

1113-1125 Dundas Street West – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: June 21, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Number: 23 237080 STE 10 OZ

SUMMARY

This City-initiated application proposes to amend the Official Plan and Zoning By-law to permit a 10-storey (35.5 metres in height inclusive of the mechanical penthouse) mixed-use building with 94 dwelling units and approximately 194 square metres of non-residential space and a one-storey (4.5 metres in height) rear ancillary building on the City-owned site located at 1113-1125 Dundas Street West. A minimum of 30% of the units are required to be affordable rental units, which means 28 affordable rental units will be provided through this development.

The 10-storey building would be the first mass-timber building on a City-owned site, part of the Mass Timber Pilot Project that was adopted by Council in May 2022. This site is one of the five 'housing ready' sites identified in the "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes" report adopted by Council in November 2023.

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).

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposed mixed-use building is an appropriate scale that fits with the existing and planned context of the surrounding area, provides additional market and affordable rental housing, and serves as a leading example of achieving environmental sustainability through the use of geothermal energy and mass timber construction.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District, recommends that:

1. City Council amend the Official Plan for the lands at 1113 Dundas Street West, substantially in accordance with the draft Official Plan Amendment, included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1113-1125 Dundas Street West, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council authorize that 30% of the total number of units in the project are to be affordable, for a minimum period of 99 years. The current design includes for 28 affordable units of a total 94 dwelling units. The ratio of unit types by number of bedrooms is to be to the satisfaction of the Executive Director, Housing Secretariat.
5. City Council authorize the Affordable Rental Units, as described in Table 1 in the Financial Impact section of this report, to be eligible for waivers of fees for planning application, building permit, parkland dedication and development charges, unless already paid or exempted by provincial legislation.
6. City Council authorize an exemption from taxation for municipal and school purposes under the terms of the Open Door Affordable Rental Housing Program for the affordable rental units within the development, and for the time period described in Table 1 of the Financial Impact section of this report.
7. City Council authorize the Controller to cancel or refund any taxes paid after the effective date of the exemption from taxation for municipal and school purposes as set out in the applicable municipal housing facility agreement (the City's Contribution Agreement).
8. City Council authorize the Executive Director, Housing Secretariat, to negotiate and execute, on behalf of the City, a municipal housing facility agreement (the City's Contribution Agreement), with the appropriate legal entities for the development listed in Table 1 of the Financial Impact section of this report, or related entities, to secure the financial assistance and to set out the terms of the development and operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer and Treasurer, and in a form approved by the City Solicitor.

9. City Council authorize the Executive Director, Housing Secretariat, on behalf of the City, to execute any security or financing documents, or any other documents required to facilitate the development, including any documents required by the proponents of the development described in Table 1 in the Financial Impact section of this report, or their related corporations, to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council.

10. City Council authorize the Chief Executive Officer, CreateTO in consultation with the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat to explore the feasibility and design options of increasing the amount of larger bedroom units that are informed by both the Affordable Housing Design Guidelines and the Growing Up Guidelines for affordable rental units and market units.

11. City Council request the Executive Director, Housing Secretariat, in consultation with the Chief Executive Officer, CreateTO to look at opportunities to enhance accessibility and include more universal design features in affordable and market rental units.

12. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude this development from Permit Parking.

FINANCIAL IMPACT

This report recommends City Council approve financial incentives under the Open Door Affordable Housing Program of approximately \$1,603,914 (before property tax exemption) for the proposed affordable rental dwelling units. The affordability period is 99 years.

The total value of City incentives recommended in this report is \$2,756,599 (including the property tax exemption) reflecting an average City contribution of \$98,448 per Affordable Rental Home. These incentives are not a direct payment from the City but rather foregone revenues in the form of waivers or exemptions to planning fees, building permit fees, development charges, parkland dedication and property tax.

The value of City incentives may fluctuate depending on the timing of development application, and may vary if some non-profit projects are determined to be eligible for exemptions for parkland dedication or development charges under the recent changes to the Development Charges Act, 1997 and the Planning Act as a result of Bill 23. This will be determined at a later stage of the development review process. Details of incentive values are provided in Table 1 below.

Table 1: Evaluation of City Incentives for 1113-1125 Dundas Street West

Affordable Rental Homes	Estimated Affordability Period	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Net Present Value of Property Taxes ***	Estimated Total Value of Incentives
28	99	\$1,023,709	\$580,205	\$1,152,646	\$2,756,599

*Calculated using June 2024 DC rates post-Bill 23.

**Includes estimated 2024 building permit fees of \$100,506, and 2024 parkland dedication fees of \$420,000.

***Calculated using 2024 property tax rates.

DECISION HISTORY

On July 14, 2021, City Council adopted Item PH 25.20 "1113-1117 Dundas Street West - New Non-Profit Affordable Housing Opportunity", which directed staff to create a work plan for new affordable rental housing on this site to be operated by a non-profit organization. The item can be viewed here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.PH25.20>

On May 11, 2022, City Council adopted Item PH33.7 "Delivering Affordable Rental Housing at 1113-1117 Dundas Street West", which authorized the Mass Timber Affordable Housing Pilot Program and funding requirements to assess the viability of mass timber as an approach to deliver housing in a high-quality form that achieves near-zero Greenhouse Gas emissions for City-owned site at 1113-1117 Dundas Street West (Car Park #204). The item can be viewed here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH33.7>

On June 20, 2022, CreateTO Board of Directors adopted Item RA32.5 "Integrating a Climate Action Approach to City Real Estate Decisions - Mass Timber Pilot Program", which outlined the goals and objectives of the Mass Timber Pilot Program and requested CreateTO staff to report back with an update at the completion of the initial due diligence phase. The item can be viewed here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.RA32.5>

On November 8, 2023, City Council adopted Item EX9.3 "Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes", which included 1113-1125 Dundas Street West as one of the five 'housing ready' sites to advance under a 'public builder model' where the City leads all aspects of the delivery. The item can be viewed here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

On March 20th, 2024, City Council adopted item EX12.4 "Long-term Financial Plan Update: Leveraging City-wide Real Estate Opportunities for Affordable Housing, Complete Communities and Financial Sustainability", which directed Staff to undertake a "parking-to-homes" review of all off-street, transit oriented, City-owned parking facilities, as well as existing and future Toronto Transit Commission stations, that may support Council's housing, community or fiscal goals and better align municipal parking services to City and Provincial planning policies. The item can be viewed here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX12.4>

THE SITE

Description

The site is a consolidation of two lots located on the south side of Dundas Street West, east of Ossington Avenue, and is bounded by two public laneways to the west and south. The site has an area of approximately 1,699 square metres with a frontage of approximately 36.9 metres on Dundas Street West and a depth of approximately 45 metres. See Attachment 2 for the location map of the site.

Existing Use

The site includes a vacant two-storey townhouse at 1113 Dundas Street West and a surface Green P parking lot with 37 vehicular parking spaces at 1117-1125 Dundas Street West that has operated since 2000. The City of Toronto currently owns both properties.

THE APPLICATION

Description

The application proposes a 10-storey mass timber, mixed-use building (35.5 meters in height, including the mechanical penthouse) with a total gross floor area of approximately 5,957 square metres, which includes 94 rental dwelling units and 194 square metres of non-residential space on the ground floor fronting on Dundas Street West. A one-storey ancillary building (4.5 metres in height) is proposed at the rear southeast corner of the site abutting a public laneway that will be used for long-term bicycle parking for the future residents of the 10-storey building.

Density

The proposal has a density of 3.5 times the area of the lot.

Residential Floor Area

The proposed development includes 94 rental dwelling units, of which the unit mix is 18 studio (19%), 56 one-bedroom (60%), 15 two-bedroom (16%), and 11 three-bedroom

units (5%). A total of 5,763 square metres of residential gross floor area is proposed. A minimum of 30% of the total unit count is required to be affordable rental units, which means 28 out of the 94 units would be affordable rental units.

Non-Residential Floor Area

The proposal includes approximately 194 square metres of non-residential space on the ground floor fronting Dundas Street West.

Access, Bicycle Parking, Vehicle Parking and Loading

Residential and non-residential pedestrian access to the building is proposed from entrances fronting on Dundas Street West.

The proposal includes zero vehicular parking spaces, a total of 105 bicycle parking spaces (85 long-term and 20 short-term), and one Type G loading space. The long-term bicycle parking spaces are located within an ancillary building at the rear of the site. The short-term bicycle parking spaces are dispersed around the site along Dundas Street West and the public laneway.

The Type G loading space is also located at the rear of the site and is accessed by entering from Dundas Street West and southbound down the north-south laneway.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, ground floor plan, elevations, and 3D renderings of the proposal in context. Detailed project information, including all plans and reports submitted as part of the application can be found on the City's Application Information Centre: www.toronto.ca/1117DundasStW.

Reasons for Application

The Official Plan Amendment proposes re-designating the property at 1113 Dundas Street West from Neighbourhoods to Mixed Use Areas. The Zoning By-law Amendment proposes to amend City of Toronto Zoning By-law 569-2013 to rezone the lands from Residential (R) to Commercial Residential (CR) and permit site-specific performance standards to facilitate the proposal, including building height, density, building setbacks, and vehicular parking requirements, among other standards.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Block Context Plan
- Geotechnical Study
- Hydrogeological Study
- Pedestrian Level Wind Study
- Servicing and Stormwater Management Report
- Sun Shadow Study
- Transportation Impact Study

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 Official Plan amendments and Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being located on one of the City's Avenues. The current land use designation for 1113 Dundas Street West is Neighbourhoods, and 1117-1125 Dundas Street West is designated Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

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

Zoning

The site is zoned R (d1.0) (x806) under Zoning By-law 569-2013. The R zoning category permits a range of residential building types including detached, semi-detached, townhouses, multiplexes, laneway suites, and apartment buildings. Site-specific exception 806 includes site-specific zoning by-laws from 1998 for the 1117-1125 Dundas Street West for a mixed-use building (13 metres in height) with 36 dwelling units. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet-Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

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.

Site Plan Control

This site is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMUNITY CONSULTATION

CreateTO held three in-person community information pop-up consultations during February and March 2024, which included both weekday and weekend dates. An in-person community consultation meeting was held on March 7, 2024 at the West Neighbourhood House located at 248 Ossington Avenue, which is less than 200 metres from the development site. Approximately 50 people attended the meeting together with the Ward Councillor, City Staff from Community Planning, Environment & Energy, the Housing Secretariat, and CreateTO, along with their consultants. At the meeting, both City Staff and CreateTO staff gave presentations on mass timber construction, the site and surrounding area, the planning framework, and the proposed development. Following the presentations, a question-and-answer discussion was moderated by Third Party Republic, who were retained by CreateTO as a public engagement consultant.

Comments and questions from both the pop-up and community consultation events included:

- The loss of the Green P parking lot and vehicular parking to serve the residents and nearby businesses, and concern parking would overflow into the neighbouring streets;
- Some people also acknowledged that less parking in new buildings located in the downtown and near transit is better in the long run;
- Excitement and support regarding the environmental and sustainability initiatives the City is pursuing; and,
- The continuing pressing need for affordable housing in the City.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the Provincial Policy Statement (PPS) (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the relevant policies in the Official Plan. The Official Plan Amendment to redesignate 1113 Dundas Street West from Neighborhoods to Mixed Use Areas is acceptable, as the proposal is an appropriate form of mixed-use development along a designated Avenue.

Public Realm

The existing 3-metre wide sidewalk with six City trees on Dundas Street West will be maintained. The proposed 10-storey building is set back from the front lot line approximately 1.6 to 2.4 metres, which will increase the amount of pedestrian clearway beyond the 2.1 metres that currently exists today to approximately 3.7 to 4.5 metres. Short-term bicycle parking will be located near the front of the building, abutting the entrances to the non-residential units and residential lobby, and along the west side of the building in the laneway.

Density, Height, Massing

City Planning staff find that the proposal conforms with the Official Plan with respect to built form, height and massing. It is an appropriate scale of development for lands along Avenues and designated Mixed Use Areas and transitions in scale to the low-rise residential neighbourhood to the south.

The proposal meets the general direction and intent of the Mid-Rise Building Performance Standards by providing a front building stepback and appropriate transition to surrounding buildings. The one-storey ancillary building at the rear has a similar scale to laneway suites that are permitted in Residential Zones and provides a further transition to the neighbourhoods to the south. The Mid-rise Building Performance Standards recommend that a 3-metre building stepback be provided starting at the height of 80% of the width of the right-of-way (16 metres for a 20-metre wide right-of-way). The proposed building goes beyond this guideline by providing a 5-metre stepback starting at a building height of 13.5 metres. Staff are of the opinion that providing a greater stepback and lower base building height achieves an appropriate balance between respecting the existing low-rise built form along Dundas Street West and having mid-rise buildings along Avenues in the City. By providing the stepback at a lower height, this also achieves a greater amount of sunlight on the north sidewalk along Dundas Street West.

Sun, Shadow, Wind

A Sun and Shadow Study submitted with the application illustrates the new shadow cast by the proposed 10-storey building, which staff consider acceptable as it allows for several hours of continuous sunlight on the north sidewalk along Dundas Street West.

The submitted Pedestrian Wind Assessment evaluates the wind safety and comfort conditions of the building entrances, private outdoor spaces and public sidewalks. Staff consider the proposed wind conditions to be acceptable as there would be minimal impacts to the safety and comfort level for pedestrians within proximity to the site along Dundas Street West.

Parking and Loading

Zero vehicular parking spaces are proposed for this development. Given the proximity to nearby transit, together with recent changes to the City's parking rates and the Council direction for this site with its sustainability objectives, staff have no objection to the zero parking being provided for the proposed development. Parking has been an issue among residents and local businesses in the area, with concerns regarding the removal of the Green P parking lot and future residents of this 10-storey building potentially adding parking demand to the area. To help mitigate the potential increase in demand for parking on nearby residential streets, at City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

One Type G loading space for waste pick-up will be located at the southwest corner of the site abutting the laneways. The truck will enter and exit the site to and from Dundas Street West.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. As part of this development, a minimum of 30% of the total unit count is targeted to be provided as Affordable Rental Units. 94 dwelling units are proposed, of which 28 will be affordable rental units. Affordable Rental Housing is defined as housing where the total monthly shelter cost (gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at or below the lesser of one times the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation (CMHC), or 30% of the before-tax monthly income of renter households in the City of Toronto as follows:

- studio units: one-person at or below the 50th percentile income;
- one-bedroom units: one-person households at or below the 60th percentile income;
- two-bedroom units: two-person households at or below the 60th percentile income; and,
- three-bedroom units: three-person households at or below the 60th percentile income.

As part of the 2021 Council decision, both the market and rental units of this proposed building are to be operated and managed by a non-profit organization to be determined under a separate forthcoming process through CreateTO.

Road Widening

One laneway widening is required in order to satisfy the Official Plan requirements: the east-west public laneway at the rear of 1113 Dundas Street West requires a 0.22-metre widening dedication to achieve a 5-meter wide laneway. The dedication is proposed to be conveyed to the City through the Site Plan Control application.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials and are satisfied that there is sufficient stormwater and sewer capacity to service the proposed development without any required improvements to the municipal infrastructure.

Parkland

In accordance with Section 42 of the Planning Act, cash-in-lieu is required to satisfy the parkland dedication requirement for the market units proposed through this development. Staff recommend as part of this report to have the parkland dedication requirement waived for the affordable units.

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 cash-in-lieu payment for the market units be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation and Planting

A total of twelve trees exist on the site and are proposed to be removed, however these twelve trees are not subject to nor protected by the City of Toronto's Tree By-law as they are undersized. The existing seven City-owned trees along Dundas Street West would be maintained.

Seven new trees are proposed to be planted within the ground floor outdoor amenity space at the rear of the 10-storey building. This will be further reviewed and secured through the Site Plan Control application process.

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 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.

In June 2022, CreateTO reported on a collaboration with the City's Environment and Climate Division to explore mass timber construction to reduce embodied carbon emissions in the delivery of affordable housing and to explore and understand how to achieve TGS Tier 3, Version 4 (or near net-zero operational carbon emissions). CreateTO, in collaboration with the City's Environment and Climate Division, the Housing Secretariat, and City Planning, have developed and advanced the Mass Timber Pilot Program that strives to develop a scalable development model with a climate action approach.

The proposed 10-storey building is designed to target TGS Version 4, Tier 3 energy performance standards. It has been designed to further reduce greenhouse gas emissions as much as possible with the use of on-site geothermal and solar energy.

Conclusion

Staff recommends approval of the application to amend the Official Plan and Zoning By-law for a 10-storey mixed use, mass timber building. Staff are of the opinion the proposed building is an appropriate scale that fits with the existing and planned context of the surrounding area, provides needed market and affordable rental housing, and is also a leading example of achieving environmental sustainability through the use of geothermal energy and mass timber construction.

CONTACT

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Greg Katz, Housing Development Officer, Housing Secretariat
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SIGNATURE



Carly Bowman, Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Ground Floor Plan
- Attachment 9: North Elevation of the 10-storey Building
- Attachment 10: South Elevation of the 10-storey Building
- Attachment 11: East Elevation
- Attachment 12: West Elevation
- Attachment 13: Perspective View Looking Southeast
- Attachment 14: Perspective View Looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 1113-1125 DUNDAS ST W **Date Received:** December 19, 2023

Application Number: 23 237080 STE 10 OZ

Application Type: OPA and Rezoning

Project Description: A City-initiated combined Official Plan and Zoning By-law Amendment application for a 10-storey, mass timber, mixed-use building containing 94 dwelling units (with a portion of them being affordable units), approximately 194 square-metres of non-residential space on the ground level, and a one-storey ancillary building at the rear of the site. An Official Plan amendment is required to redesignate the property at 1113 Dundas Street West from Neighbourhoods to Mixed Use Areas.

Applicant	Agent	Architect	Owner
CreateTO	-	Brook McIlroy	City of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighborhoods	Site Specific Provision:	Y
Zoning:	R (d1.0) (x806)	Heritage Designation:	N
Height Limit (m):	11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,752	Frontage (m):	38	Depth (m):	46
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	80	-	1,058	1,058
Residential GFA (sq m):	150	-	5,763	5,763
Non-Residential GFA (sq m):	-	-	194	194
Total GFA (sq m):	150	-	5,957	5,957
Height - Storeys:	2	-	10	10
Height - Metres:	6	-	32	32

Lot Coverage Ratio (%)	53	Floor Space Index:	3.5
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,193	-
Non-residential GFA:	196	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	94	94
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:				
Total Units:	0	0	94	94

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	18	56	15	5
Total Units:	-	18	56	15	5

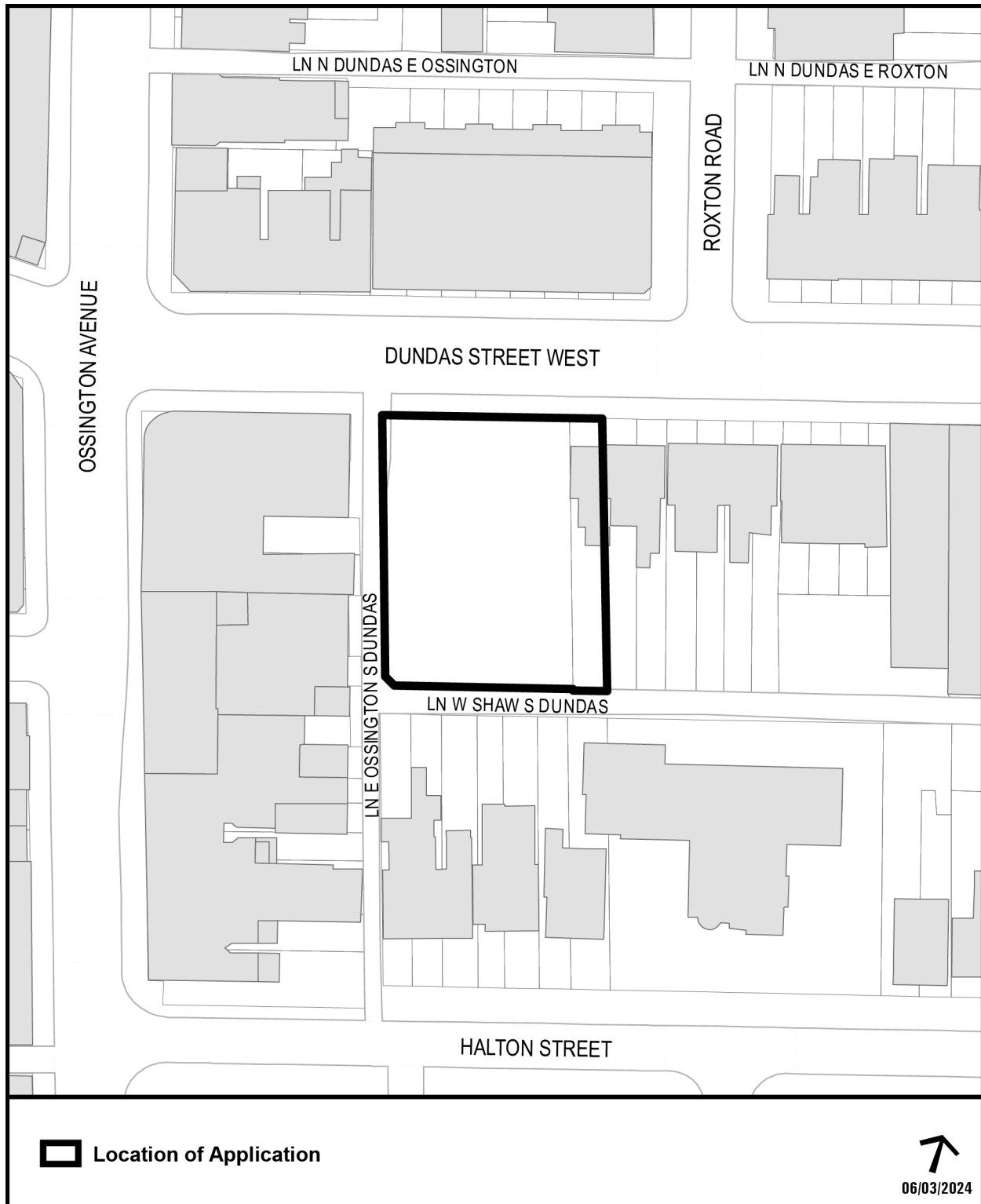
Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	105	Loading Docks:	1
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CONTACT:

Aileen Keng, Community Planner
(416) 395-7044
Aileen.Keng@toronto.ca

Attachment 2: Location Map



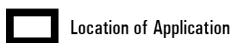
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

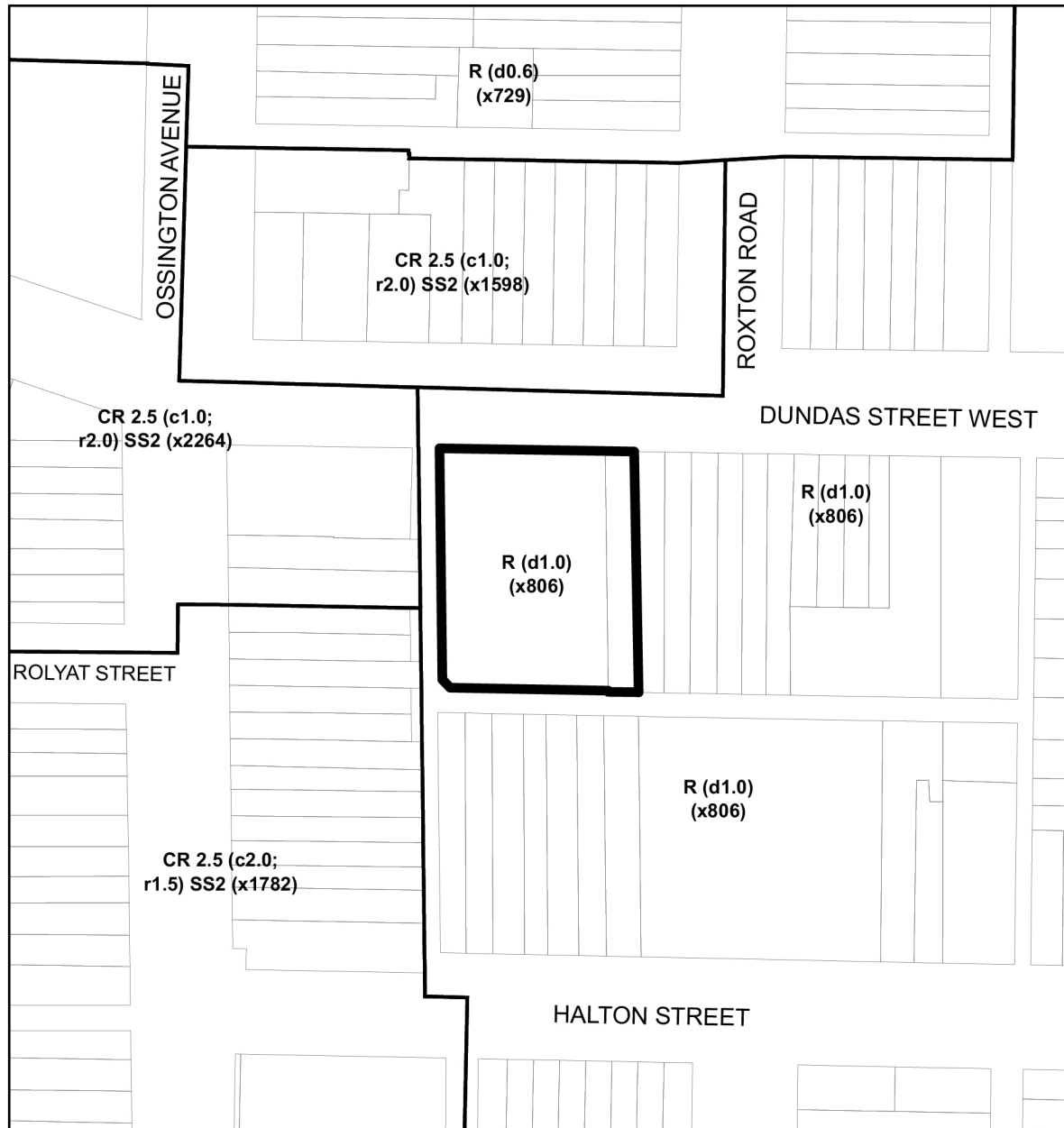
1113-1125 Dundas Street West

File # 23 237080 STE 10 0Z



Not to Scale
Extracted: 03/14/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1113-1125 Dundas Street West

File # 23 237080 STE 10 02



Location of Application

R Residential
CR Commercial Residential



Not to Scale
Extracted: 03/07/2024

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2024

Enacted by Council: ~, 2024

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2024

To adopt Amendment 729 to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2023 as 1113 Dundas Street West.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and,

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

The attached Amendment No. 729 to Official Plan Amendment is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this ~ day of ~, 2024.

FRANCES NUNZIATA,
Speaker

John D. Elvidge,
City Clerk

(Corporate Seal)

AMENDMENT NO. 729 TO THE OFFICIAL PLAN FOR THE CITY OF TORONTO

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 1113 DUNDAS STREET WEST

The Official Plan of the City of Toronto is amended as follows:

Map 18, Land Use Plan, is amended by re-designating the lands municipally known as 1113 Dundas Street West from Neighbourhoods to Mixed Use Areas, as shown on the attached Schedule A.

Schedule A

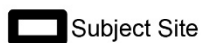


Official Plan Amendment 729

Revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Mixed Use Areas

1113-1125 Dundas Street West

File # 23 237080 STE 10 02

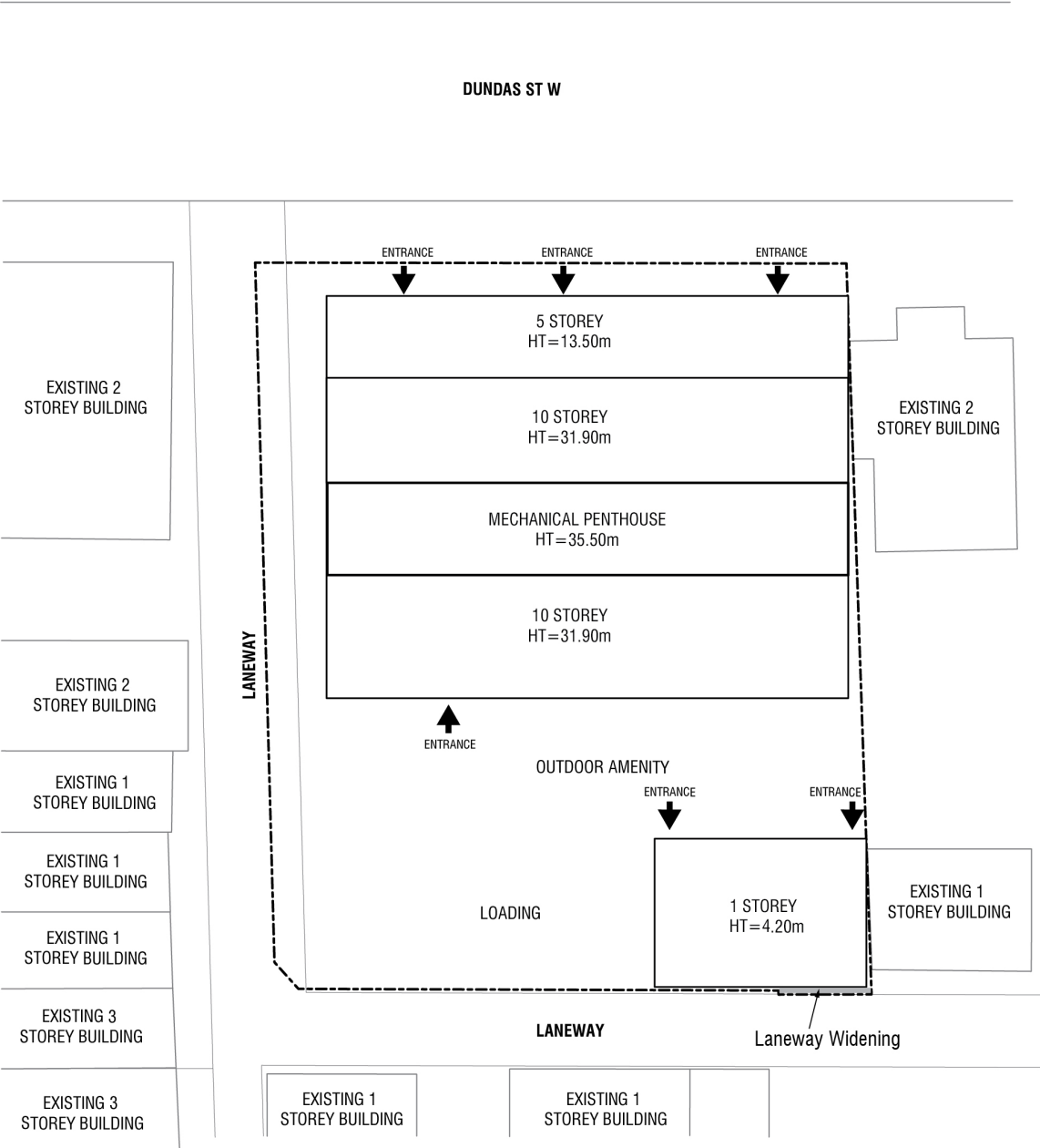


06/03/2024

Attachment 6: Draft Zoning By-law Amendment

The Draft By-law Amendment will be made available on or before the July 10, 2024 Toronto and East York Community Council meeting.

Attachment 7: Site Plan

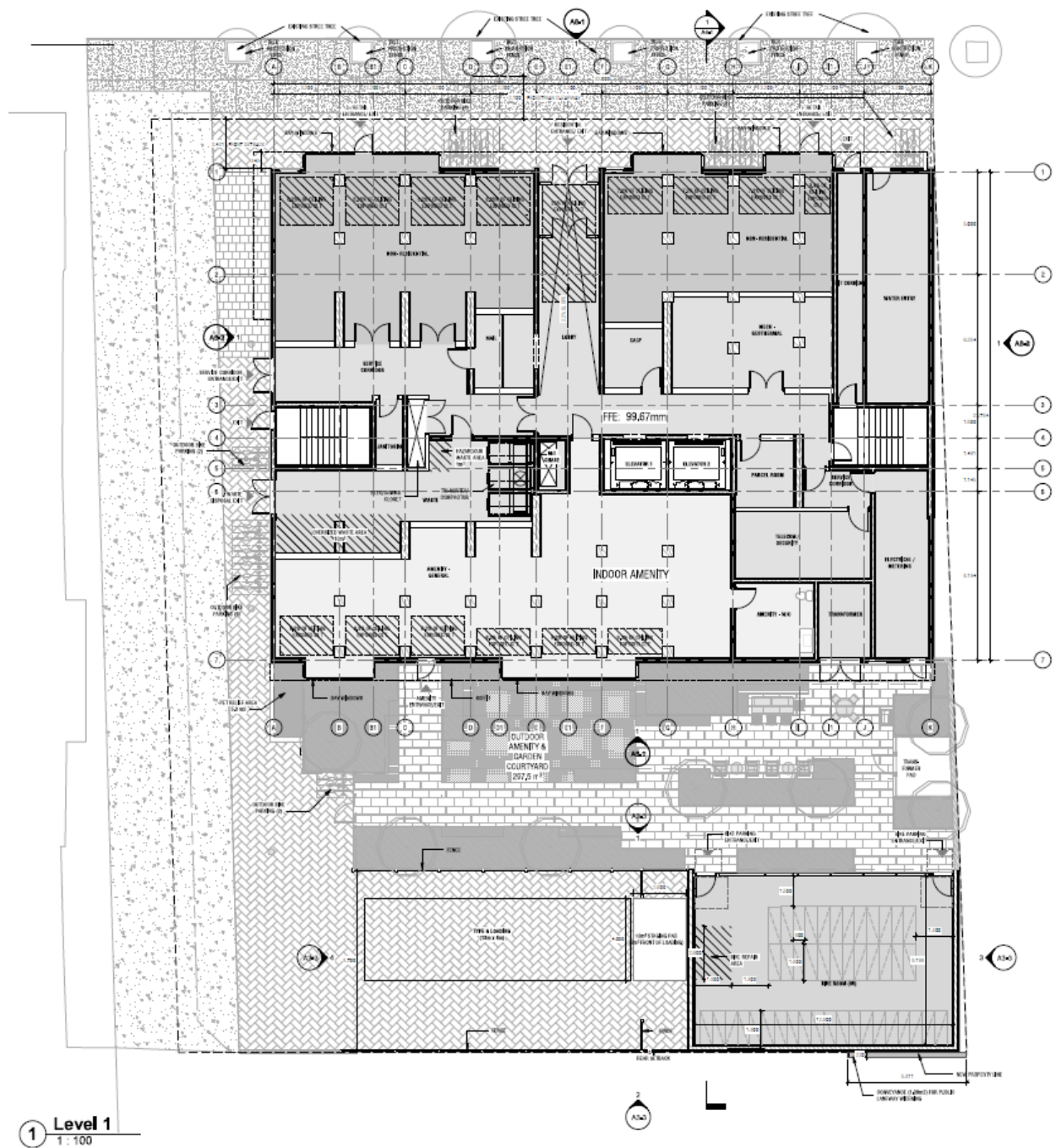


1113-1125 Dundas Street West

Site Plan



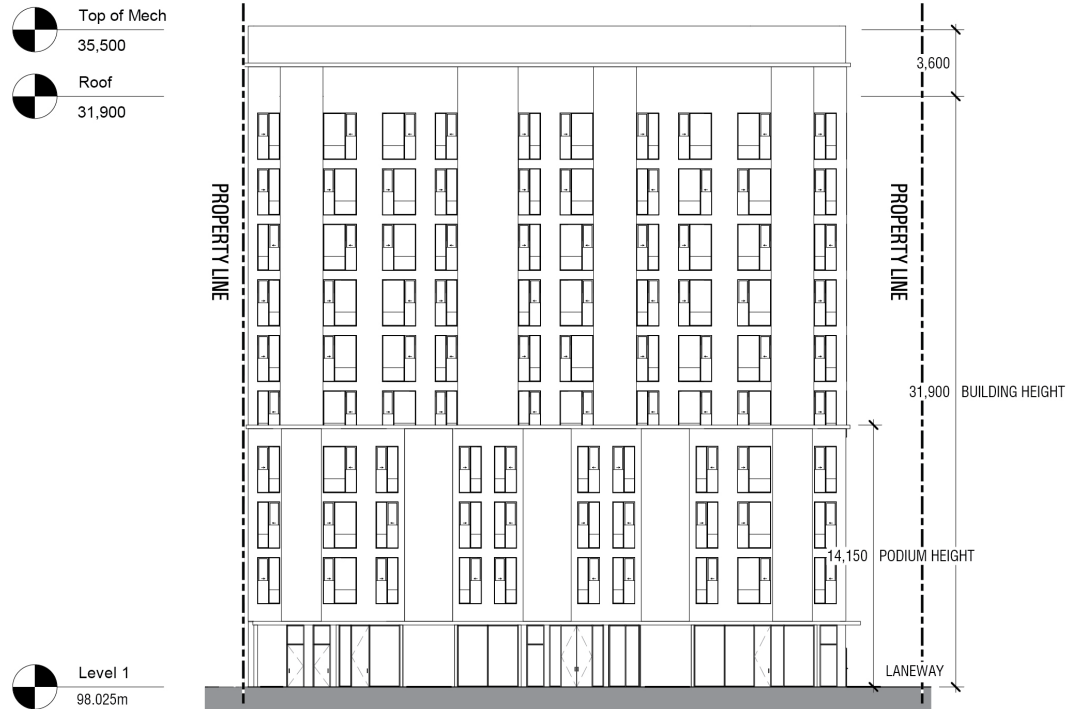
Attachment 8: Ground Floor Plan



Attachment 9: North Elevation of the 10-storey Building

TO Mechanical 35.500 m

TO 10th FL 31.900 m

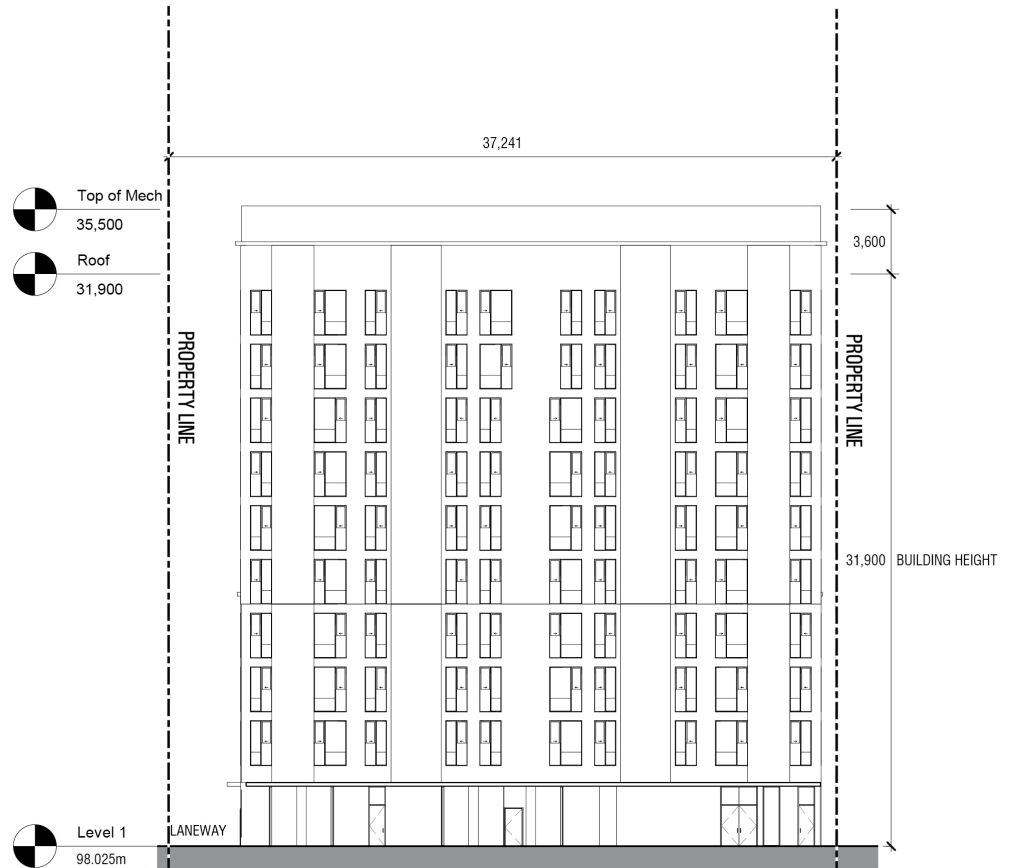


North Elevation

Attachment 10: South Elevation of the 10-storey Building

TO Mechanical 35.500 m

TO 10th FL 31.900 m



South Elevation

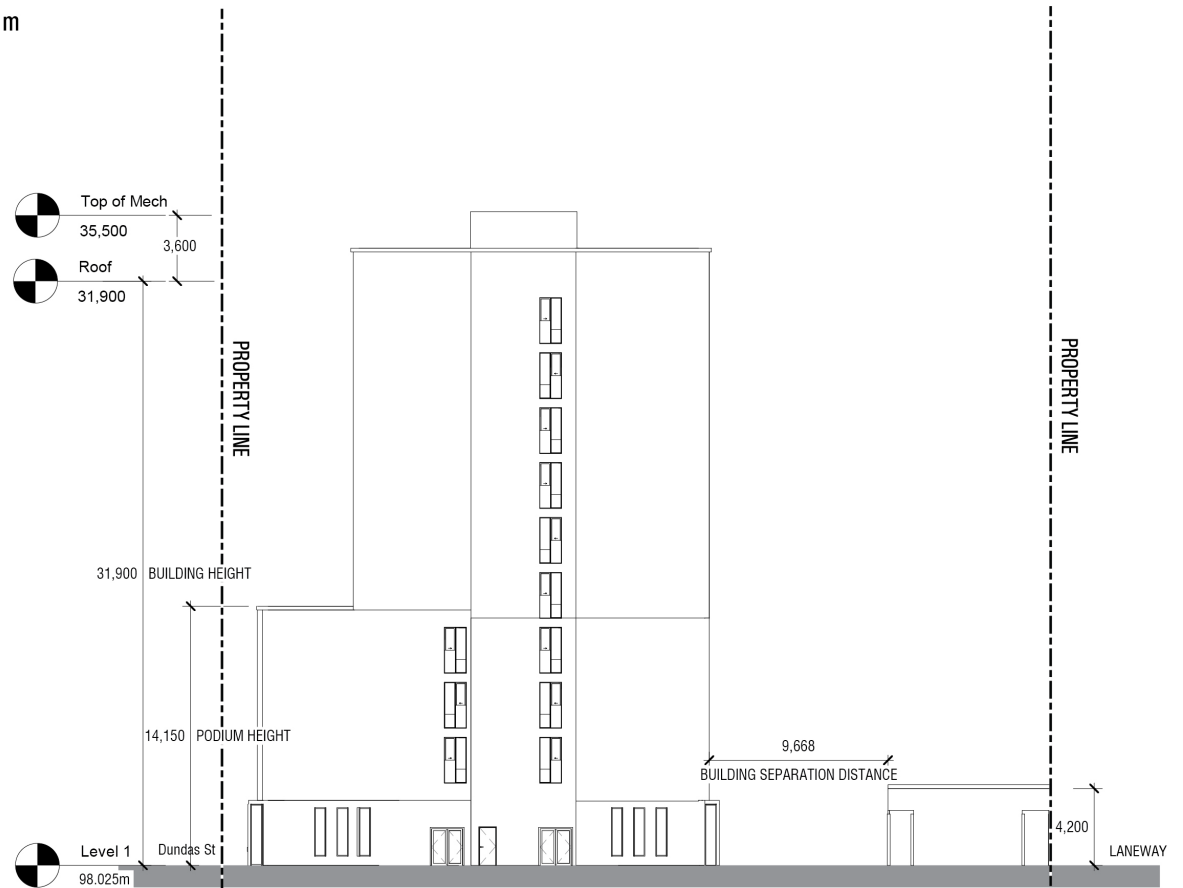
TO Mechanical 35.500 m
TO 10th FL 31.900 m



Attachment 12: West Elevation

TO Mechanical 35.500 m

TO 10th FL 31.900 m



West Elevation

Attachment 13: Perspective View Looking Southeast



Perspective View - Northwest Corner Looking South



Attachment 14: Perspective View Looking Southwest



Perspective View - Northeast Corner Looking Southwest

