - conceptual)	Increased by 4 metres, 5 storeys
<b>Parking Spaces</b>	343	199	Decreased by 144
<b>Bicycle Parking Spaces</b>	509	741	Increased by 232

**Height and Massing:** The proposed mixed-use development includes two residential towers. The base building surrounds a publicly accessible courtyard with generous pedestrian access points from the southwest corner of the site and the northeast corner of the site. There are two-storey townhouse units that face the central courtyard, having a proposed height of 6.4 metres, not including the private stairs to rooftop patio. An image of the proposal is shown in Figure 1, below. Further details are provided in Attachment 8: Simplified Site Plan.

**Figure 1: 5207 Dundas Street West (Looking Northeast)**



**Density:** The proposal will have a total gross floor area of 63,144 square metres, including 58,435 square metres of residential and 4,709 square metres of non-residential gross floor area, resulting in a floor space index of 6.31 times the area of the lot. This proposal includes an additional 5,185 square metres of residential gross floor area over the in-force zoning reflecting the Block Context Plan's development concept, while maintaining the same amount of non-residential gross floor area.

**Dwelling Units:** A total of 710 total dwelling units are proposed, of which 493 are purpose-built rental units and 217 are affordable rental units (approximately 30 percent). This is an additional 67 units of purpose-built rental housing above what the in-force zoning by-law would have accommodated within the approved residential gross floor area. Per the Housing Now Initiative, the affordable units will be offered at an average of 80% of average market rent.

**Site Access, Parking, Bicycle Parking and Loading:** Consistent with the previously approved zoning by-law, the proposed vehicle and loading access for the entire development will be provided from Adobigok Pathway along the south property frontage. There are two main residential pedestrian entrances. The western pedestrian lobby from St. Albans Street provides pedestrian access Tower 1 while the western lobby along Biindagen Trail provides access to Tower 2. The two proposed pedestrian



access points providing access to the publicly accessible courtyard are still provided at the northeast and southwest corners of the site.

A total of 199 parking spaces will be provided on one level of underground with a mezzanine, of which 114 are for residential use, 83 are for visitor and non-residential use, and two are for car share. A total of 741 bicycle parking spaces will also be provided, including 716 residential spaces (70 short-term and 646 long-term) and 25 non-residential spaces (15 short-term and 10 long-term). Five loading spaces are proposed.

Attachments 8 and 9 provide the simplified site plan of the proposal and building elevations. Detailed project information, including all plans and reports submitted as part of the application can be found on the City's [Application Information Centre](#).

## **Reasons for City-Initiated Zoning By-law Amendment**

Through Zoning By-law 826-2021, Blocks 1, 2 and 5 were removed from the Etobicoke Zoning Code and Site-Specific By-law No. 1088-2002. Council adopted By-law 825-2021, bringing 5207 Dundas Street West into the city-wide Zoning By-law 569-2013, as amended. Site Specific By-law 825-2021 established performance standards, reflecting the Block Context Plan, for the mixed-use development, including building setbacks, building step backs, parking ratios, non-residential uses, publicly accessible open spaces and other provisions on Blocks 1, 2 and 5.

The in-force zoning by-law provided the basis for the City to initiate a market offering of Block 1 to secure a development partner to implement the Housing Now Initiative at this location. The in-force zoning by-law was written to provide sufficient flexibility to prepare an application for Site Plan Control and building permit without triggering amendments to the By-law. The Proponent's design was developed based on the in-force zoning, with consideration of the principles of Block Context Plan, such as pedestrian access through development blocks. Staff have worked with the Proponent to review revised designs for the towers, location of the entrance to the landscaped courtyard, and parking rates, which were subject to an application for a minor variance to the Zoning By-law in 2022.

Through Council's direction on CC2.1 to revisit approved Housing Now sites to increase housing supply and support affordable housing delivery, to provide for additional gross floor area and rental units on site in a manner that is reflective of the principles of the Council-endorsed Block Context Plan. The recommended Zoning By-law Amendment in Attachment 7 will implement the site specific changes to the proposal at 5207 Dundas Street West (Block 1 of the Bloor Kipling Block Context Plan).

An amendment to Zoning By-law 569-2013, as amended by By-law 825-2021, is required to establish new performance standards for the proposed development on Block 1 at 5207 Dundas Street West. No provisions referring to Block 5 or Block 2 will be affected by the proposed Zoning By-law Amendment in Attachment 7.

City Planning has reviewed the re-submission of a Zoning By-law Amendment application for 5207 Dundas Street West (Block 1) concurrent with the review of the Site



Plan Control application. The materials for this proposal are consistent with the renegotiated terms of Agreement which have been approved by the CreateTO Board of Directors in March 2023, and have been reviewed by the City's Chief Corporate Officer and Chief Financial Officer.

## **POLICY CONSIDERATIONS**

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**Provincial Land-Use Policies:** The Provincial Policy Statement (2020) (PPS) provides 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 efficiency use and management of land and infrastructure;
- Ensuring the sufficient provision of housing to meet changing needs, including affordable housing;
- Ensuring opportunities for job creation;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards.

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 to provincial plans. The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS.

**A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):** The Growth Plan (2020) provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the city forms an integral part. As part of the City's Municipal Comprehensive Review, City Council adopted by-laws on July 22, 2022, setting out the boundaries of Major Transit Station Areas, including the Kipling Station Protected Major Transit Station Area, in which this site is located. Those by-laws are currently still with the Province for its review and approval, and are not yet in force.

**Official Plan:** The site is located in a *Centre* and designated as *Mixed Use Area*. See Attachment 3 of this report for the Official Plan Land Use Map.

**Etobicoke Centre Secondary Plan (Secondary Plan):** The site is designated as *Mixed Use Areas A* and located within the Six Points area. See Attachment 4 of this report for Secondary Plan Land Use Map.

**Zoning:** The site is zoned CR 5.0 (c1.5; r3.5) SS1 (x377) in the city-wide Zoning By-law 569-2013, as amended. Site-specific By-law 825-2021 established development permissions for this site (Block 1) and Block 5, as well as park use for Block 2 in the Bloor Kipling Block Context Plan.

## Design Guidelines

The following design guidelines have been used in the evaluation of this proposal:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Urban Design Guidelines for Privately-Owned Publicly Accessible Spaces
- Bird-Friendly Design Guidelines
- Pet Friendly Design Guidelines
- Accessibility Design Guidelines
- Toronto Green Standards (TGS) Version 4.0
- Guidelines for the Design and Management of Bicycle Parking Facilities.

**Etobicoke Centre Urban Design Guidelines:** The site is subject to the Etobicoke Centre Urban Design Guidelines, which seeks to achieve the built form goals envisioned in the Secondary Plan.

**Etobicoke Centre Public Space and Streetscape Plan:** The site is subject to the Etobicoke Centre Public Space and Streetscape Plan, which seeks to incrementally improve the quality and character of public spaces in the Etobicoke Centre.

**Bloor-Kipling Block Context Plan:** Any application within the seven blocks of the Bloor-Kipling (Six Points) area must be reviewed in the context of the Bloor-Kipling Block Context Plan.

## Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan Control application has been submitted by KT Housing Now Six Points LP and is currently under review by City staff through the Priority Development Review Stream (File number 22 212809 WET 03 SA).

## COMMENTS

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### Provincial Land-Use Framework

The review of this proposal has had regard for the relevant matters of provincial interest set out in the *Planning Act*. City Planning staff have reviewed the current proposal for consistency with the PPS, and conformity with the Growth Plan. Staff find the proposal to be consistent with both documents.

### Land Use

The proposed mixed use development contains 58,435 square metres of residential gross floor area and 4,709 square meters of non-residential gross floor area. The proposed land use of the development is consistent with the requirements of the Official Plan's *Mixed Use Areas*, and Secondary Plan policies.

## **Height and Massing**

The proposed height and massing has been reviewed in the context of the Official Plan, the Etobicoke Centre Secondary Plan, Urban Design Guidelines and Bloor-Kipling Block Context Plan. The Secondary Plan designates sites for mixed-use development with a range of building heights and scale in a compact, high density, transit-oriented development pattern, in order to provide a close-knit urban fabric and pedestrian oriented core area.

The proposed base building massing has been revised slightly from what is permitted by the in-force zoning. The proposed varying base building heights range from seven storeys (21 metres) to 11 storeys (34 metres), and add articulation and interest to the building massing. The proposed base building is organized around the publicly accessible central courtyard creating a through-block connection which contributes to a contiguous pedestrian network within the Block Context Plan area. The portions of the proposed base building facing the interior courtyard are two storeys (6.4 metres) with a step back of six to 12 metres which helps to create an open public realm that is protected from potential wind impacts.

The proposed development is adding 13 metres on the northwest tower (Tower 1) and four metres on the southeast tower (Tower 2). The in-force zoning and the proposed by-law amendments do not specify building heights by number of storeys; however, the number of additional storeys above the proposed development concept is eight on Tower 1 and five on Tower 2. The proposed mid-block connection through the publically accessible internal courtyard is maintained. The proposed massing is consistent with the planning policies and guidelines.

## **Micro-Climate Conditions**

This proposal conforms to the policy direction of the Official Plan and the Secondary Plan, and is consistent with the Tall Building Design Guidelines with respect to development minimizing impacts on the surrounding public realm, including adjacent sensitive open space areas. Tower placement and floor plate size, consistent with the Tall Building Design Guidelines, ensure adequate sun exposure year round on the surrounding public realm within Bloor-Kipling, including the significant public open spaces of the Civic Square of the future Etobicoke Civic Centre and Etobicoke Centre Park.

Detailed wind studies are being reviewed through the application for Site Plan Control including completion of a detailed three-dimensional model wind tunnel test to confirm if mitigation measures may be required for locations where wind conditions in the public realm exceed speeds that are comfortable for pedestrians.

## **Parks and Open Space**

Parkland in the Bloor-Kipling area is being delivered through the creation of new parks on City-owned land. Two parkland parcels have been created through Zoning By-law 825-2021:

- Block 2: the Etobicoke Centre Park (5,600 square metres); and
- Block 5 (portion): The Historical Alignment of Dundas Street West, to be transferred to Parks, Forestry and Recreation, for development and operation of a linear park (2,189 square metres).

The following parks have also been created through the Six Points Interchange reconstruction:

- Dunkip Park (2,210 square metres); and
- Six Points Park expansion (1,600 square metres including expansion).

The recommended Zoning By-law attached to this report will not result in additional parkland dedication requirements as Housing Now development projects are exempt from the City's Alternative Parkland Dedication Rate through EX34.3, as adopted by City Council at its meeting of July 19, 20, 21 and 24, 2022.

### **Streetscape and Urban Forestry**

The proposed development would create an urban edge that frames the newly constructed streets. The proposed variation in building setbacks and streetwall articulation will frame the public realm, emphasizing different grade-related uses, which is consistent with the policies and guidelines for Etobicoke Centre.

The Six-Points Interchange Reconfiguration included the construction of a Complete Street network in advance of the proposed development and incorporated generously planted medians, tree-lined and landscaped boulevards, special lighting and paving, grade-separated bicycle lanes and sustainable stormwater management infrastructure.

As proposed, this project would require the removal of 10 City street trees that have been installed through the reconstruction of the Six-Points Intersection reconfiguration. KT Housing Now Six Points LP is required to submit an Application to Injure or Destroy Trees and pay the applicable fees to Urban Forestry for permission to remove these trees.

The proposal is currently showing four new street trees and 19 private trees located along the street frontages and within the publicly accessible courtyard. Only large growing deciduous trees with the required soil volumes and spacing in between are acceptable as replacement trees and any trees to be planted on the public road allowance cannot be considered as private tree replacement. The final number and location of new trees will be secured through the Site Plan Control application review process.

### **Mobility, Parking and Loading**

The site is situated in an area that is well-served by public transit with Kipling Transit Hub located west of the proposed development which has GO Transit, MiWay, TTC rail service and bus connections. The site is located approximately 80 metres east of the TTC Kipling Station east entrance.

Vehicular access is provided from Adobigok Pathway to the underground parking garage. The development concept demonstrates that the parking rates required by By-law 569-2013, as amended by By-law 89-2022 and 12-2022, can be satisfied in a one-level underground parking garage with a mezzanine level. A total of 199 parking spaces are provided in the parking garage, including 114 for residential, 83 for retail and visitor, and two for car share. A total of five loading spaces are provided underground, including one "Type C", one "Type G", and three "Type B" loading spaces.

As outlined in the updated Transportation Impact Study, prepared by BA Group on February 3, 2023, 741 bicycle parking spaces are provided, including 716 for residents (646 long-term and 70 short-term) and 25 for commercial use (15 long-term and 10 short term). The proposed bicycle parking supply for the development exceeds the minimum requirements in Zoning By-law 569-2013 (Bicycle Zone 2) and Toronto Green Standard, which helps to promote active forms of transportation and reduced automobile-dependent travel.

The Transportation Impact Study prepared by BA Group confirms that the proposed development concept will generate a slight increase in trips during the afternoon weekday peak hours. The increase can be accommodated within the area public road network, and will not require any additional traffic impact assessment. Transportation Services has reviewed the Transportation Impact Study and agrees with the conclusions.

## **Servicing**

Engineering and Construction Services staff have reviewed the updated Functional Servicing Report prepared by WSP on January 31, 2023, and conclude that the increase in residential density does not affect the ability for the site to be adequately serviced. Prior to Site Plan Control Approval, KT Housing Now Six Points LP will be required to submit a letter confirming the approach to watertight construction in order to meet the City's Foundation Drainage Policy for this Block.

## **Housing Mix**

The proposed development provides residential units ranging from one-bedroom to four-bedrooms. The proposal includes more than 50 percent of units with two-bedrooms or greater. New residential units at 5207 Dundas Street West that will be offered at market rent are required to meet the City's Growing Up Guidelines with respect to the provision of new two- and three-bedroom units sized to house families and larger households. This requirements is set out in the Draft Zoning By-law Amendment (Attachment 7). New affordable rental units will be subject to the City's Affordable Rental Housing Design Guidelines. A detailed breakdown of site statistics has been provided in the Application Data Sheet, attached to this report.

## **Housing Now – Project Agreement**

The development at 5207 Dundas Street West (Bloor-Kipling Block 1) is subject to the provision of improvements to be secured in the Project Agreement between the City and

KT Housing Now Six Points LP. The proposed development does not alter the improvements that were included in Attachment 9 of PH25.2.

## **Next Steps**

Following City Council's consideration of the recommended Zoning By-law Amendment application, the City's Priority Development Review Stream will continue to advance the Site Plan Control application process with KT Housing Now Six Points LP.

City Council will receive an update on the Housing Now Initiative through the Housing Now Initiative 2023 Progress Update, including recommendations for updates to financial authorities required to implement Housing Now which will include matters related to the City's agreements with KT Housing Now Six Points LP to construct the development and provide 217 new units of affordable rental housing through the Housing Now Initiative.

## **Conclusion**

The recommended Zoning By-law Amendment has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Official Plan. Staff are of the opinion that the recommended Zoning By-law Amendment is consistent with the PPS (2020), and does not conflict with the Growth Plan (2020). The recommended Zoning By-law Amendment is also in keeping with the intent of the Official Plan particularly as it relates to the *Centres* directing growth towards *Mixed-Use Areas* and areas served by transit and is compatible with adjacent land uses. Staff are satisfied that the increase in height and density through the proposed development is consistent with objectives of the Etobicoke Centre Secondary Plan, and the Council-endorsed Bloor-Kipling Block Context Plan.

The development will result in 710 new housing units, of which at least 217 will be new affordable rental units delivered through the Housing Now Initiative. As the phased implementation of the Block Context Plan continues, Staff will consider additional opportunities for density to support the delivery of new affordable rental units within Etobicoke Centre. All new affordable rental units will be secured for 99 years, advancing the Official Plan priority of adequate and affordable housing for all Torontonians.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Etobicoke Centre Secondary Plan Land Use Map  
Attachment 5: Bloor-Kipling Block Context Plan Block Pattern  
Attachment 6: Existing Zoning By-law Map  
Attachment 7: Draft Zoning By-law Amendment (provided separately)  
Attachment 8: Simplified Site Plan  
Attachment 9a: North Elevation  
Attachment 9b: East Elevation  
Attachment 9c: South Elevation  
Attachment 9d: West Elevation



## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

**Municipal Address:** 5207 Dundas Street West      **Date Received:** February 6, 2023

**Application Number:** 19 259429 WET 03 OZ

**Application Type:** Zoning By-law Amendment Application

**Project Description:** The site is subject to a City-initiated application to amend the Zoning By-law to permit an increase of 5,750 square metres of additional residential area from the existing zoning permission for the site resulting in a mixed-use building with two towers at 25-storeys and 29-storeys. The proposed base building surrounds a publicly accessible courtyard with two access points. This development is part of the City of Toronto's Housing Now Initiative.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
City of Toronto	CreateTO 200-200 King Street West, Toronto, ON, M5H 3T4	Henriquez Partners Architects 598 W Georgia Street, Vancouver, BC, V6B 2A3	City of Toronto Facilities and Real Estate 55 John Street Toronto, ON, M5V 3C6

#### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	CR 5.0 (c1.5; r3.5) SS1 (x377)	Heritage Designation:	N/A
Height Limit (m):	86 metres	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq m):	10,003	Frontage (m):	Depth (m):	
<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):				
Residential GFA (sq m):			58,435	<b>58,435</b>
Non-Residential GFA (sq m):			4,709	<b>4,709</b>
<b>Total GFA (sq m):</b>			63,144	<b>63,144</b>
Height - Storeys:			29	<b>29</b>
Height - Metres:			90	<b>90</b>
Lot Coverage Ratio (%):	68	Floor Space Index:	6.31	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	58,435	
Retail GFA:	4,709	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			710	<b>710</b>
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			<b>710</b>	<b>710</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:			344	268	98
<b>Total Units:</b>			<b>344</b>	<b>268</b>	<b>98</b>

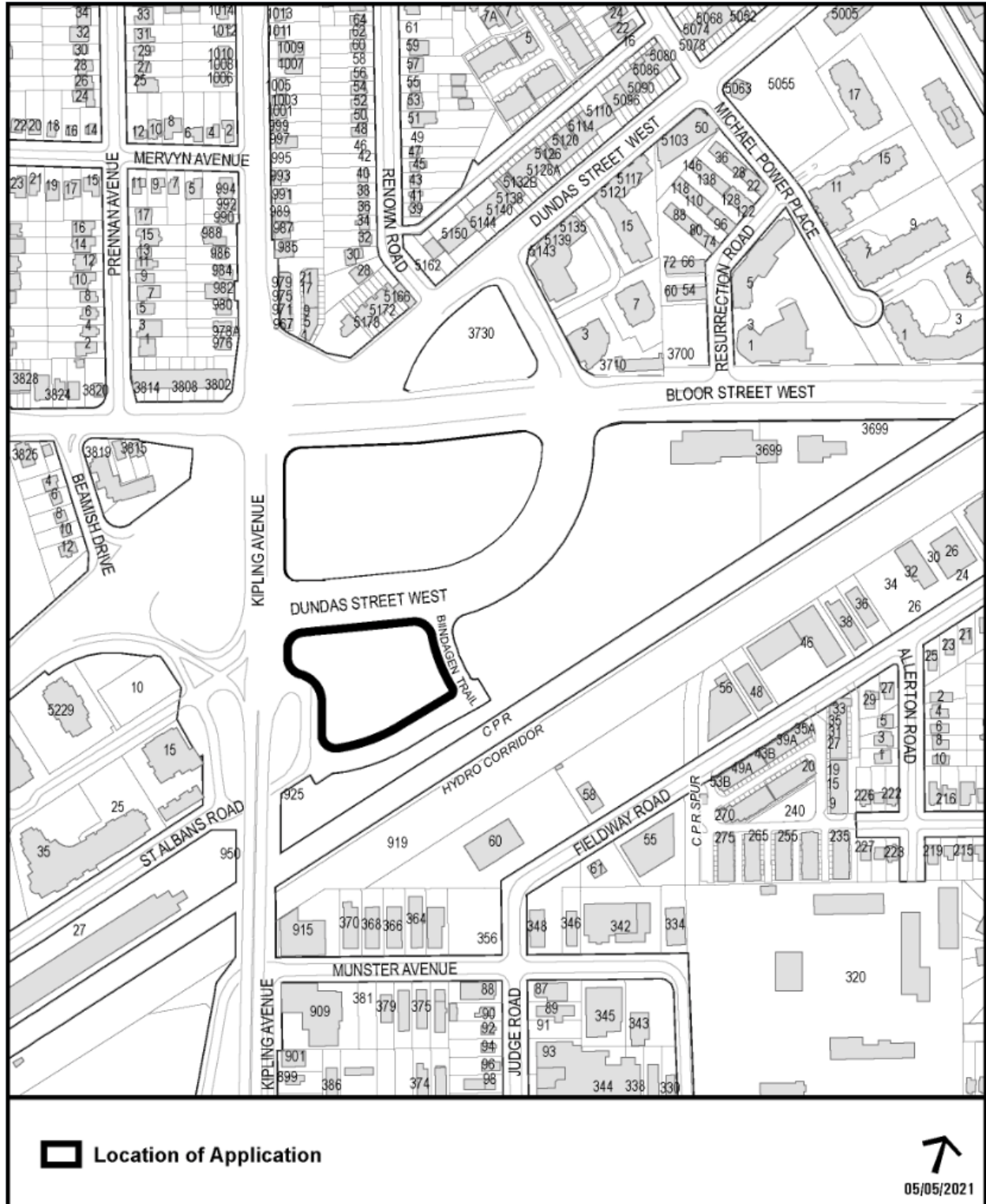
#### **Parking and Loading**

Parking Spaces: 199      Bicycle Parking Spaces: 741      Loading Docks: 5

#### **CONTACT:**

Desiree Liu, Planner  
(416) 394-8233  
Desiree.Liu@toronto.ca

# Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



5207 Dundas Street West

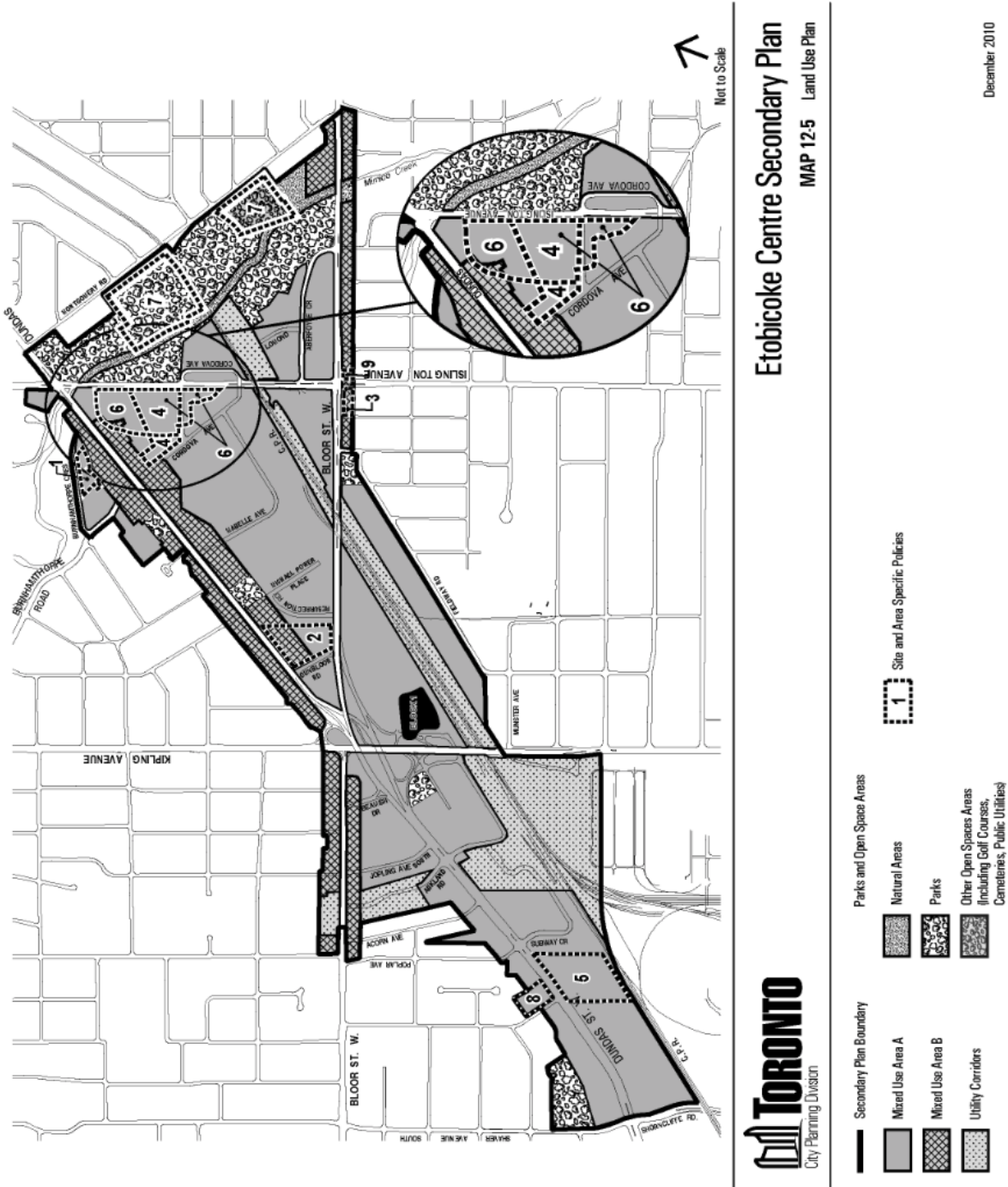
## Official Plan Land Use Map #14

File # 19 259429 WET 03 0Z

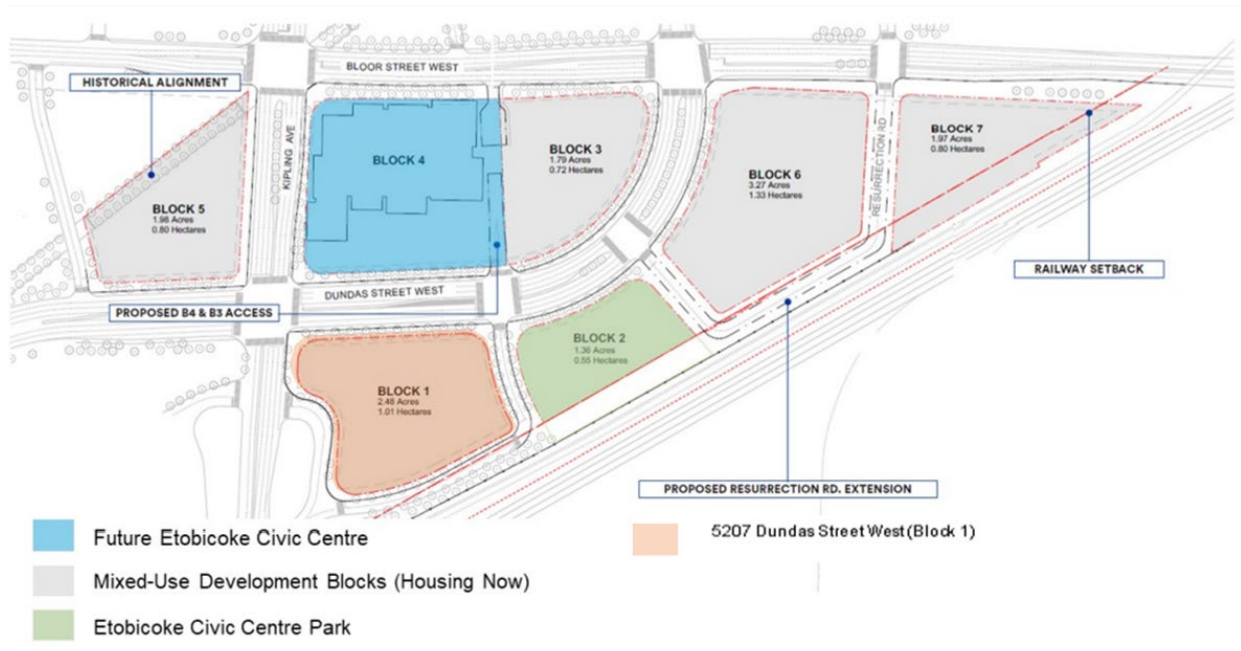
-  Location of Blocks
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors
-  Core Employment Areas

↑  
Not to Scale  
05/05/2021

# Attachment 4: Etobicoke Centre Secondary Plan Land Use Map

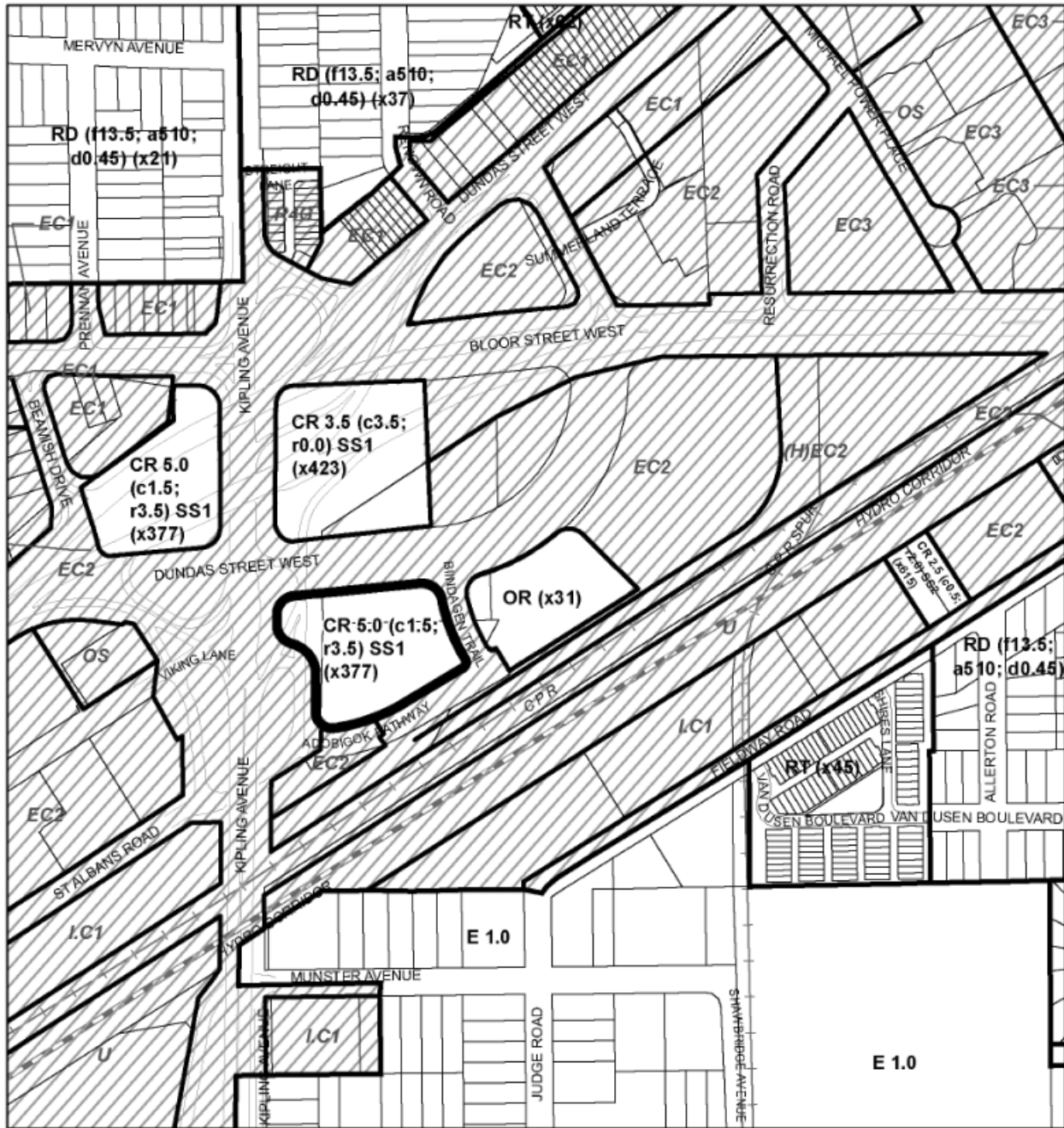


# Attachment 5: Bloor-Kipling Block Context Plan Block Pattern





# Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

5207 Dundas Street West

File # 19 259429 WET 03 0Z

Location of Application

- RD Residential Detached
- RS Residential Semi-Detached
- RT Residential Townhouse
- E Employment Industrial

See Former City of Etobicoke By-law No. 11,737

- R4G Fourth Density Group Residential Zone
- OS Public Open Space Zone
- I.C1 Class 1 Industrial Zone
- EC1 Etobicoke Centre 1
- EC2 Etobicoke Centre 2
- EC3 Etobicoke Centre 3
- U Utilities Zone

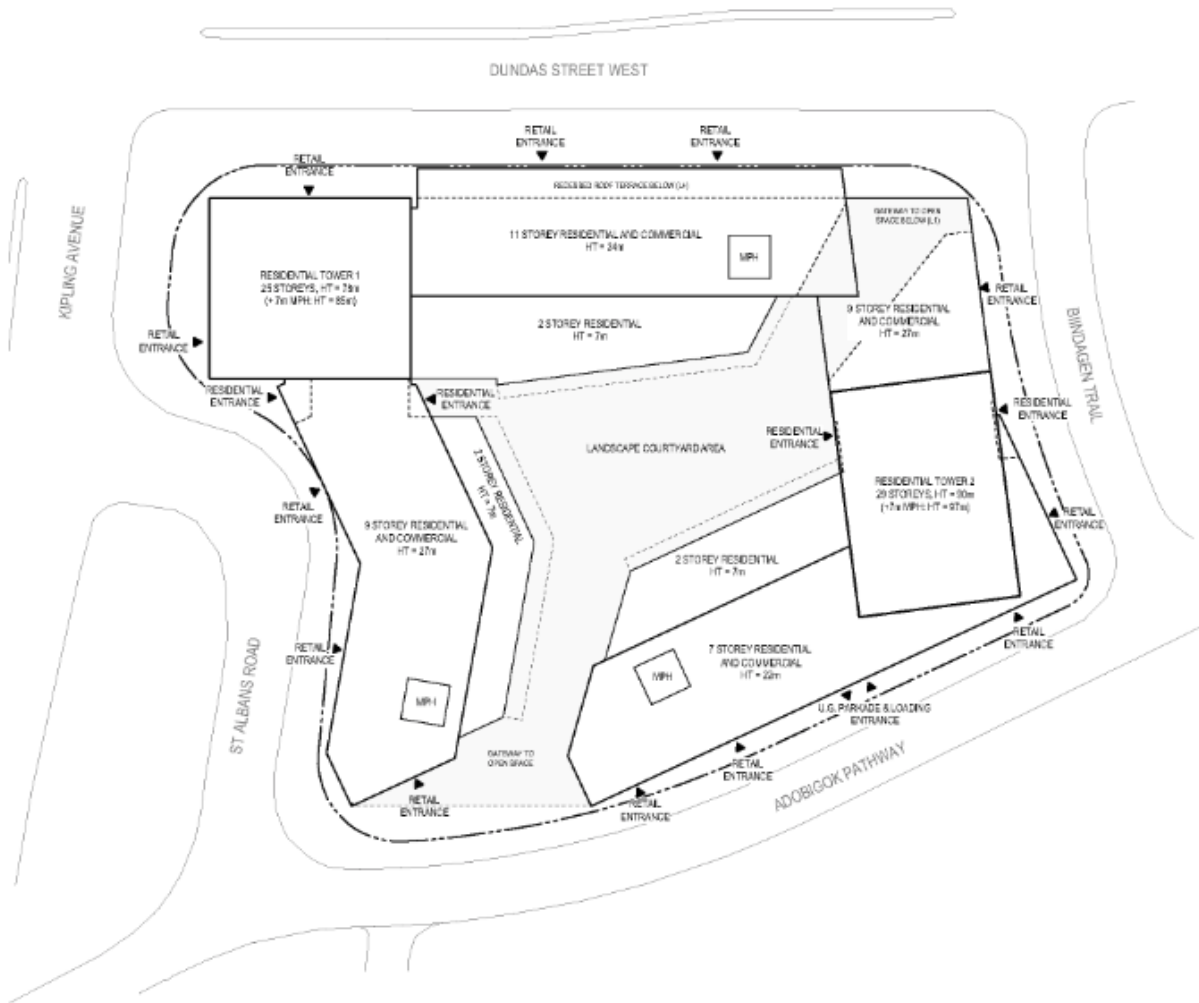


Not to Scale  
Extracted: 05/05/2021



**Attachment 7: Draft Zoning By-law Amendment**  
(provided separately)

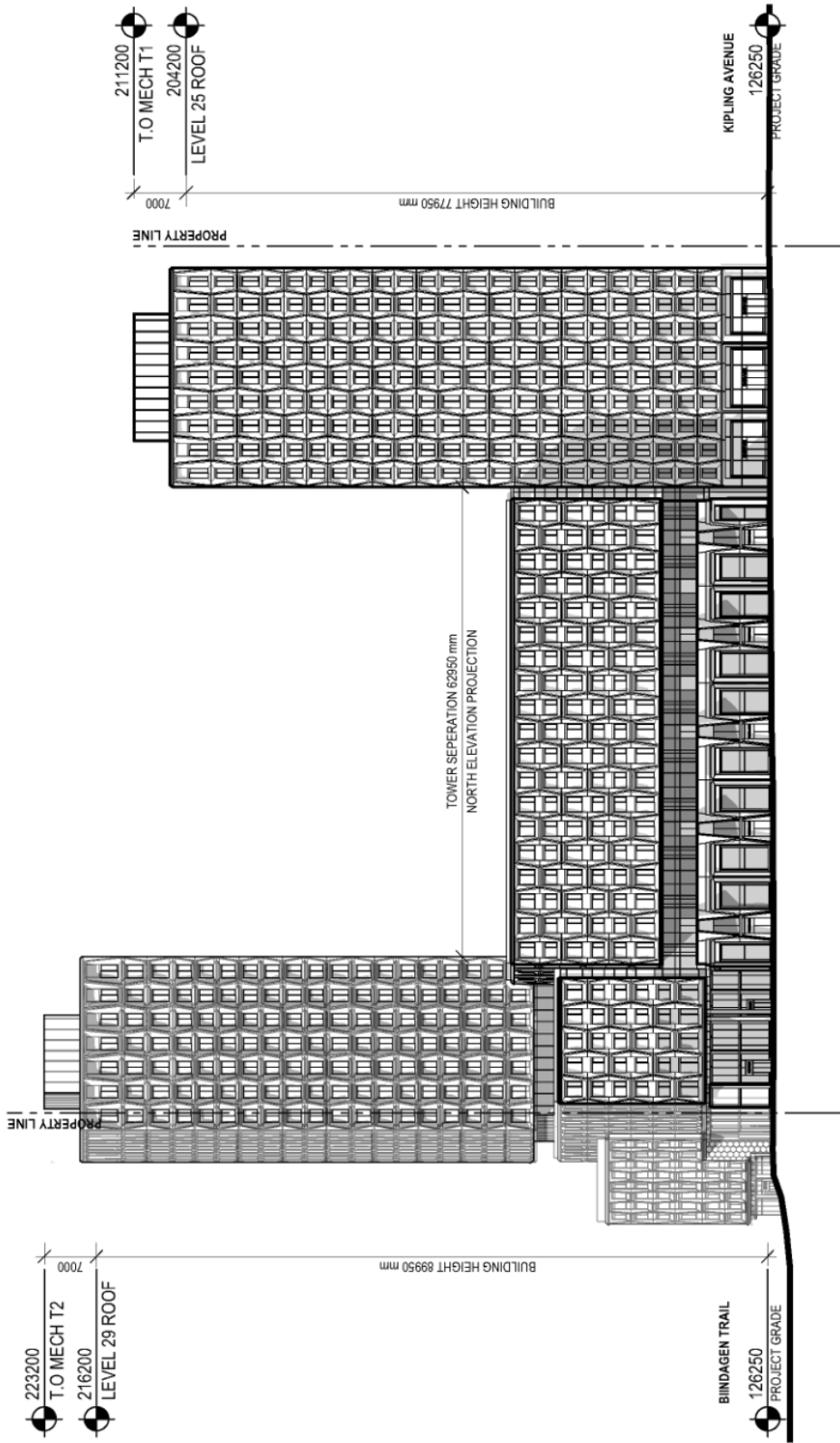
# Attachment 8: Simplified Site Plan



Site Plan

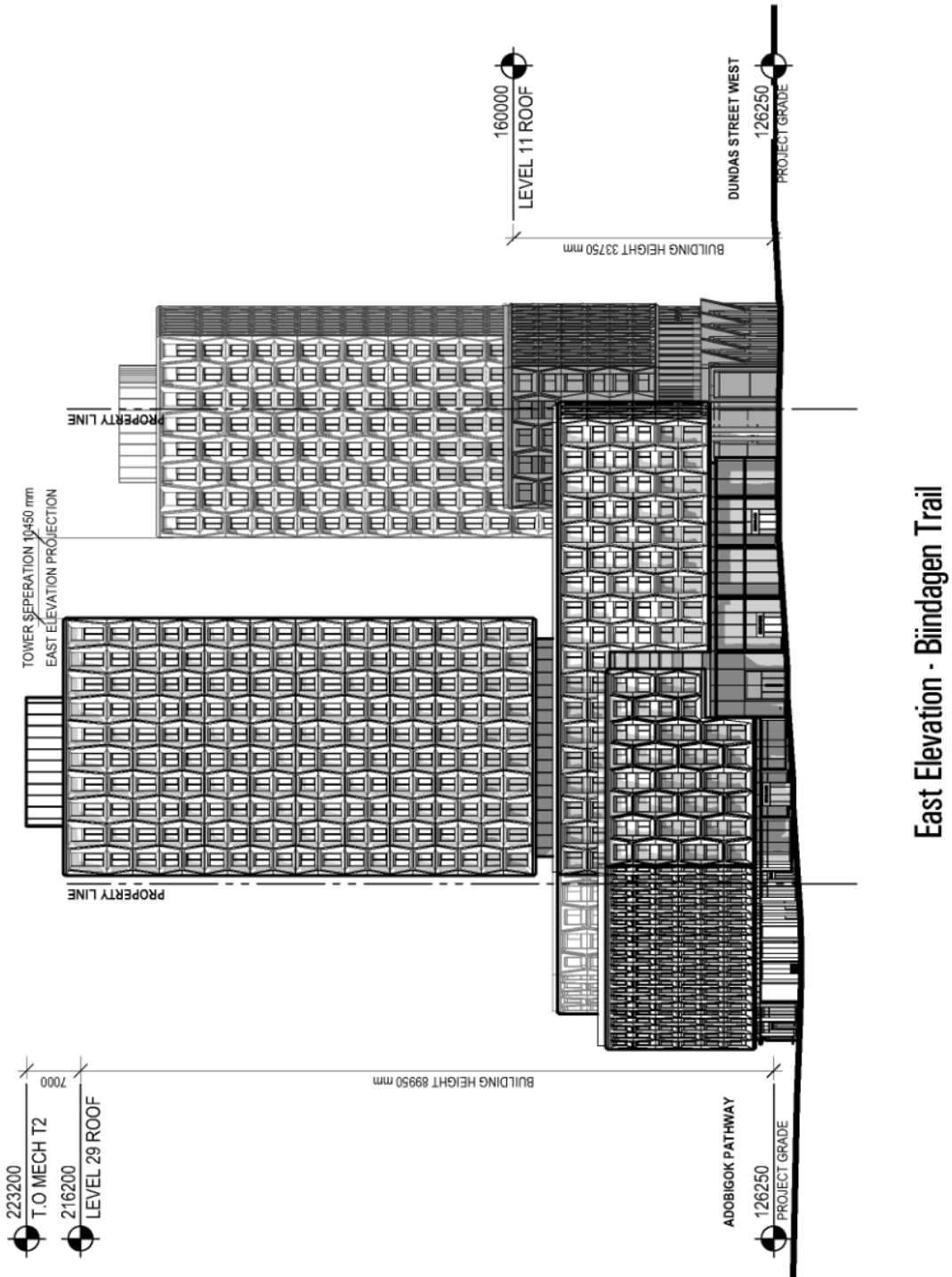


# Attachment 9a: North Elevation



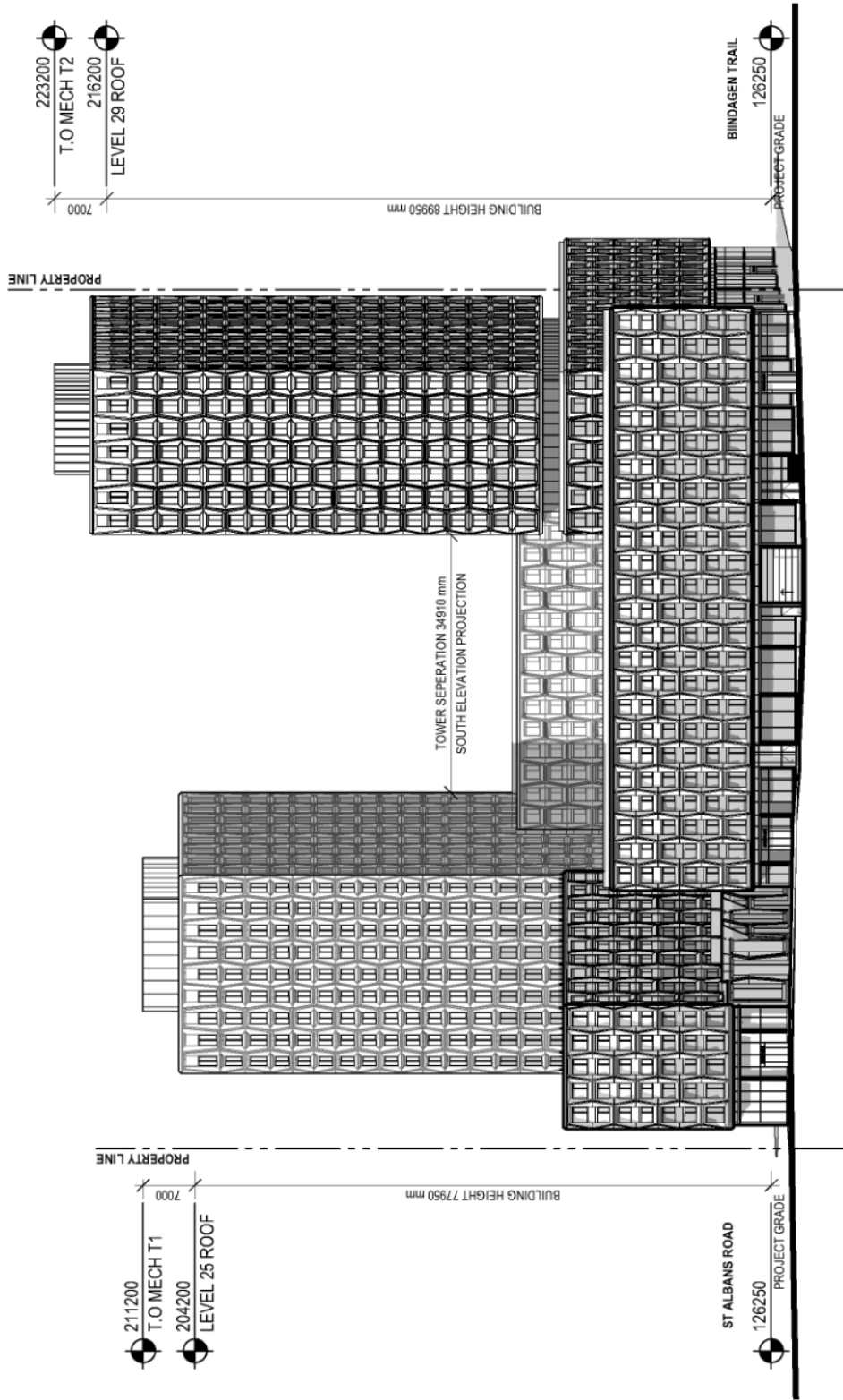
North Elevation - Dundas Street West

# Attachment 9b: East Elevation



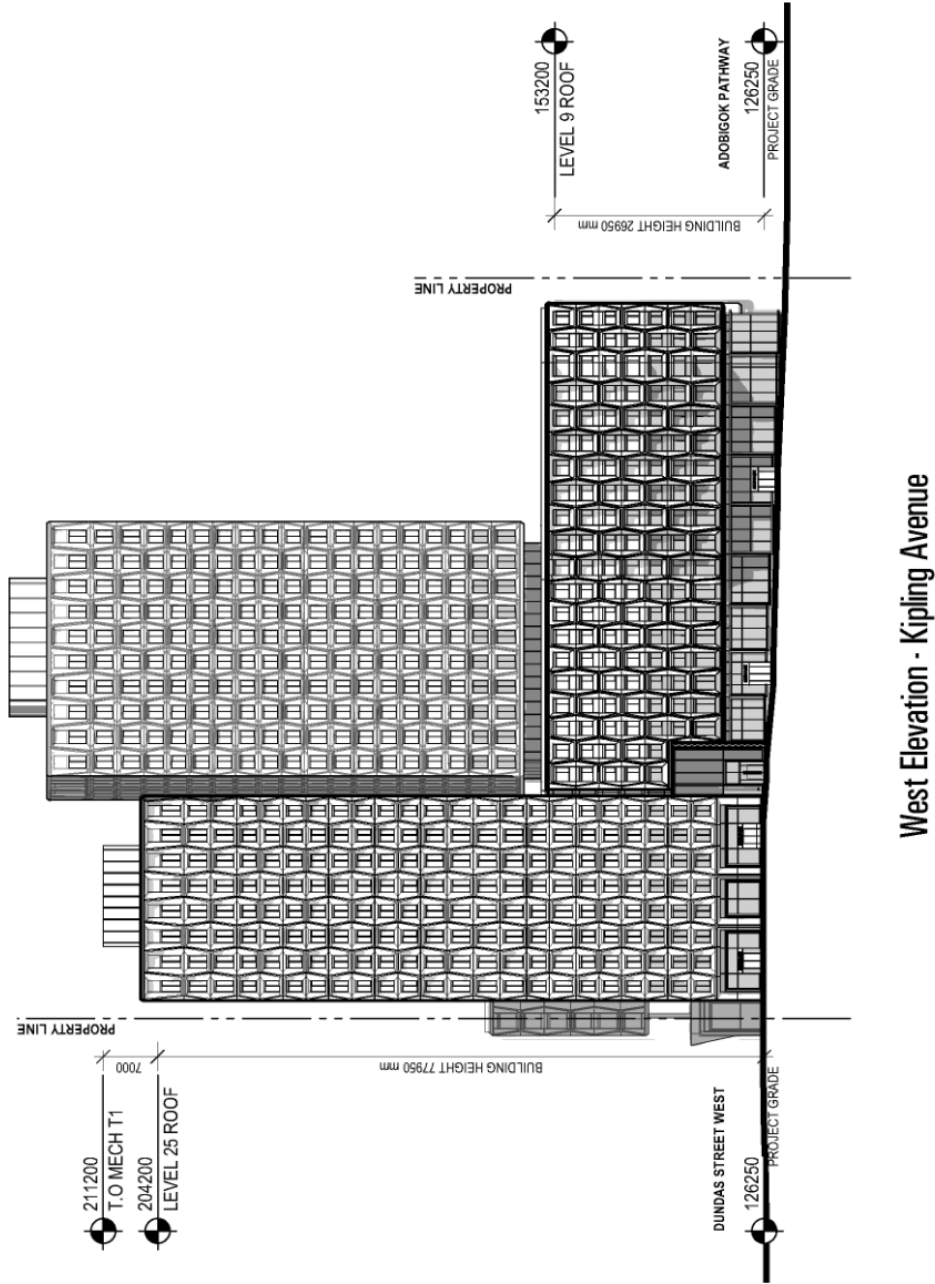
East Elevation - Bindagen Trail

# Attachment 9c: South Elevation



South Elevation - Adobigok Pathway

# Attachment 9d: West Elevation



West Elevation - Kipling Avenue