

## **6 Dawes Road - Draft Plan of Subdivision Application – Decision Report – Approval**

Date: March 12, 2024  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Wards: Ward 19 - Beaches-East York

**Planning Application Number:** 21 218416 STE 19 SB

### **SUMMARY**

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This report advises that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision to divide 6 Dawes Road into four blocks including mixed-use development parcels (Block 1 and Block 2), a public park (Block 3) and lands that will allow for a new public road extension (Block 4).

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 4 subject to:
  - a. the conditions as generally listed in Attachment 5 which, except as otherwise noted, must be fulfilled prior final approval and the release of the Plan of Subdivision for registration; and
  - b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

## 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.

## DECISION HISTORY

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On December 17, 2019, City Council adopted Official Plan Amendment 478 (OPA 478) as the result of the Main Street Planning Study. OPA 478 allows for intensification, including tall buildings, within the study area through the achievement of a new road network, new parks and open spaces, and new and improved community services and facilities. The final report and OPA 478 can be found at the following link: [Agenda Item History -2019.TE11.4 \(toronto.ca\)](#)

There were eight appeals of OPA 478 to the Ontario Land Tribunal. On October 1, 2021, City Council adopted a Request for Direction Report in respect of OPA 478. The City Council decision is available at: [Agenda Item History -2021.CC36.7 \(toronto.ca\)](#)

The Ontario Land Tribunal issued a Final Order for OPA 478 on June 27, 2022.

In its decision dated August 16, 2022, the OLT approved the zoning by-law amendment application for 6 Dawes Road (19 253476 STE 19 OZ), including Section 37 provisions, for a mixed-use development with four towers and a 1,400 square metre parkland dedication.

On July 19, 2022, City Council adopted the Major Transit Station Area (MTSA) and Protected Major Transit Station Area (PMTSA) Official Plan Amendments pursuant to Sections 16(15) and 26 of the Planning Act, including Official Plan Amendment 540 (OPA 540) which would amend Chapter 8 of the Official Plan. Taken together, these OPAs add a combined total of 115 MTSA and PMTSA to Chapter 8 of the Official Plan. These OPAs are awaiting a decision by the province and not yet in force. The final report and OPA can be found at the following link: [Agenda Item History -2022.PH35.16 \(toronto.ca\)](#)

## PROPOSAL

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**Description:** The site is located at the south west corner of Dawes Road and Guest Avenue, and north of the GO rail corridor.

The total area of the site is 13,196 square metres with a frontage of 346 metres and a lot depth of 43 metres. The site is currently vacant.

## Reasons for Application

The proposed Draft Plan of Subdivision will create the necessary parcels for the two development blocks, the new public park, and new road to facilitate the orderly development of the site. Land division that involves the creation of new streets or several blocks and or lots requires a Plan of Subdivision.

## APPLICATION BACKGROUND

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**Description:** To divide 6 Dawes Road into four blocks including two mixed-use development parcels (Block 1 and Block 2), a public park (Block 3) and lands that will allow for the Dawes Road extension (Block 4), as described in Table 1 and shown in Attachment 4.

Table 1: Proposed Subdivision Plan

Block	Use	Area (Hectares)
1	Mixed Use Development (West Block)	0.6787
2	Mixed Use Development (East Block)	0.1653
3	Public Park	0.1399
4	Future Road	0.1916
Total Subdivision Area		1.1755

**Access:** The new east-west road will provide access to and from the north boundary of the site.

## Additional Information

See Attachment 1 to this report for the location map, Attachment 2 for a map of adjacent developments, Attachment 3 for a site plan, Attachment 4 for the proposed Draft Plan of Subdivision, and Attachment 5 for the Draft Plan Conditions.

## Site Plan Control

A Site Plan Control application (Application No. 22 137808 STE 19 SA) to facilitate the development of Block 1 has been submitted and is under review.

## Provincial Land Use Policies

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and

healthy environment. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Draft Plan of Subdivision approval.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Draft Plan of Subdivision**

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has delegated authority to the Chief Planner and Executive Director, City Planning to approve plans of subdivision and determine appropriate conditions of approval. The Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 4 subject to the Draft Plan of Subdivision Conditions outlined in Attachment 5.

The proposed conditions of Draft Plan of Subdivision approval would address the technical requirements of the development, including:

- The creation of the proposed development blocks;
- The form and function of the new east-west public street;
- The owner's conveyance of lands necessary to construct the new public road and to widen Dawes Road;
- Construction of streets and services;
- Environmental remediation of all lands to be conveyed to the City;
- The conveyance of a public park;
- Stormwater management; and
- Tree protection and planting.

Review of the proposed Draft Plan of Subdivision and preparation of associated conditions has considered the matters set out in Section 51(24) of the Planning Act. The proposed Draft Plan of Subdivision conditions provide for the registration of the plan of subdivision prior to issuance of any building permit on the site.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). This report has been brought forward to Toronto and East York Community Council in accordance with the requirement to hold a statutory public meeting under Section 51(20) of the Planning Act.

## **Land Use**

This application has been reviewed against the Official Plan policies and the Main Street Planning Study policies, also referred to as Official Plan Amendment 478 (OPA 478). The proposed mixed use buildings connected by a proposed POPS and public park are consistent with the existing and planned context for the subject property and the surrounding area. The proposed Plan of Subdivision conforms with the Official Plan as required by Section 51(24)(c) of the Planning Act and complies with the site-specific Zoning By-law. The land is suitable for the proposed subdivision and the dimension and shape of the proposed development parcels are appropriate.

## **Proposed Public Street and Street Widening**

The Draft Plan of Subdivision contributes to the lands necessary for a new east-west public street which will serve as the Dawes Road extension. The proposed public street consists of lands within the 6 Dawes Road site and portions of other properties, including 2575 Danforth Avenue, 2681 Danforth Avenue, 2721 Danforth Avenue, 8 Dawes Road and 10-30 Dawes Road. The proposed new street is part of the overall street and block structure set out in OPA 478 and is necessary to provide access to the block. The acquisition of the lands required for the new east-west public street is governed in part by the registered Section 37 Agreement.

The design of the proposed road is based on the City of Toronto Development Infrastructure Policy and Standards (DIPS) for an Intermediate Local Residential Street – Option B. Under this standard, the ultimate condition of the new public road would have a 10.7 metre right-of-way along the north frontage of the site, allowing for two-way vehicular travel and parking for pick up and drop off on one side, with trees and sidewalks on both sides.

## **Environmental Issues**

A Record of Site Condition is required prior to the registration of the Plan and the issuance of a building permit, to complete the conveyance of lands to the city for the future road. In addition, a standard peer review process will be undertaken as a condition of Draft Plan of Subdivision Approval to ensure that any lands dedicated to the city are remediated as required.

## **Servicing**

The applicant has submitted a Functional Servicing Study and Stormwater Management Report in support of the application. Additional technical review is required to finalize and approve these reports. Any required new municipal infrastructure and upgrades to

the existing infrastructure to accommodate the proposed development will be included in the Subdivision Agreement for the development.

### **Parkland Dedication**

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the Strategy's methodology, the development site is currently in an area with 12-28 square metres of parkland per person, which is less than the city-wide average provision of 28 square metres of parkland per person (2022). Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS version 3. The applicant is encouraged to strive for compliance with the current TGS version 4 to advance the City's objectives for resilience.

Performance measures for the Tier 1 development features for Stormwater Retention will be secured through the Conditions of Draft Plan of Subdivision Approval. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

### **Conclusion**

The proposed Draft Plan of Subdivision is consistent with Section 51 of the Planning Act as it would conform to the Official Plan, provides for the orderly development of the lands and proposes appropriate utilities and City services. The draft plan is consistent with the division of land that was anticipated by the site-specific Zoning By-law. The Chief Planner and Executive Director, City Planning, intends to approve this application for Draft Plan of Subdivision as generally illustrated in Attachment 4 and subject to the conditions in Attachment 5.

## **CONTACT**

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## **SIGNATURE**

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Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

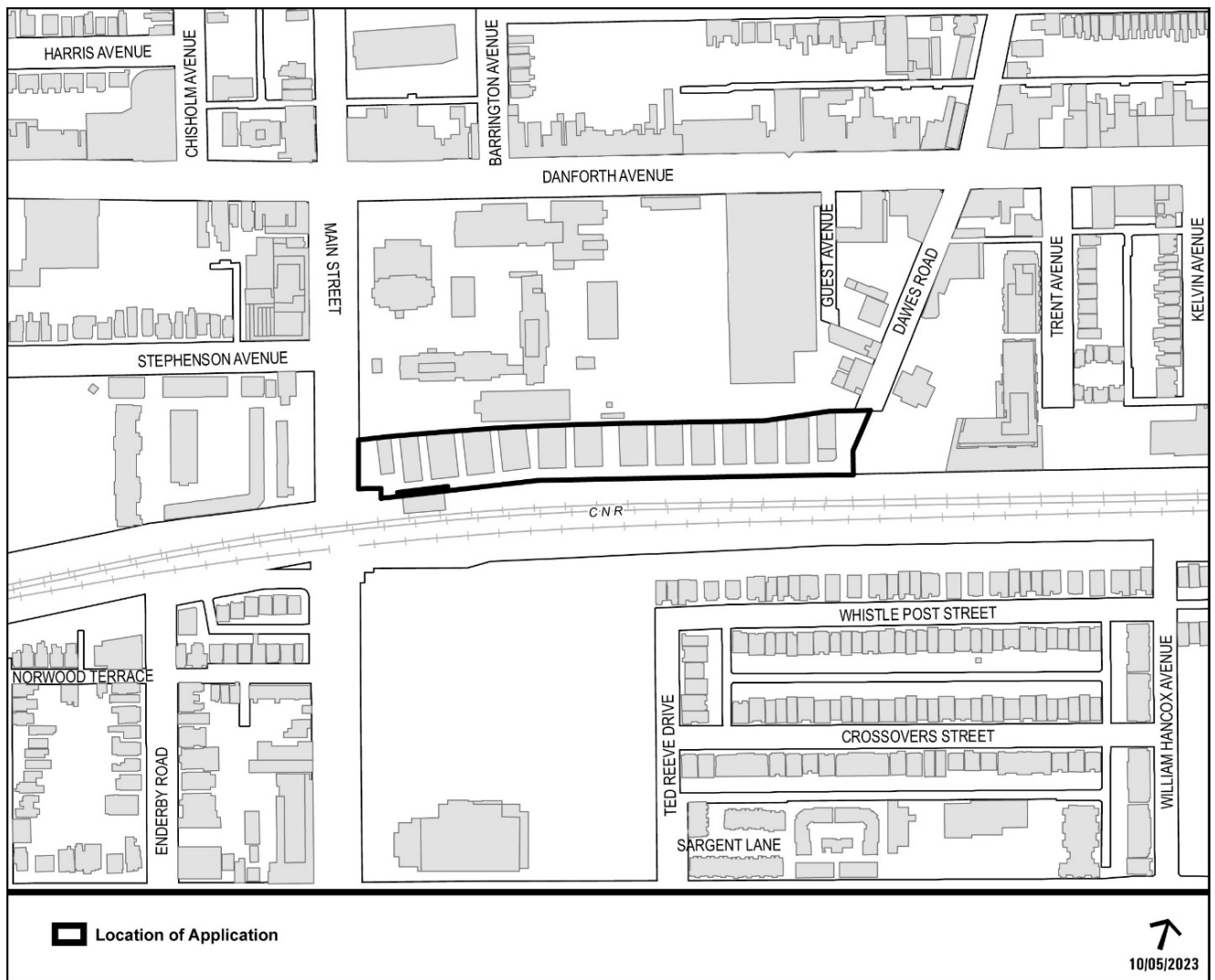
## **ATTACHMENTS**

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

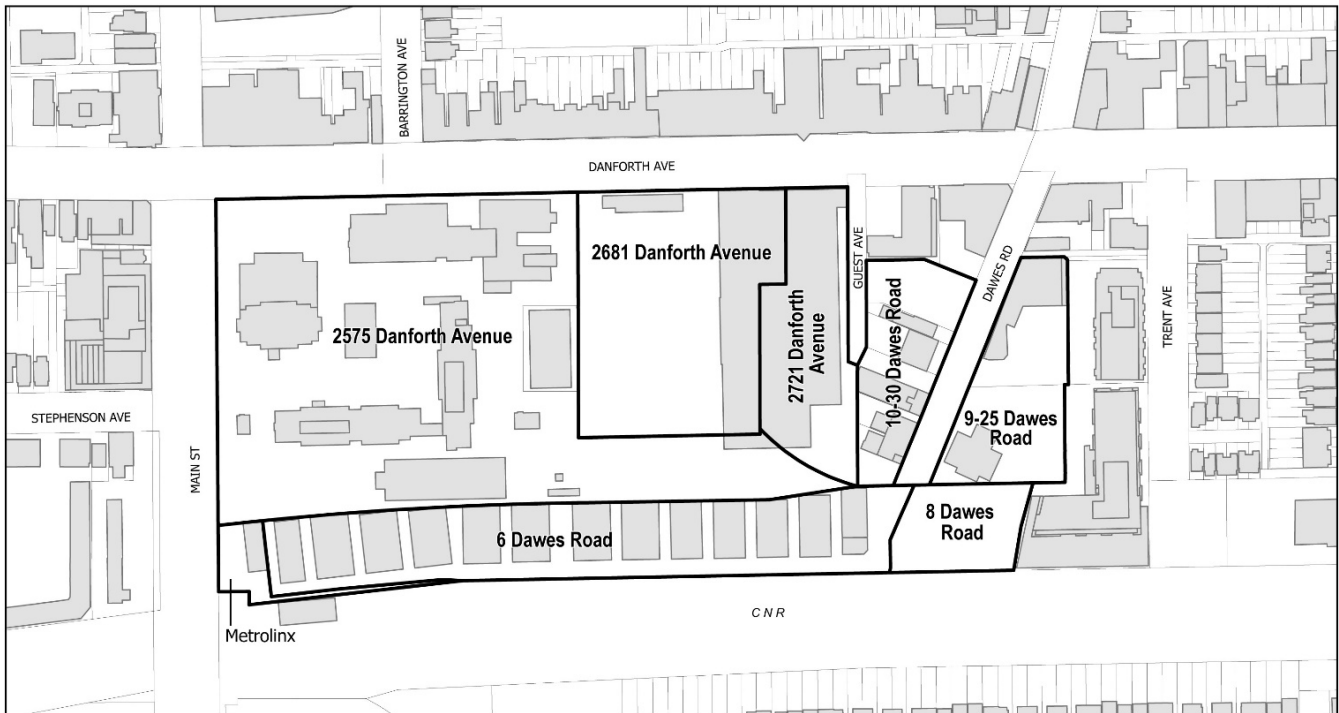
Attachment 1: Location Map  
Attachment 2: Adjacent Developments  
Attachment 3: Site Plan  
Attachment 4: Draft Plan of Subdivision  
Attachment 5: Draft Plan of Subdivision Conditions

## Attachment 1: Location Map





## Attachment 2: Adjacent Developments



**Main Square**  
Adjacent Developments

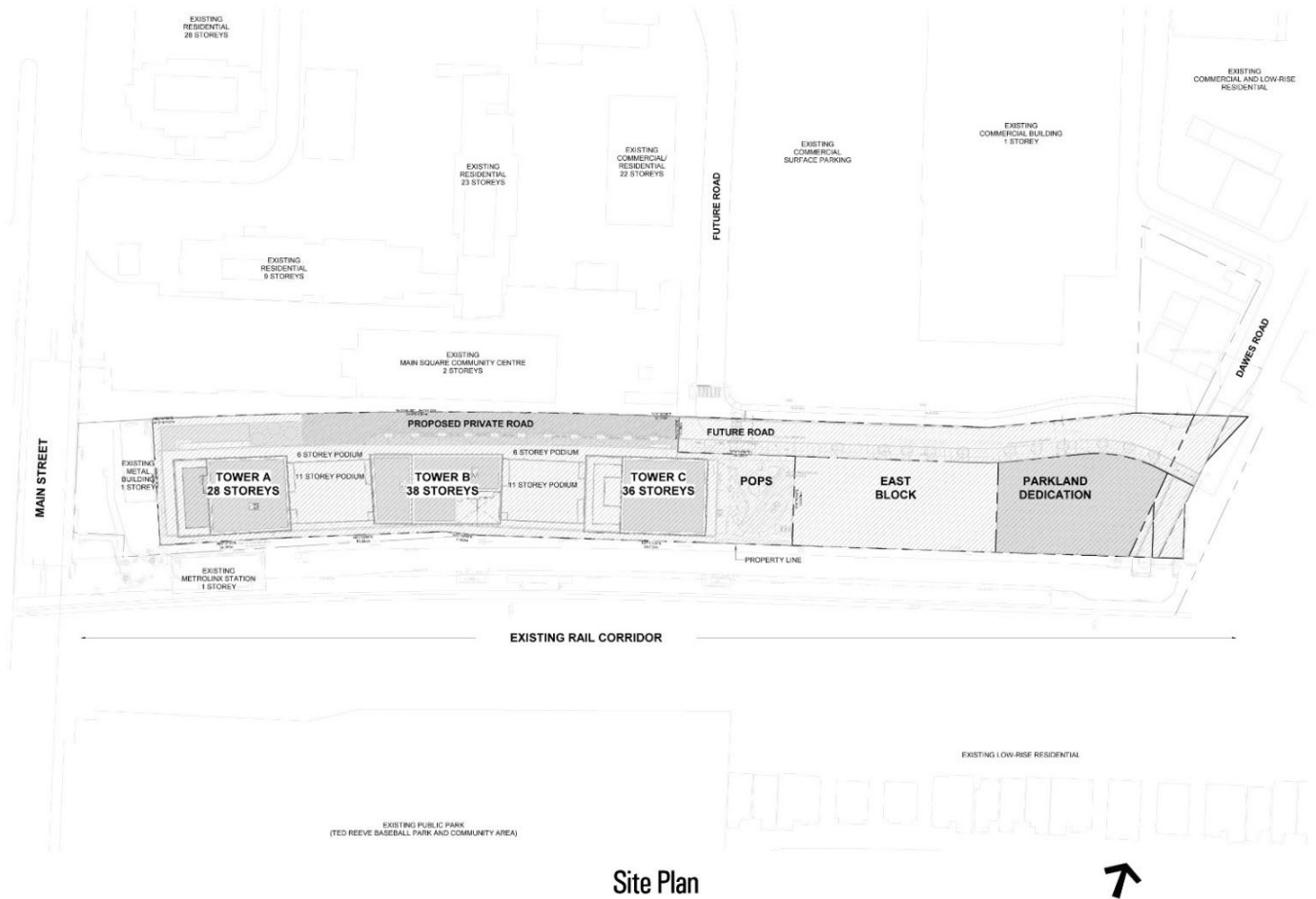
 Property Boundary

Draft map



Not to Scale  
03/05/2024

## Attachment 3: Site Plan



Site Plan



## 6 Dawes Road – Decision Report - Approval

Draft Plan of Subdivision



## Attachment 5: Draft Plan of Subdivision Conditions

Attachment that it will be made available on or before the April 3, 2024, Toronto and East York Community Council meeting.