

## **4875 Dundas Street West – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report - Refusal**

**Date:** November 14, 2024

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York

**Wards:** Ward 3 – Etobicoke-Lakeshore

**Planning Application Number:** 24 143269 WET 03 OZ

**Related Application Number:** 24 143880 WET 03 RH

### **SUMMARY**

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On May 7, 2024, a combined Official Plan Amendment and Zoning By-law Amendment application was submitted for a development at 4875 Dundas Street West to permit a 45-storey (150-metre high) mixed use building with a four-storey base building. The proposal contains 488 residential units, of which 56 are rental replacement units and 432 are market-based condominium units, and 461 square metres are at-grade retail uses. The overall proposal results in a density of 11.7 times the area of the lot.

A related Rental Housing Demolition Application has been submitted.

This report reviews and recommends refusal of the application as the proposal is not consistent with the policies of the Official Plan, does not have appropriate regard for the policies of the Etobicoke Centre Secondary Plan and its size and scale are excessive.

### **RECOMMENDATIONS**

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The Director, Community Planning, Etobicoke York District recommends that:

1. City Council refuse the application for an Official Plan Amendment and Zoning By-law Amendment (Application 24 143269 WET 03 OZ) in its current form, for the lands municipally known as 4875 Dundas Street West.
2. If the application is appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, direct staff to use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the concerns with the Official Plan Amendment and Zoning By-law Amendment application, to the satisfaction of the Executive Director, Development Review and City Solicitor.
3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or

public bodies who may have appealed the decision of City Council based on subsections 22(8.1) and 34(11.0.0.1) of the Planning Act; and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the Planning Act.

4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's decision pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials 75 days after the last day for filing a notice of appeal for these matters.

5. Should issues related to the Official Plan Amendment and Zoning By-law Amendment application be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director, Community Planning, Etobicoke York to bring forward a Decision Report – Approval to Etobicoke York Community Council for a statutory public meeting as required under the Planning Act.

6. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.

7. City Council direct the City Solicitor to request, in the event of an appeal to the Ontario Land Tribunal, the Ontario Land Tribunal to withhold its final Order until the following conditions are met:

a. The final forms of the Official Plan Amendment and Zoning By-law Amendments are to the satisfaction of the Executive Director, Development Review and the City Solicitor, including any appropriate Holding (H) Provisions.

b. An updated Pedestrian Level Wind Study with mitigations to the satisfaction of the Executive Director, Development Review.

c. An application to Injure or Remove Trees has been submitted by the owner and accepted by the General Manager of Parks, Forestry and Recreation.

d. The owner has addressed all comments from Transportation Services regarding the Transportation Impact Study to the satisfaction of the General Manager, Transportation Services.

e. The owner has addressed all comments from Engineering and Construction Services to their satisfaction and made satisfactory arrangements for any upgrades to municipal infrastructure as identified in an accepted Functional Servicing and Stormwater Management Report.

f. Any mitigation and/or restrictions on the proposed built form to address the accepted and peer reviewed Noise Impact Study and Air Quality and Odour Study satisfactory to the Executive Director, Development Review.

g. City Council has approved Rental Housing Demolition Application (file No. 24 143880 WET 03 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Executive Director, Development Review and the City Solicitor, securing all rental housing related matters necessary to implement City Council's decision including:

1. Replacement of the existing 56 rental housing units, including the same number of units, bedroom type and size and with similar rents.
2. An acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to a replacement rental unit on the lands at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship.

## **FINANCIAL IMPACT**

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The Development Review 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.

## **DECISION HISTORY**

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On July 19, 2022, City Council approved Official Plan Amendment (OPA) 540, OPA 544, and OPA 570 with 115 Major Transit Station Area (MTSA)/Protected MTSA (PMTSA) as part of the Growth Plan Conformity and Municipal Comprehensive Review. These OPAs have been submitted to the Province for approval, but no decision has been made at this time by the Minister of Municipal Affairs and Housing. The subject lands are located within the Islington PMTSA (Site and Area Specific Policy 627) as adopted by Council under OPA 570. The decision can be found at: [Agenda Item History - 2022.PH35.16 \(toronto.ca\)](#). On September 12, 2022, the Minister notified the City that the time period for the Minister to decide on OPA 540, OPA 544, and OPA 570 had been suspended.

On May 13, 2024, Etobicoke York Community Council approved a motion allowing a scoped review of the Etobicoke Centre Secondary Plan to revise any policies, if necessary, to protect and preserve the Islington Village, including considerations of built form, networks, human experience, and the utility of amenities, while recognizing and codifying, cultural, heritage and relevant linkages beyond the immediate context. This decision can be found here: [Agenda Item History - 2024.EY13.17 \(toronto.ca\)](#).

A Pre-Application Consultation (PAC) meeting was held on May 10, 2023. The Planning Application Checklist Package resulting from the PAC meeting can be found at: [Application Information Centre - 4875 DUNDAS ST W \(toronto.ca\)](#).

The current application was submitted on May 7, 2024, and deemed complete on August 22, 2024. A Preliminary Summary of the application is available on the Application Information Centre.

## **THE SITE**

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### **Description**

This site is in Islington Village and falls within the Village of Islington Business Improvement Area, on the south side of Dundas Street West, between Cordova Avenue and Islington Avenue. The 2,905 square metre site, rectangular in shape, has a frontage of 60 metres and a depth of approximately 57 metres. (See Attachment 2: Location Map.)

### **Existing Use**

The site is currently occupied by a 10-storey residential rental building containing 56 rental units, which is approximately 31.5 metres in height with underground parking and at-grade parking located to the rear of the building, both accessed from Dundas Street West. The face of the building is set back by approximately 8.5 metres and 11.5 metres from Dundas Street West.

### **Surrounding Land Uses**

On the north side of Dundas Street West are a series of low-rise commercial and institutional uses behind which stands a nine-storey mid-rise condominium building on Burnhamthorpe Crescent. Further north is the Islington Golf Club. There is an approved development application for a 25-storey mixed use building at 4888 Dundas Street West (file no. 22 139836 WET 03 OZ).

South of the site are recently approved taller heights, ranging between 20 to 27 storeys with the tallest tower planned closer to Islington Station (file nos. 20 120401 WET 03 SA and 20 120437 WET 03 SA). Immediately to the south of the site are also two outdoor tennis courts.

East of the site are two 25- and 28-storey apartment buildings, facing Islington Avenue as well as a two-storey commercial building. Further east, beyond Islington Avenue is Tom Riley Park.

West of the site is a series of low-rise commercial uses also fronting Dundas Street West, behind which runs a public lane starting on Cordova Avenue and ending behind property 4881 Dundas Street West. There is currently no connection between the public lane and the subject site.

## **THE APPLICATION**

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The application is proposing to demolish the existing ten-storey rental building and to construct a 45-storey (150.1 metres high) residential tower with 488 residential units, consisting of 273 one-bedroom units (56 percent), 174 two-bedroom units (36 percent), and 41 three-bedroom units (eight percent) as well as 56 rental replacement units. The existing vehicular access from Dundas Street West is proposed to be replaced by a new

driveway connection through the existing east-west public lane from Cordova Avenue with pedestrian access primarily from Dundas Street West. The tower element would sit on a four-storey base building (approximately 18.5 metres) stepping down to one storey along Dundas Street West.

The proposal would contain a total gross floor area of 33,919 square metres, of which 33,458 square metres would be for residential use and 461 square metres would be for at-grade retail use along Dundas Street West. The proposal contains a total of 1,966 square metres of indoor and outdoor amenity spaces at grade, fourth, and fifth floors and roof level, 221 parking spaces, and 367 bicycle spaces. Additional details are included in the table below:

Setbacks	North: 7 metres West: 12.5 metres South: 9.6 metres East: 12.5 metres
Stepbacks	North: 4 metres West: 0 metres South: 3.7 metres East: 0 metres
Tower Floorplate	800 m <sup>2</sup>
Indoor Amenity Space	Fourth Floor: 295 m <sup>2</sup> Fifth Floor: 698 m <sup>2</sup> MPH Floor: 158 m <sup>2</sup>
Outdoor Amenity Space	Grade: 178 m <sup>2</sup> Fifth Floor: 646 m <sup>2</sup>

## Reasons for the Application

The proposal requires an amendment to the Official Plan and former City of Etobicoke Zoning By-law 1088-2002 to create site-specific zoning provisions to permit the proposed density, building height, setbacks, vehicle and bicycle parking and other development standards necessary to facilitate the proposed development.

The proposal also requires an Official Plan Amendment to permit an exception to the policies of the Official Plan. The application proposes to create a new Site and Area Specific Policy (SASP) within the Etobicoke Centre Secondary Plan (Chapter Six), Section 12.

## APPLICATION BACKGROUND

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### Application Requirements

The materials and studies submitted in support of the application can be found by visiting the Application Information Centre: [www.Toronto.ca/4875DundasStW](http://www.Toronto.ca/4875DundasStW).

## **Agency Circulation Outcomes**

The application, together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to evaluate the application.

## **Community Consultation**

On October 7, 2024, a virtual Community Consultation Meeting was hosted by City staff. Approximately 150 people participated, as well as the Ward Councillor and the applicant.

Following a presentation by City staff and the applicant, the following issues were raised by community members:

- Concerns about insufficient affordable housing and delivery of residential condominiums not helping to address Toronto's housing crisis.
- Clarification requested regarding the size of the replacement rental units and amenities that will be provided.
- Concerns raised about the relocation of and support to existing tenants.
- Concerns about the current state of building maintenance.
- Concerns about the proposed height, massing, and density in the context of the historic Village of Islington.
- Request that the building be designed to create a welcoming landmark into the Islington Village and to signal the main street retail zone.
- Concerns about the proposal creating a wind tunnel effect.
- Concerns about the accuracy of the submitted traffic impact assessment, traffic implications of the proposal itself and cumulative impact of multiple high-rises in a small perimeter and access for emergency vehicles.
- Concerns about insufficient parking provision.
- Clarifications sought about the use of the laneway for vehicular access.
- Clarification sought on the start of construction and construction management plan.
- Concerns raised about stormwater management and impact on a flood zone.
- Concerns about the added pressure on local schools and need for children to travel further afield, in turn adding more traffic congestion.
- Concerns about noise pollution during construction.

The issues raised through community consultation have been considered through the review of this application.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land Use Policies**

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2024) (PPS). As of October 20, 2024, the PPS 2024 replaces A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (2020) (Growth Plan). The PPS 2024 refers to strategic growth areas that have been identified by municipalities to be the focus for accommodating intensification and which include major transit station areas.

The site sits within the area of the Council-adopted Islington Protected Major Transit Station Area (PMTSA) (Site and Area Specific Policy 627). This PMTSA requires a minimum density of 2.0 times the lot area of the site. Existing and permitted development within the Protected Major Transit Station Area – Islington Station – is planned for a minimum population and employment target of 300 residents and jobs combined per hectare. SASP 627 is yet to be approved by the Minister.

## **Official Plan**

The site is designated *Mixed Use Areas* and is located within one of the *Centres* on Map 2 of the Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map. The site is also located within the *Natural Heritage System* as identified on Map 9 of the Official Plan.

## **Etobicoke Centre Secondary Plan**

The site falls within the Etobicoke Centre Secondary Plan (ECSP) and the Islington Village Focus Area, identified with six other areas for enhancement and located near the edge of the ECSP boundary (Etobicoke Centre Areas Map 12-1). The historic Islington Village is envisioned as a “Main Street” area with pedestrian-scale buildings, with up to five storeys in height, having retail and service uses located at grade to enhance and expand the main street shopping area. The site is designated as Mixed Use Area "B" (Land Use Map 12-5), envisioned as the pedestrian focus of Etobicoke Centre and permits a broad range of commercial, residential and institutional uses in single use or mixed-use buildings with pedestrian-scale height. (See Attachment 4 of this report for the ECSP Land Use Map.)

## **Zoning**

The site is not presently subject to city-wide Zoning By-law 569-2013. The site is zoned EC1 in the former City of Etobicoke Zoning Code, which permits a wide range of residential and commercial uses, a maximum Floor Space Index (FSI) of 3.5, and a maximum permitted height of 15 metres. The former City of Etobicoke Zoning Code also provides performance standards including minimum and maximum height, setbacks and tower floorplate size. (See Attachment 5 of this report for the Zoning Map.)

## **Design Guidelines**

The Etobicoke Centre Urban Design Guidelines should be read in conjunction with the ECSP. These guidelines apply to new development and re-development in the Etobicoke Centre Area and set out urban design goals for the Secondary Plan area. The guidelines provide direction for public realm improvements and built form, including specific direction for main street buildings. The Etobicoke Centre Public Space & Streetscape Plan should also be read in conjunction with the ECSP. The plan recommends pedestrian-specific lighting, boulevard treatments, raised planters with benches and tree rings as special feature seating.

The following design guidelines are also relevant for the review of the proposal:

- Tall Building Design Guidelines.

- Mid-Rise Building Performance Standards and Addendum.
- Growing Up: Planning for Children in New Vertical Communities.
- Retail Design Manual.
- Streetscapes Manual.
- Privately-Owned Publicly Accessible Space Guidelines.
- Pet Friendly Design Guidelines for High Density Communities.

Design guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

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

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The by-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

## **COMMENTS**

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### **Provincial Framework**

Staff have also reviewed the current proposal for consistency with the Provincial Policy Statement (PPS) and find that the proposal to be inconsistent with the PPS (2024).

### **Land Use**

The residential and at-grade commercial uses proposed are consistent with the *Mixed Use Areas* designation in the Official Plan, ECSP policies relating to Mixed Use Area "B" in the Islington Village and land use zoning requirements for this site. While the proposal conforms to the permitted use within a *Mixed Use Areas* designation, the intensity and scale of the proposed tall building does not conform to all the Development Criteria for *Mixed Use Areas*, built form policies of the Official Plan, nor does it meet the intent of the Etobicoke Centre Secondary Plan policies.

### **Massing, Density, Height, and Placement**

The Official Plan's Built Form policies emphasize the importance of ensuring that new development is located, organized and massed to fit within its existing and planned context, promote comfortable and safe conditions for pedestrians, and support adjacent streets, lanes, parks, open spaces with improvements, expansion and active use of the public realm.



The current Secondary Plan designation and zoning for the site envisions pedestrian-scale height up to five storeys and permits a maximum height of 15 metres, respectively. ECSP policy 3.3.1.5 further specifies that the scale of buildings in areas other than in the Islington Village will generally be of mid- and high-rise character consistent with their location and surroundings. This reflects the vision set out in the ECSP for a transition down in building scale away from the Six Points Focus Area that is further west of the site, the Central Apartment Neighbourhood, and the Bloor/Islington Focus Areas to the south, closer to Islington Subway Station, as well as pedestrian-scale buildings within the Dundas Street West main street to support the Islington Village main street character.

While *Mixed Use Areas* are identified as areas for intensification, new development is subject to policies and criteria regarding appropriate building height, location and massing. The site is located near the edge of the Etobicoke Centre and Islington PMTSA, away from the Islington Subway Station hub where the greatest heights and intensification is planned and occurring. The ECSP also identifies two types of Mixed Use Areas in Map 12-5: Mixed Use Area “A”, to be designed and situated to take advantage of nearby transit services, and Mixed Area “B”, which seeks to maintain the pedestrian focus of the Etobicoke Centre and where the site is located. Furthermore, the Etobicoke Centre Urban Design Guidelines speak to taller buildings being located near the Kipling and Islington subway nodes.

The two existing apartment buildings (25-storey and 28-storey) to the east of the site and located within the Mixed-Use Area “A” designation, are set back approximately 18 metres from Dundas Street West. The existing 10-storey apartment building on the site is also set back from Dundas Street West by 8.5 metres to 11.5 metres. The recently approved taller heights, immediately to the south of the Islington Village main street and within the Central Apartment Neighbourhood, also Mixed Use Area “A”, range between 20 to 27 storeys, with the tallest heights planned closer to Islington Subway Station. These are also positioned and scaled to limit their physical and visual impacts on the Islington Village main street. Specifically, the proposals are set back and step down in height to limit visual impact onto Dundas Street West and to maintain good access to sunlight onto the public realm. Similarly, taller elements of all recent approvals on the north side of the Islington Village have been substantially stepped back from the frontage along Dundas Street West to maintain and reinforce the pedestrian scale within Islington Village, addressing visual and physical impacts on the village character.

The proposed density of 11.7 and height of 45 storeys (150.1 metres) significantly exceed what is permissible on this site as per the Etobicoke Centre Secondary Plan for the Islington Village focus area including the existing and planned context as discussed above. While the development site may be appropriate for intensification, the proposed building massing, including setbacks, stepbacks, as well as height and scale, and would negatively impact the public realm. The proposal does not contribute to the main street character and nor demonstrate an appropriate fit and good transition in scale with respect to the urban structure of the area, and the lower scale of the existing and planned context directly surrounding the site, as established by the City’s Official Plan and the Etobicoke Centre Secondary Plan.

## **Shadow**

The Official Plan requires development to locate and mass new buildings to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The ECSP also speaks to buildings minimizing negative impacts of shadows on street, parks, open spaces, and neighbouring properties.

The Sun/Shadow Study, prepared by Graziani + Corazza Architects, dated August 6, 2024, shows shadows cast during the spring and fall equinoxes between 9:18 a.m. and 2:18 p.m. over the Islington Village public realm. The study also indicates a shadow cast over properties to the north along Dundas Street West and condominium at 9 Burnhamthorpe Crescent between 9:18 a.m. and 1:18 p.m., and over Tom Riley Park from 4:18 p.m., creating an additional incursion into the *Parks* designation. City staff have concerns about the extent of the shadow impact resulting from the proposed development in its current form.

## **Wind**

A Pedestrian Level Wind Study, prepared by Gnobi Consulting Inc., dated August 8, 2024, was submitted in support of the application. The study identifies uncomfortable wind conditions in certain areas around the building and in the outdoor amenity areas of the building. All annual wind safety conditions created because of this proposed development are to be mitigated. Where wind mitigation measures are needed, modifications to the building massing/articulation are a preferred approach to provide permanent mitigation. The mitigation measures should demonstrate improvements eliminating uncomfortable conditions. Outdoor amenity terraces should have conditions suitable for sitting covering a substantial portion of the terrace to serve its intended use.

## **Unit Mix**

A mix of unit types and sizes are proposed, including 273 (56 percent) one-bedroom units, ranging between 39.6 and 62.7 square metres 174 (36 percent) two-bedroom units, ranging between 65.5 and 83.3 square metres, and 41 (eight percent) three-bedroom units, ranging between 85.4 and 85.5 square metres, for a total of 488 dwelling units.

The Official Plan, Policy 3.2.1.1, encourages a full range of housing, in terms of form, tenure and affordability, across the city, to meet the current and future needs of residents. The Growing Up: Planning for Children in New Vertical Communities (Growing Up Guidelines) requires that an appropriate mix of larger units is to be provided, i.e., 10 percent of three-bedroom units with sizes ranging between 100 and 106 square metres and 15 percent of two-bedroom units with sizes ranging between 87 and 90 square metres should be met. The proposed unit mix and sizes should be revised to reflect City standards.

## **Amenity Space**

Based on 488 residential units the proposal is expected to deliver a minimum of two square metres of indoor and outdoor amenity space respectively (976 square metres)

for a total of 1952 square metres. The proposal includes 984 square metres of indoor amenity space and 982 square metres of outdoor amenity space.

Amenity space provision is also required to conform with the Pet Friendly Design Guidelines for High Density Communities.

### **Rental Housing Demolition and Tenant Relocation and Assistance Plan**

A related Rental Housing Demolition Application (file no. 24 143880 WET 03 RH) has been submitted as this application involves the demolition of a total of 56 dwelling units, all of which are rental housing units.

Official Plan Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size, and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires the applicant to develop an acceptable tenant relocation and assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship. The applicant has proposed replacement of the existing rental units; however, further detail is outstanding related to the replacement unit floor plans and a proposed Tenant Relocation and Assistance Plan.

City staff will hold a separate meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition and Conversion Application.

### **Streetscape**

The pedestrian-scale environment envisioned for the Islington Village is guided by a set of urban design guidelines in the Etobicoke Centre Secondary Plan. ECSP policies encourage the enhancement of the pedestrian experience through design that increases pedestrian safety, improves visual amenity and further integrates the system of public walkways. The 27-metre-wide right-of-way on Dundas Street West requires a minimum 4.8-metre-wide sidewalk zone with six metres between the curb and building face. Priority should be given towards creating a pedestrian oriented street that is supported by a continuous row of trees, pedestrian clearway (minimum 2.1 metres wide), lighting and street furniture. Trees, plantings and other landscape features must be coordinated with existing and proposed utilities.

Streetscape improvements are also to be coordinated with the Village of Islington Business Improvement Association (BIA) and any new designs are to be compatible with the vision of the BIA.

### **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code, Chapter 415-28](#), requires that the payment be made prior to the

issuance of the first above-ground building permit for the land to be developed.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The information submitted with the application indicates that the proposed development would remove or injure a total of 19 by-law protected trees. 18 trees are proposed to be planted on private property and no trees are proposed within the right-of-way.

Urban Forestry staff reviewed the proposed development application and do not consider the proposed streetscape changes to be acceptable as presented. The application must comply with Tier 1: Ecology elements of the Toronto Green Standard (TGS), Version 4. As proposed, the applicant does not provide adequate soil volume and space for tree planting on-site to meet TGS Version 4 standards. Insufficient detail has been included in the submission including soil volume specifications and dimensions. A 2.1-metre-wide sidewalk abutting the private lot line must be specified.

### **Parking Access and Transportation**

A Transportation Impact Study (TIS) was submitted and reviewed by Transportation Services and Transportation Planning.

While the property is currently zoned EC1 under the Etobicoke Zoning Code and is subject to Zoning By-law 1088-2002, the parking requirements for this site are set by city-wide Zoning By-law 569-2013 as amended by Zoning By-law 89-2022. A maximum of 316 car parking spaces for residential use are required for the proposed development, and a minimum of six for visitors. The proposed residential parking supply is less than the applicable by-law maximum parking requirements and the visitor parking proposal exceeds the minimum requirement. Notwithstanding, there are concerns that the proposed seven on-site visitor parking spaces are insufficient to accommodate anticipated visitor parking demand. With regards to the retail component of the application, this is below 500 square metres, and the applicable by-law has no minimum requirement. No retail parking is proposed. The applicant has advised City staff that the proposed retail use may be an urban grocery. This raises some concerns that this use may become a destination, which would result in additional parking demand.

According to the site statistics, the applicant is providing 332 long-term bicycle parking spaces and 35 short-term spaces, which complies with the minimum bicycle parking supply requirements of Zoning By-law 569-2013, Bicycle Zone 2.

Zoning By-law 569-2013 requirements for the residential component are being met by the provision of one Type 'G' loading space and one Type 'C' loading space. As the proposed retail space has a gross floor area that is less than 499 square metres, it does not require a loading space. However, as noted earlier, the retail space may be a grocery use and there is concern of significant loading activity taking place on Dundas Street West instead of at a designated on-site loading facility.

City staff is supportive of the provision of a new bike share station on the application site and would seek a Bike Share E-station to be secured as part of a future Site Plan Control application.

To satisfy the Official Plan requirement of a 27-metre-wide right-of-way for this segment of Dundas Street West a 0.40-metre road widening is required along the Dundas Street West frontage of the property.

Additional annotations, information and revisions are required, including to address traffic impact comments.

## **Servicing**

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and reviewed by Engineering and Construction Services. The findings of these reports and forms are unsatisfactory and revisions are required. Amongst other issues including missing information, ECS has concerns with the proposed long-term discharge of foundation drainage to the City's sanitary sewer system.

Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing and Stormwater Management Report, staff recommend a Holding Provision be included in the final form of the site-specific Zoning By-law Amendment, and the Holding Provision is not to be lifted until such time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **Noise and Air Quality**

A Noise Impact Study and an Air Quality and Odour Study, dated April 2024, both prepared by SLR were submitted. A peer review is required.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Some performance measures for the Tier 1 development features would be secured through the Zoning By-law Amendment.

## **School Boards**

At this time, local elementary and secondary schools are operating close to capacity and may not be able to accommodate additional students from the development as proposed.

## **CONCLUSION**

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The proposal has been reviewed against the policies of the PPS (2024) and the Official Plan. The proposal is not consistent with the PPS (2024) does not conform with the Official Plan and does not have appropriate regard for the Etobicoke Centre Secondary Plan. The proposal would result in a negative departure from the area character for the Islington Village established through the ECSP and reinforced by recent approvals and constructed buildings in the planned context. The proposed development is excessive in size, does not represent good planning and is not in the public interest in its current form. Staff recommend that Council refuse the application.

## **CONTACT**

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## **SIGNATURE**

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Michael Mizzi, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Etobicoke Centre Secondary Plan 12-5  
Attachment 5: Existing Zoning By-law Map

### **Applicant Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7a: East Elevation  
Attachment 7b: North Elevation  
Attachment 7c: South Elevation  
Attachment 7d: West Elevation

## Attachment 1: Application Data Sheet

Municipal Address: 4875 Dundas Street West      Date Received: May 7, 2024  
Application Number: 24 143269 WET 03 OZ  
Application Type: OPA / Rezoning  
Project Description: Combined Official Plan and Zoning By-law Amendments application to permit a mixed-use development with a 45-storey mixed-use building of which 33,458 square metres would be residential gross floor area and 461 square metres would be for at-grade retail uses.

Applicant	Applicant	Architect	Owner
Lincoln Lo Malone Given Parsons Ltd 140 Renfrew Dr, Suite 201 Markham, ON L3R 6B3	Lincoln Lo Malone Given Parsons Ltd 140 Renfrew Dr, Suite 201 Markham, ON L3R 6B3	Graziani & Corazza 8400 Jane Street, Building D, Suite 300 Concord ON L4K 4L8	4875 Dundas St. West Residences Limited C/O South Building E 8700 Dufferin St, Floor 2 Vaughan, ON L4K 4S6

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	EC1 By-law 1088- 2002	Heritage Designation:	N
Height Limit (m):	15 metres	Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq m):	2,095	Frontage (m):	60	Depth (m):	57
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	N/A	0	1,118	1,118
Residential GFA (sq m):	4837.74	0	33,458	33,458
Non-Residential GFA (sq m):	0	0	461	461
Total GFA (sq m):			33,919	33,919
Height - Storeys:	10	0	45	45
Height - Metres:	31.5	0	150.09	150.09

Lot Coverage Ratio (%):	38.48	Floor Space Index:	11.67
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	33,458	0
Retail GFA:	461	0
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	56	0	56	
Freehold:				
Condominium:			432	
Other				
Total Units:			488	488

#### Total Residential Units by Size

Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0
Proposed:	0	273	174	41
Total Units:	0	273	174	41

#### Parking and Loading

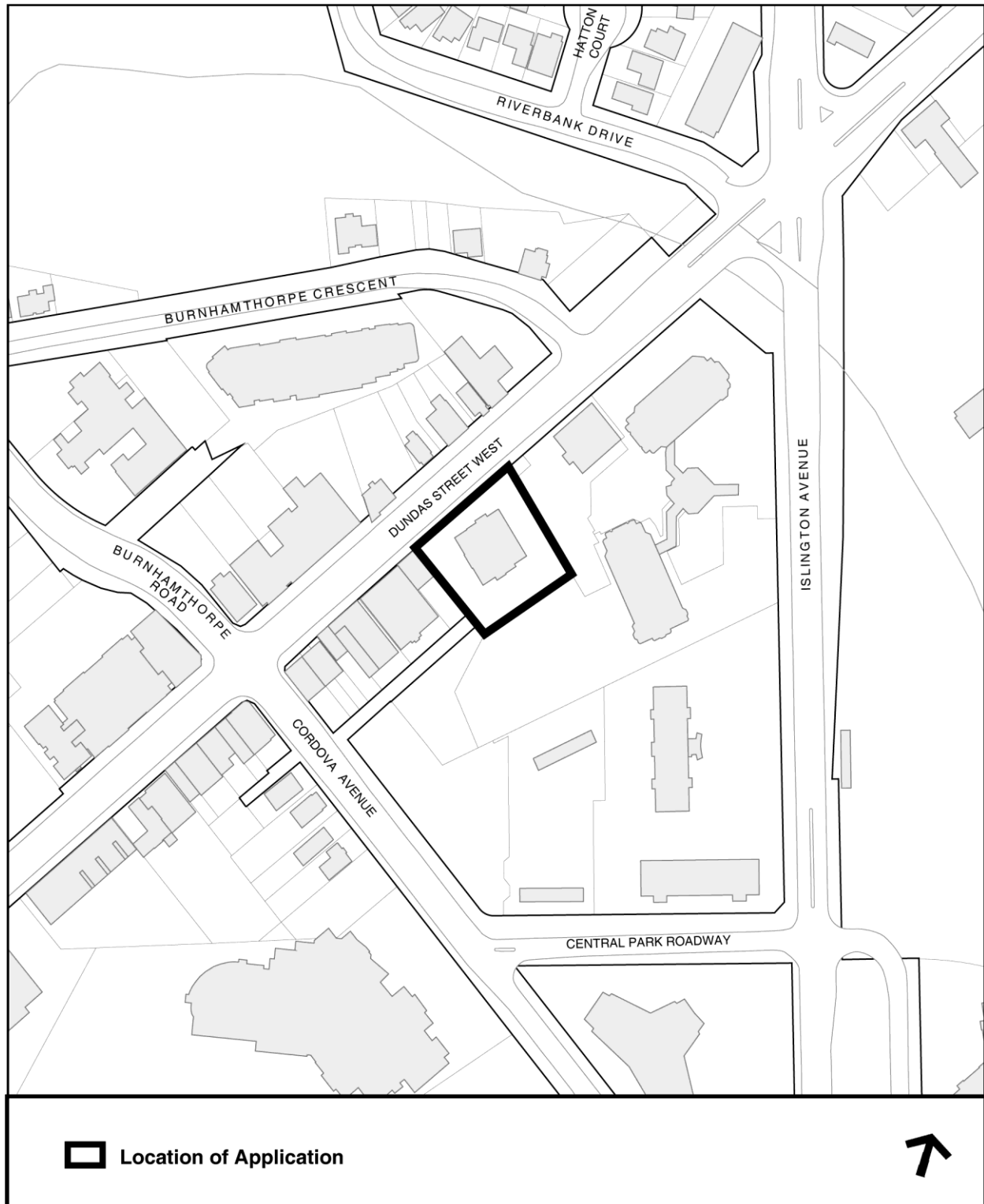
Parking Spaces: 221      Bicycle Parking Spaces: 367      Loading Docks: 2

#### CONTACT:

Giulia Acuto, Senior Planner  
416-392-4781  
[Giulia.Acuto@toronto.ca](mailto:Giulia.Acuto@toronto.ca)



## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



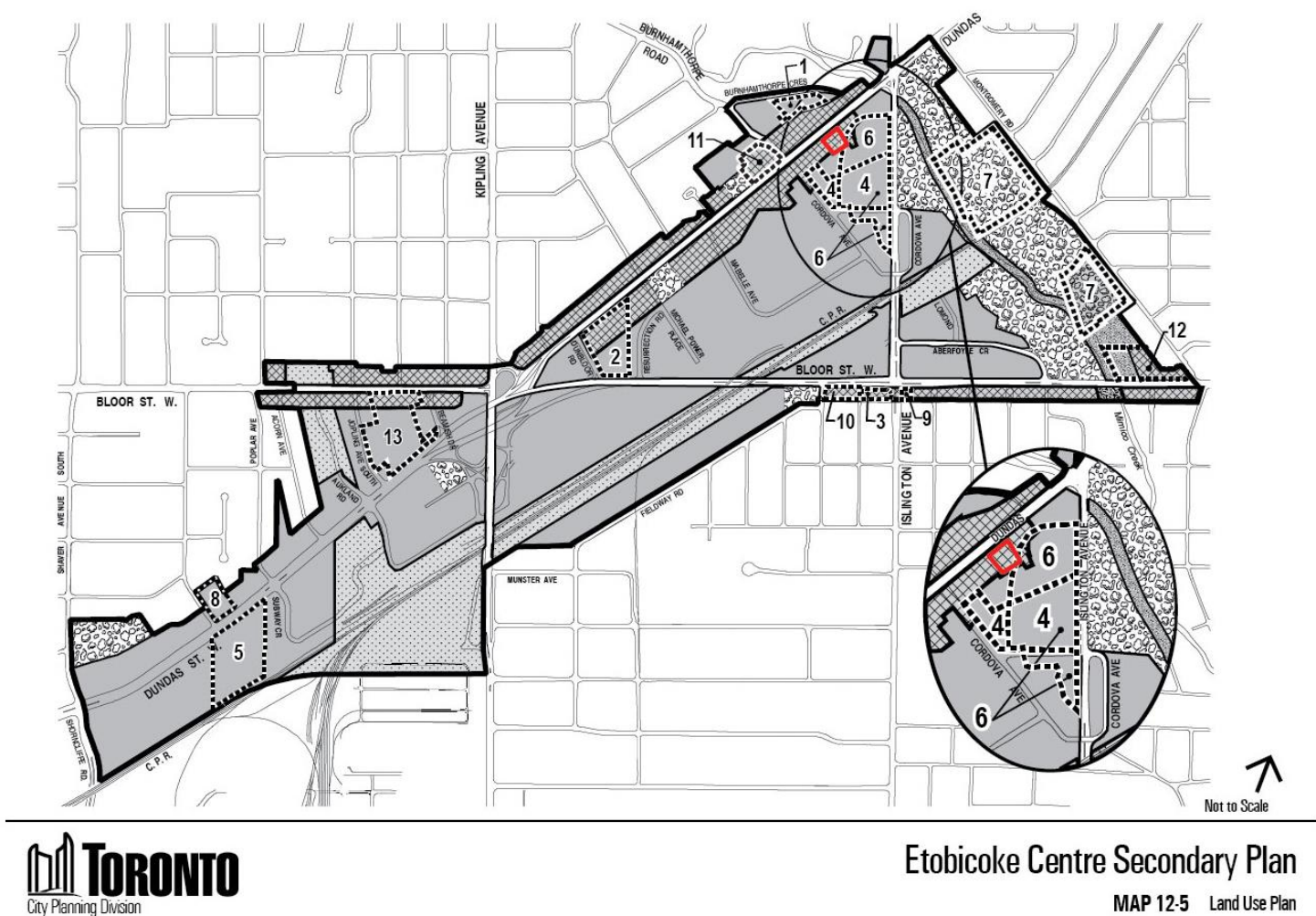
Official Plan Land Use Map 14

4875 Dundas Street West

File # 24 143269 WET 03 02



  
Not to Scale  
Extracted: 05/06/2024

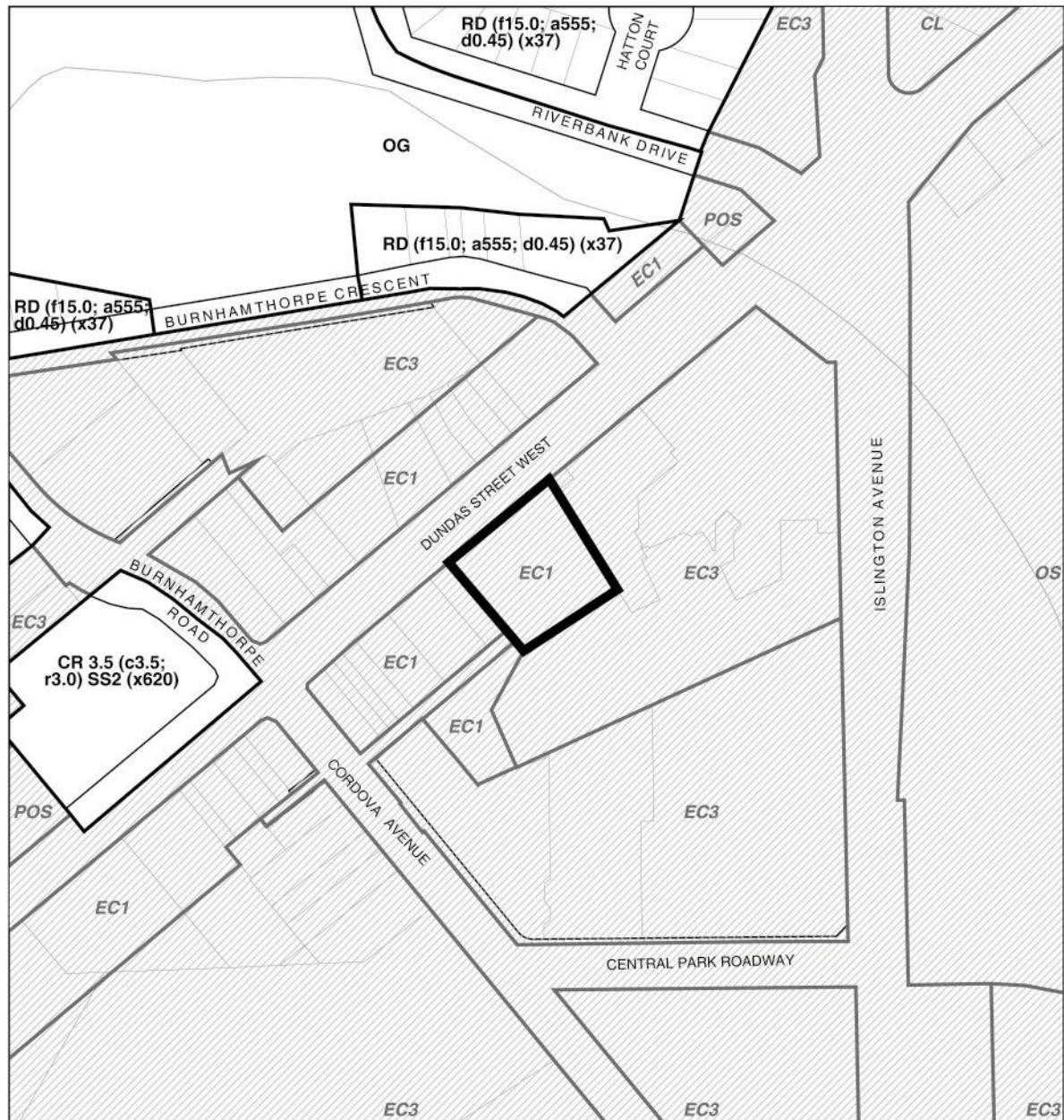


- |                         |  |                                 |
|-------------------------|--|---------------------------------|
| Secondary Plan Boundary | Parks and Open Space Areas   | Site and Area Specific Policies |
| Mixed Use Area A        | Natural Areas  | Site                            |
| Mixed Use Area B        | Parks  |                                 |
| Utility Corridors       | Other Open Spaces Areas<br>(Including Golf Courses,<br>Cemeteries, Public Utilities) |                                 |

August 2022



## Attachment 5: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**4875 Dundas Street West**

File # 24 143269 WET 03 02



Location of Application

RD  
CR  
OG

Residential Detached  
Commercial Residential  
Open Space Golf Course



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

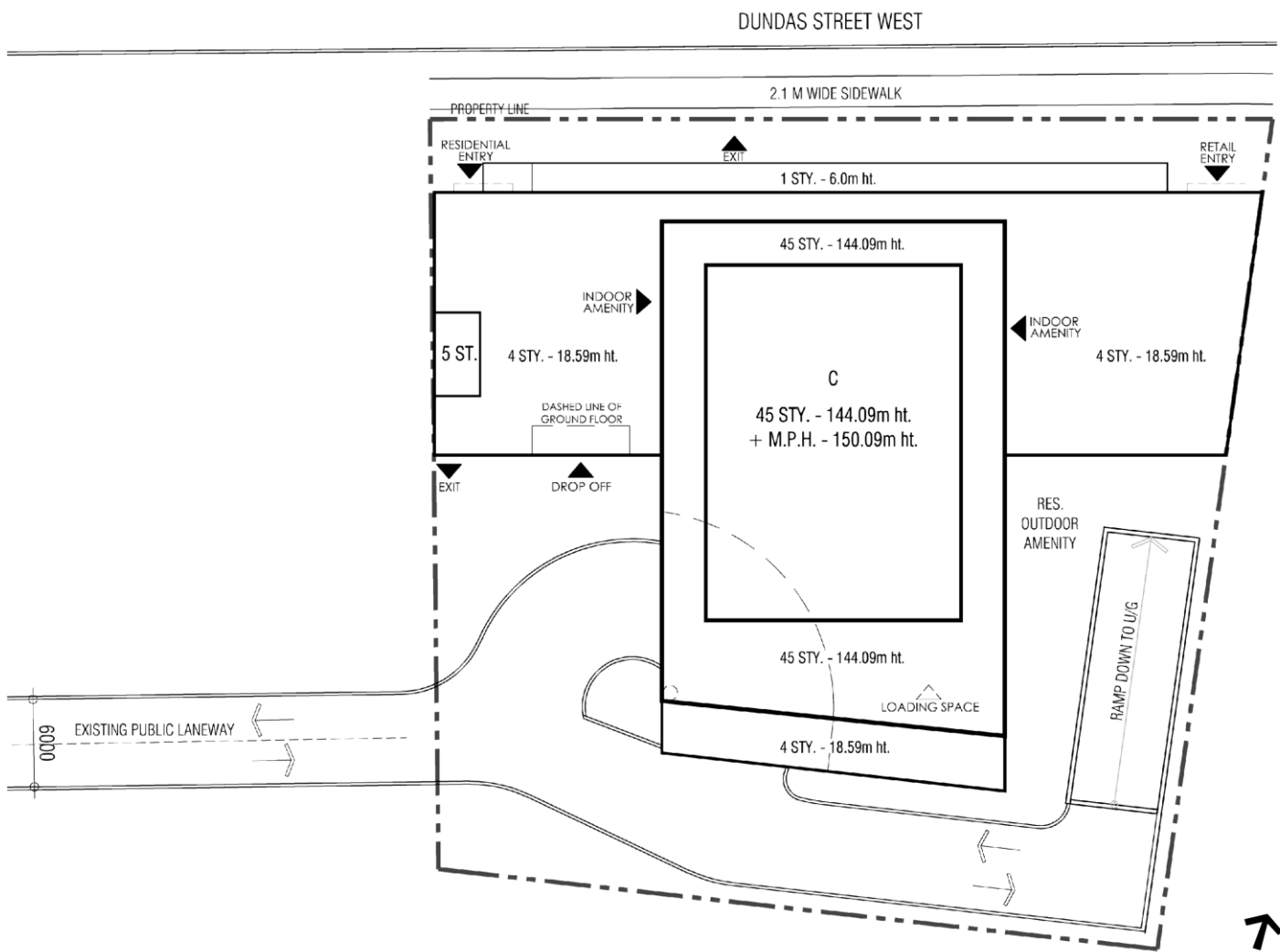
OS  
POS  
CL  
EC1  
EC3

Public Open Space Zone  
Private Open Space Zone  
Limited Commercial Zone  
Etobicoke Centre 1  
Etobicoke Centre 3

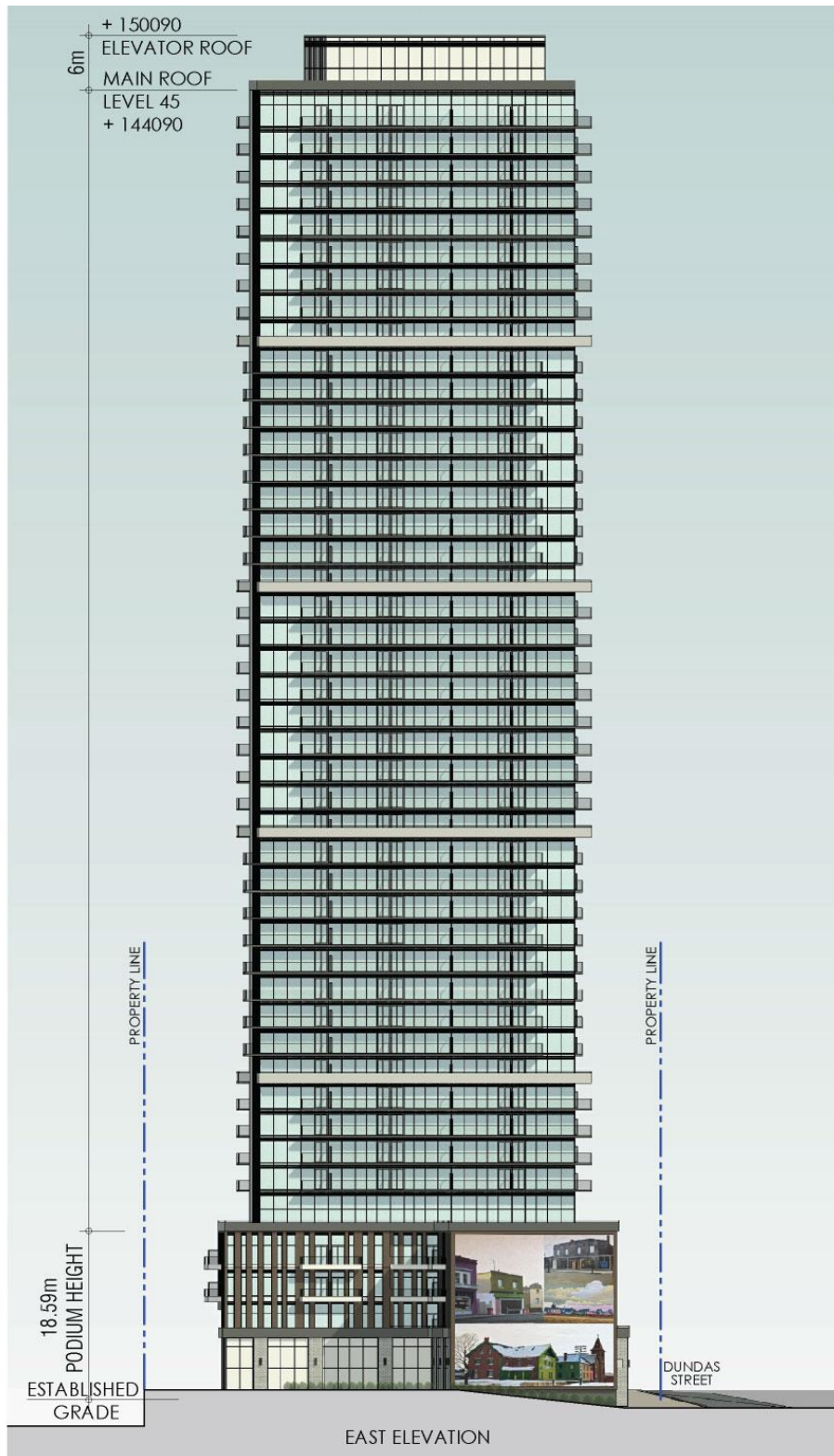


Not to Scale  
Extracted: 05/06/2024

Attachment 6: Site Plan



## Attachment 7a: East Elevation





## Attachment 7b: North Elevation



## Attachment 7c: South Elevation





## Attachment 7d: West Elevation

