

## **1650-1664 Dupont Street and 3 Osler Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal of Official Plan Amendment and Approval of Zoning By-law Amendment**

Date: June 21, 2024

To: Toronto and East York Community Council

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

Ward: 9 - Davenport

**Planning Application Number:** 23 183066 STE 09 OZ

### **SUMMARY**

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This application proposes to amend the Official Plan and Zoning By-law to permit an eleven storey mixed-use building containing 9,863 square metres of residential gross floor area (159 residential units) and 418 square metres of retail gross floor area at-grade at 1650, 1660, and 1664 Dupont Street and 3 Osler Street. The massing will step down to eight and six storeys at the rear, abutting adjacent Neighbourhoods.

The 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.

This report reviews and recommends refusal of the Official Plan Amendment application and a modified approval of the Zoning By-law Amendment application, with a holding provision. Staff have determined that the Official Plan Amendment is not required to implement the Zoning By-law Amendment application.

The proposal is intended to be a mass-timber construction and staff's recommended modifications to the proposed development balances the need for additional housing in a form that appropriately responds to the existing and planned context and better supports performance measures of the Toronto Green Standard. The holding provision is proposed until such time as engineering and infrastructure matters and technical reports have been finalized to address servicing, noise impacts, and the lifting of a one foot reserve that bisects the site.

## RECOMMENDATIONS

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

1. City Council refuse the application for an Official Plan Amendment for the lands at 3 Osler Street.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1650, 1660, and 1664 Dupont Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

## FINANCIAL IMPACT

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

## DECISION HISTORY

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On May 18, 2022, the Committee of Adjustment approved a minor variance application for a six-storey mixed-use building at 1650 Dupont Street. The six-storey building was comprised of 2,992 square metres of gross floor area, including 28 residential units and two ground floor commercial units. A site plan control application (Application 21 198981 STE 09 SA) was submitted for the six-storey mixed-use building. The site plan application was still under review at the time the pre-application consultation (PAC) request was submitted in relation to the subject application.

A PAC request for 1650 and 1664 Dupont Street was submitted in November of 2022 and proposed an eight-storey building fronting Dupont Street with a six-storey component that extended toward the site's northeastern limit. A PAC meeting was held on January 30, 2023 and the Planning Application Checklist resulting from the PAC meeting is available [here](#).

The application to amend the Zoning By-law was submitted on August 1, 2023 and deemed incomplete on September 1, 2023. The application was revised by the applicant (the building height along Dupont Street increased from eight to ten-storeys) and an Official Plan Amendment application was submitted in support of the revised proposal. The revised application was subsequently deemed complete on April 2, 2024 following the submission of the required information. Staff conducted a community

consultation meeting for the subject application on May 14, 2024. The consultation meeting is summarized in the Comments section of this report.

## **THE SITE**

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### **Description**

The subject site is located at the northeast corner of Dupont Street and Osler Street, east of Dundas Street West. It is irregular in shape, with a frontage of approximately 46.8 metres along Dupont Street and 31 metres along Osler Street. The site's depth varies with a depth of approximately 31 to 32.9 metres at the western portion of the site (1664 Dupont Street and 3 Osler Street) and a depth of approximately 52.9 metres at the eastern portion of the site (1650 and 1660 Dupont Street). The site area is approximately 1,893.6 square metres. Topographically, there is a significant grade change from east to west and north to south, resulting in large retaining walls along the north and east property lines.

### **Existing Uses**

The subject site is currently developed with:

- 1650 Dupont Street: a vacant 2.5-storey non-residential building that was formerly occupied by a Portuguese community centre with surface parking in the rear yard.
- 1660 Dupont Street: a surface driveway that in combination with the western side yard of 1650 Dupont Street, connects Dupont Street to the lane to the north of the subject site.
- 1664 Dupont Street: a vacant one-storey commercial building that was previously occupied by an auto body shop.
- 3 Osler Street: the southern portion of a vacant two-storey semi-detached dwelling, which shares its north-facing side wall with 5 Osler Street.

## **THE APPLICATION**

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### **Description**

The applicant proposes to redevelop the subject site with an 'L-shaped' mixed-use building with a height of ten-storeys and 35.2 metres, measured to the top of the roof.

Through staff's review of the subject application, the proposed built form has been modified to 11-storeys (41 metres, measured to the top of the roof) along Dupont Street with an eight-storey (30 metres, measured to the top of the roof) component that extends towards the northeastern limit of the subject site and would step down to six-storeys, or 23.5 metres. The substantial grade changes across the site have resulted in two partial levels: the ground floor which includes the southern portion of the site and

meets the Dupont Street sidewalk at-grade and the laneway level which applies to the northeastern portion of the site and meets the laneway to the north of the site at grade.

The original submission proposed an eight storey building with terracing at the rear of the building facing the laneway. The proposal was deemed incomplete as insufficient detail was provided. The applicants revised the proposal to simplify the built form and increase setbacks from the laneway and 3 Osler Street. Further, projecting balconies were eliminated to reduce privacy and overlook concerns. These modifications resulted in a 10 storey massing with 159 dwelling units, that was deemed complete and circulated to the public for commenting and feedback.

As a result of staff's review and feedback from the public, the proposal has been modified as follows:

- Ground floor setback on Dupont Street has been increased to 3.3 metres for a 6.0 metre setback from curb to building face;
- Ground floor setback on Osler Street modified to range from 1.1 metres to 2.2 metres for a 6.9-8.0 metre setback from curb to building face;
- Rear setback from the laneway increased to 4.2 metres;
- Cantilever facing Dupont Street decreased from 1.7 metres to 1.2 metres with a 7.6 metre wide break in the cantilever;
- Building height facing Dupont Street has increased to 11 storeys, or 40.2 metres;
- Stepping at the 8th and 6th storeys, or 30 and 23.5 metres, has been introduced at the rear;
- Increase of tree plantings and soil volume from four trees to ten trees and 120 cubic metres of soil to 300 cubic metres of soil volume.

The Application Data sheet included as Attachment 1 to this report summarizes the development proposed by the applicant.

### **Density**

The applicant's proposal has a floor space index of 5.55 times the area of the net site, post-conveyance of a 1.98-metre strip of land along the northern portion of 1650 Dupont Street.

### **Dwelling Units**

The applicant's proposal includes 160 dwelling units, 91 studio (57%), 28 one-bedroom (18%), 23 two-bedroom (14%), and 17 three-bedroom units (11%).

### **Non-Residential Component**

The applicant's proposal includes 418 square metres of retail gross floor area at grade.

## **Access, Bicycle Parking, Vehicle Parking and Loading**

The applicant's proposal includes a total of 16 vehicular parking spaces, including 12 resident spaces (one accessible) and 4 visitor spaces (one accessible) that would be located within one level of underground parking. A total of 176 bike parking spaces are proposed, including 144 long term spaces that would be located on the laneway level and 32 short term spaces, that would be located within the underground parking. One Type 'G' loading space is proposed and located towards the northeastern limit of the subject site. Vehicular access is proposed off Osler Street, towards the northern limit of the site and would provide access to the one level of underground parking and the Type 'G' loading space.

Access to the retail spaces and residential lobby are located on the Dupont Street frontage with secondary access to the residential units located on Osler Street. The rear laneway provides pedestrian access to one ground floor dwelling unit and access to the bike parking area.

At the northeastern limit of the subject site, a 1.98-metre conveyance is required to widen the existing lane, north of the subject site, to approximately 5 metres.

An existing 0.3-metre City-owned strip of land (one foot reserve) bisects the subject site at 1660 Dupont Street. The one foot reserve was registered in the late 1800's to limit access from private lots.

## **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/1650DupontSt>.

## **Reasons for Application**

The subject application seeks to amend Zoning By-law 569-2013 in order to modify the permitted building height, density, setbacks, and other performance standards.

The application also seeks to amend the Official Plan in order to redesignate 3 Osler Street from Neighbourhoods to Mixed Use Areas.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- 3D Model
- Application Form
- Architectural Plans
- Avenue Segment Study
- Civil and Utility Plans
- Compatibility and Mitigation Study
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Functional Servicing and Stormwater Management Report and Groundwater Summary Form
- Geotechnical Investigation Report
- Hydrogeological Report and Review Summary Form
- Landscape Plans
- Noise and Vibration Impact Study
- Pedestrian Level Wind Assessment
- Planning and Urban Design Rationale
- Project Data Sheet
- Public Consultation Strategy
- Sanitary Capacity Assessment
- Shadow Study
- Simplified Report Graphics
- Site Plan
- Survey Plan
- Topographic Survey
- Toronto Green Standard Checklist
- Traffic Operations Study
- Tree Inventory and Preservation Plan
- Tree Inventory and Preservation Plan Report

### **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 Zoning By-law standards.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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 to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

## **Official Plan**

The Official Plan designates 1650, 1660, and 1664 Dupont Street as Mixed Use Areas and designates 3 Osler Street as Neighbourhoods. 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 properties at 1650-1664 Dupont Street are zoned CR 2.5 (c1.0; r2.0) SS2 (x1579) and 3 Osler Street is zoned R (d0.6) under Zoning By-law 569-2013. The Commercial Residential zoning category permits dwelling units in a range of building types, including apartment and mixed-use buildings and a wide range of non-residential uses includes retail stores, personal service shops, and eating establishments. The maximum permitted height is 14 metres.

The Residential zoning category permits residential dwelling units within a range of building types, including apartment buildings, townhouses, detached and semi-detached dwellings, and duplexes, triplexes, and fourplexes. A maximum height of 12 metres is permitted. 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
- Retail Design Manual
- 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 Toronto Green Standard (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**

Site Plan Control applies to the proposal. An application for site plan control has not yet been submitted to the City.

## **COMMUNITY CONSULTATION**

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A virtual community consultation meeting was hosted by City staff on May 14, 2024. Approximately 22 members of the public attended, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff and the applicant answered questions from members of the public. The following comments were provided by participants of the community consultation meeting and via email:

- Concern with the proposed building height, particularly since it increased between the initial submission in August 2023 and the revised submission in March 2024;
- Concern that not enough parking is proposed on-site resulting in cars parking on-street;
- Concern with loss of existing trees;
- Concern with proximity and scale of building walls/elevations to adjacent properties;
- Suggestion to incorporate a green wall along the northern elevation to compensate for loss of trees and greenery;
- Concern with cumulative impacts associated with this development and others proposed in the surrounding area on schools, libraries, and parks;
- Concern that there is no stepback proposed below the sixth-storey;
- Concern with access and construction impacts to the existing laneway north of the subject site;
- Concern with noise and visual impacts of mechanical equipment;
- Question regarding environmental sustainability and what practices are incorporated in the proposed development;
- Question regarding the provision of affordable housing units;
- Concern regarding pedestrian safety at Dupont and Osler Streets; and
- Question regarding whether the retail spaces proposed are appropriate and sustainable.

The concerns, comments, and questions raised through community consultation have been considered through the review of the application.

## **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**

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

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan.

### **Land Use**

The application has been reviewed against the policies of the Official Plan as a whole. One of the built form objectives of the Official Plan is to provide appropriate transition from higher to lower scales, using both spatial and height transitions.

The Official Plan Amendment seeks to redesignate 3 Osler Street from Neighbourhoods to Mixed Use Areas to provide appropriate transition from the Mixed Use Areas designation to the Neighbourhoods designation. Since the proposal maintains the existing semi-detached dwelling at 3 Osler Street (it would not form part of the redevelopment), transition must be provided from the limits of the development at 1650-1664 Dupont Street per Policy 4.5.2 of the Official Plan. Staff are satisfied with the transition currently proposed to 3 Osler Street and have determined an amendment to the Official Plan is not required. Therefore, staff recommend that the Official Plan Amendment be refused.

The proposed Zoning By-law Amendment reflects modifications recommended by staff and maintains the existing permitted uses on site. Since the proposal maintains the semi-detached dwelling at 3 Osler Street in its existing condition, 3 Osler Street will maintain its existing Residential zoning.

### **Density, Height, Massing**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

The majority of the massing and height is located along Dupont Street and transitions from 11 storeys to eight storeys and finally six storeys abutting the adjacent lands designated Neighbourhoods. The proposed height and building footprint implements the 2022 Minor Variance Approval from the Committee of Adjustment in terms of permitted height adjacent to lands designated Neighbourhoods to the north, including setbacks from adjacent property lines. A minimum setback of 4.2 metres is proposed from the

development to 3 Osler Street. In addition to this spatial separation, no balcony projections are proposed to limit privacy and overlook concerns.

## **Public Realm**

This application has been reviewed against the Official Plan policies and guidelines described in the Policy and Regulation Considerations Section of the Report.

The original submissions received by the City included a cantilever above the ground floor facing Dupont Street of 1.77 metres deep. The applicant has reduced the cantilever to a maximum depth of 1.25 metres which better frames the public realm. Further, the reduced cantilever allows for additional tree plantings along Dupont Street which otherwise would not be feasible. Staff recommend a 7.6 metre wide break in the cantilever to break up the scale of the building and support the improved public realm.

The ground floor has been set back 6 metres from building face to curb along Dupont Street and Osler Street and maintains a 2.1 metre wide pedestrian clearway on all street frontages. The existing bus stop on Dupont Street will remain. Staff are satisfied that these adjustments to the building meet the intent of the Official Plan's public realm policies.

## **Sun, Shadow, Wind**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report.

Staff have worked closely with the applicant to adjust the massing and redistribute some of the gross floor area to the Dupont Street frontage, and to provide stepping at the rear of the building from 11-storeys, to 8-storeys and finally 6-storeys directly abutting the Neighbourhoods designation. The proposed massing as revised appropriately limits the impact of shadows on adjacent neighbourhoods. There are no nearby parks or open spaces impacted by the proposal.

## **Access, Parking, Loading**

Vehicular access to the subject site is proposed through a direct driveway connection off Osler Street, while the driveway location and entrance design are generally acceptable, additional comments related to the site access arrangement and site circulation and layout will be provided during the site plan review process.

As per Zoning By-law 569-2013, as amended by By-law 89-2022, the applicant's proposal requires a minimum of nine residential visitor parking spaces and six accessible parking spaces, whereas 12 residential visitor parking spaces and four accessible parking spaces are proposed within the underground garage. The applicant was advised that the proposed parking supply does not satisfy the by-law requirement and to revise the plans to provide the additional required parking spaces. The Zoning

By-law Amendment recommended by staff does not adjust the by-law parking requirements, requiring the applicant to satisfy the vehicular parking requirement.

As per Zoning By-law 569-2013, a total of 175 bicycle parking spaces are required, including 143 long-term spaces and 32 short-term spaces. The application proposes 186 bicycle parking spaces, including 144 long-term spaces and 42 short-term spaces, exceeding the by-law requirement. The Zoning By-law also requires the provision of one bicycle repair station on-site and one is proposed within the long-term bicycle parking room on the laneway level.

As per Zoning By-law 569-2013, one Type 'G' loading space is required to support the development, as proposed. The application satisfies the loading space requirement and vehicle maneuvering diagrams have been provided illustrating the forward motion of a truck entering and exiting the site and using the proposed loading space. The configuration of the proposed loading space is acceptable.

### **Lane Widening & Lifting of One Foot Reserve**

Official Plan policy 2.2.5 directs the City's network of streets and laneways will be maintained and developed to support growth management objectives. As such, a 1.98-metre wide strip of land is required to widen the existing public laneway abutting the subject site, which has an existing width of approximately 3.05 metres and connects to Edwin Avenue to the east of the subject site. The subject application incorporates the required widening.

An existing 0.3-metre City-owned strip of land (one foot reserve) bisects the subject site at 1660 Dupont Street. The proposed Zoning By-law Amendment includes a holding provision that is, in part, related to the one foot reserve. In order for the applicant to redevelop the subject site as proposed and to lift the holding provision, the reserve over the City-owned strip of land is to be lifted and purchased from the City. The applicant is actively working with the City's Corporate Real Estate Management Division to declare the City-owned strip of land surplus. As part of the request to deem the City-owned strip of land surplus, the applicant is required to complete a subsurface underground engineering investigation to confirm there is no Toronto Water infrastructure within the City-owned strip of land.

### **Servicing**

Functional Servicing, Stormwater Management, and Hydrogeological Reports have been submitted in support of the application. Revisions are required to confirm that adequate servicing capacity is available within the existing municipal infrastructure.

Staff recommend a holding provision be applied to the implementing zoning by-law to ensure the servicing reports are revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and demonstrate sufficient capacity exists to accommodate the proposal. Should it be identified that upgrades or

improvements to the existing municipal infrastructure, and/or new municipal services are required, those upgrades, improvements, and/or services be designed, financially secured and constructed by appropriate development agreements and be operational prior to the removal of the holding provision.

## **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. This proposal is for a mid-rise residential condominium development with a unit mix that meets the Growing Up Guidelines. Staff recommend provisions in the Draft Zoning By-law for a minimum percentage of two and three bedroom units to ensure the intent of the Growing Up Guidelines are maintained.

## **Amenity Space**

Zoning By-law 569-2013 requires a combined amenity space of four square metres per unit, of which at least two square metres for each dwelling unit is for indoor amenity space located at or above-grade and at least 40 square metres is for outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

The application proposes 527 square metres of amenity space, whereas 636 square metres is required based on the proposed unit count of 159 dwelling units. Staff do not support the reduced amenity space provision and direct that additional amenity space be incorporated within the proposed development to satisfy the zoning requirement. Staff also have some concerns with the location on the proposed outdoor amenity space at the laneway level due to its proximity to the property at 3 Osler Street and its lack of access to sunlight. According to the noise impact study submitted in support of the subject application, the noise level predictions for the outdoor amenity space at the laneway level and level nine both exceed the Ministry of the Environment, Conservation and Parks (MECP) guidelines for road and rail traffic noise and no mitigation is proposed. The MECP guidelines recommend noise levels for outdoor living areas not exceed 55 dBA, whereas the noise level predictions is 59 dBA for the laneway level outdoor amenity space and 67 decibels for the level nine outdoor amenity space.

In addition to increasing the provision of amenity space, the applicant is required to design and/or relocate the proposed outdoor amenity spaces in order to appropriately mitigate the predicted noise impacts.

## **Noise Impacts**

The Noise Impact Study as noted above does not propose to reduce noise levels for the outdoor amenity areas to the required 55 dBA. Further, the Noise Impact Study requires revisions to ensure that all noise sources including the rail corridor to the west and existing employment uses to the south and west have been fully assessed. Staff recommend that a condition of the holding provision require that the Noise Impact Study

be revised to address these concerns. A peer review at the cost of the property owner will be required in order to address the condition of the holding provision.

## **Parkland**

The City of Toronto [Parkland Strategy](#) (PLS) 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 PLS assesses 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 PLS methodology, the subject site is currently in an area with 4 to 12 square metres of parkland per person, which is below the City-wide average provision of 28 square metres of parkland per person.

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 Tree Inventory and Preservation Plan Report submitted in support of the application proposes the removal of ten trees on and within 6 metres of the site. Of these trees, five are regulated under Toronto Municipal Code, Chapter 813; four are growing on private property; and one is a boundary tree.

The modified proposal contemplates the planting of four trees on private property and six new trees on the City road allowance. The three trees introduced along the Dupont Street road allowance would be set back 0.6 metres from the utilities within the right-of-way and would be set back approximately 2.0 metres from the ground floor of the proposed building. The location of the trees and the setbacks proposed support access to the required soil volumes of 30 cubic metres of soil volume per tree.

Changes to the proposal resulting from discussions with City staff increased the proposed soil volumes to 300 cubic metres, of the 337 cubic metres required by the Toronto Green Standard. The revised soil volumes are deemed acceptable for the purposes of the Zoning By-law Amendment application and further opportunities to increase the soil volumes will be explored through the site plan review 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, 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. 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.

### **Holding Provision**

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions required to lift the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the holding provision in the proposed Zoning By-law Amendment include:

- The existing one-foot reserve that bisects the subject site at 1660 Dupont Street has been lifted;
- The owner shall prepare and submit a revised Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, to demonstrate adequate capacity in the storm and wastewater system and identify any required improvements to accommodate the development of the lands;
- Where improvements to the municipal sewer and/or water system are recommended in the revised Functional Servicing Report as accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, the Owner has entered into a financially secured agreement with the City to secure the construction of the required improvements; and
- The owner shall prepare and submit, for peer review at the owner's expense, a revised Noise Impact Study, to the satisfaction of the Chief Planner and Executive Director, City Planning.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms to the Official Plan, particularly as it

Decision Report - Approval - 1650-1664 Dupont Street, 3 Osler Street

relates to built form and development criteria in Mixed Use Areas. Staff worked with the applicant and the community to address and resolve the following key concerns: massing and shadow impacts on Neighbourhoods, provision of adequate street trees, and improving the public realm on Dupont Street. Staff recommend that Council support approval of the Zoning By-law application, and refuse the Official Plan Amendment application which was not ultimately required to support the development in its recommended form.

## **CONTACT**

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## **SIGNATURE**

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A handwritten signature in black ink, appearing to read 'Carly R', followed by a long horizontal flourish.

Carly Bowman, MSc.PI., MCIP, RPP, Director  
Community Planning, Toronto and East 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: Existing Zoning By-law Map
- Attachment 5: Draft 569-2013 Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

Municipal Address: 1650-1664 DUPONT STREET, 3 OSLER STREET Date Received: August 1, 2023

Application Number: 23 183066 STE 09 OZ

Application Type: OPA and Rezoning

Project Description: Official Plan Amendment and Zoning By-law Amendment for an 11 storey mixed use building with 418 square metres of ground floor retail and up to 159 dwelling units. The Official Plan Amendment proposes to redesignate lands at 3 Osler St from Neighbourhoods to Mixed Use Areas.

Applicant	Agent	Architect	Owner
BOUSFIELDS		GABRIEL FAIN ARCHITECTS	DUPONT DEV GP INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x1579)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	1,853	Frontage (m):	47	Depth (m):	48
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	455	64	890	953
Residential GFA (sq m):	116	116	9,863	9,979
Non-Residential GFA (sq m):	802		418	418
Total GFA (sq m):	918	116	10,282	10,398
Height - Storeys:	3		10	10
Height - Metres:	11		35	35

Lot Coverage Ratio (%)	51.45	Floor Space Index:	5.61
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9,919	61
Retail GFA:	418	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1	1		1
Condominium:			159	159
Other:				
Total Units:	1	1	159	160

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					1
Proposed:		91	28	23	17
Total Units:		91	28	23	18

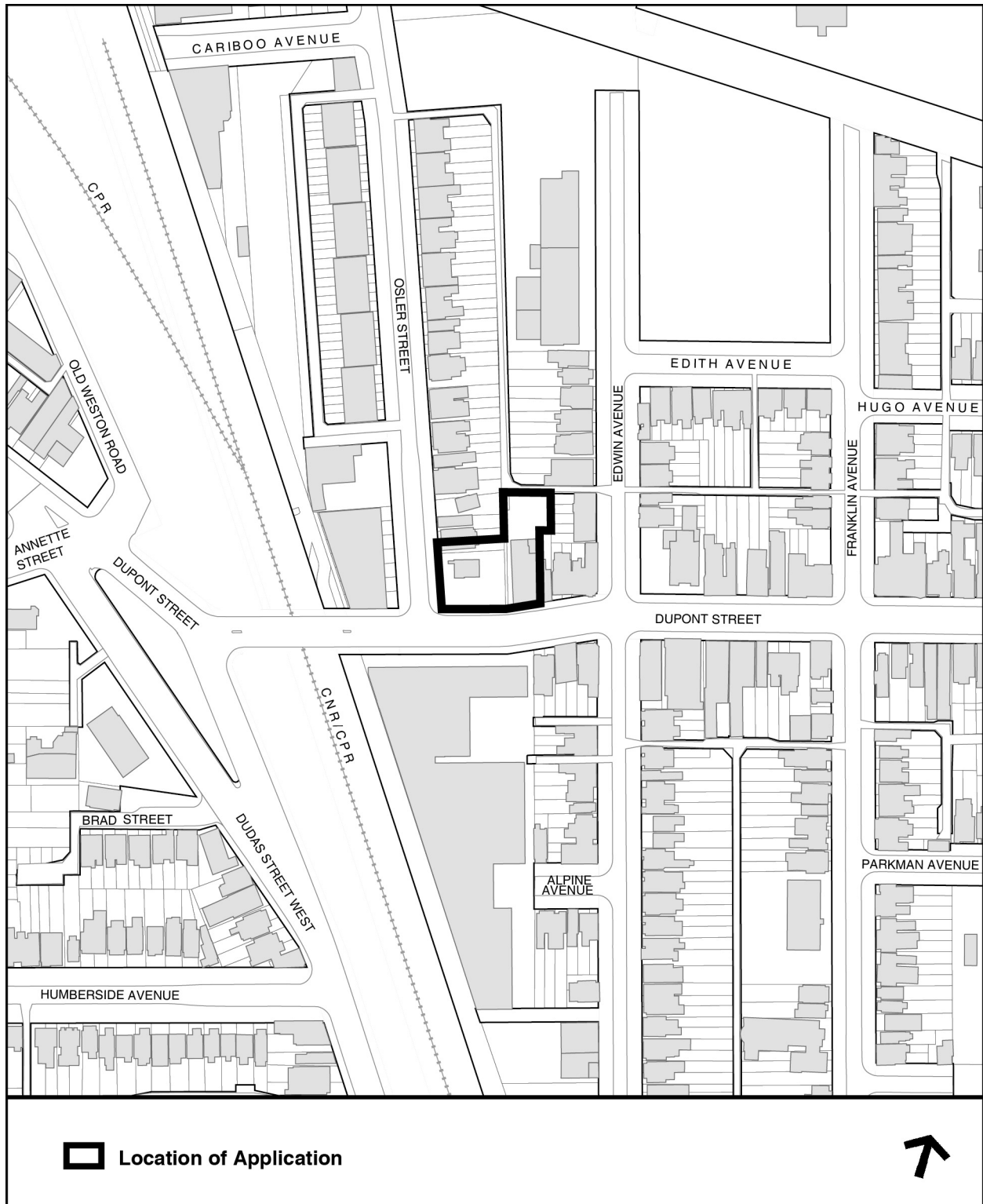
#### Parking and Loading

Parking Spaces:	16	Bicycle Parking Spaces:	186	Loading Docks:	1
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#### CONTACT:

Melanie Schneider, Senior Planner, Community Planning  
416-397-7569  
Melanie.Schneider@toronto.ca

## Attachment 2: Location Map



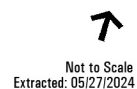
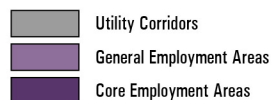
## Attachment 3: Official Plan Land Use Map



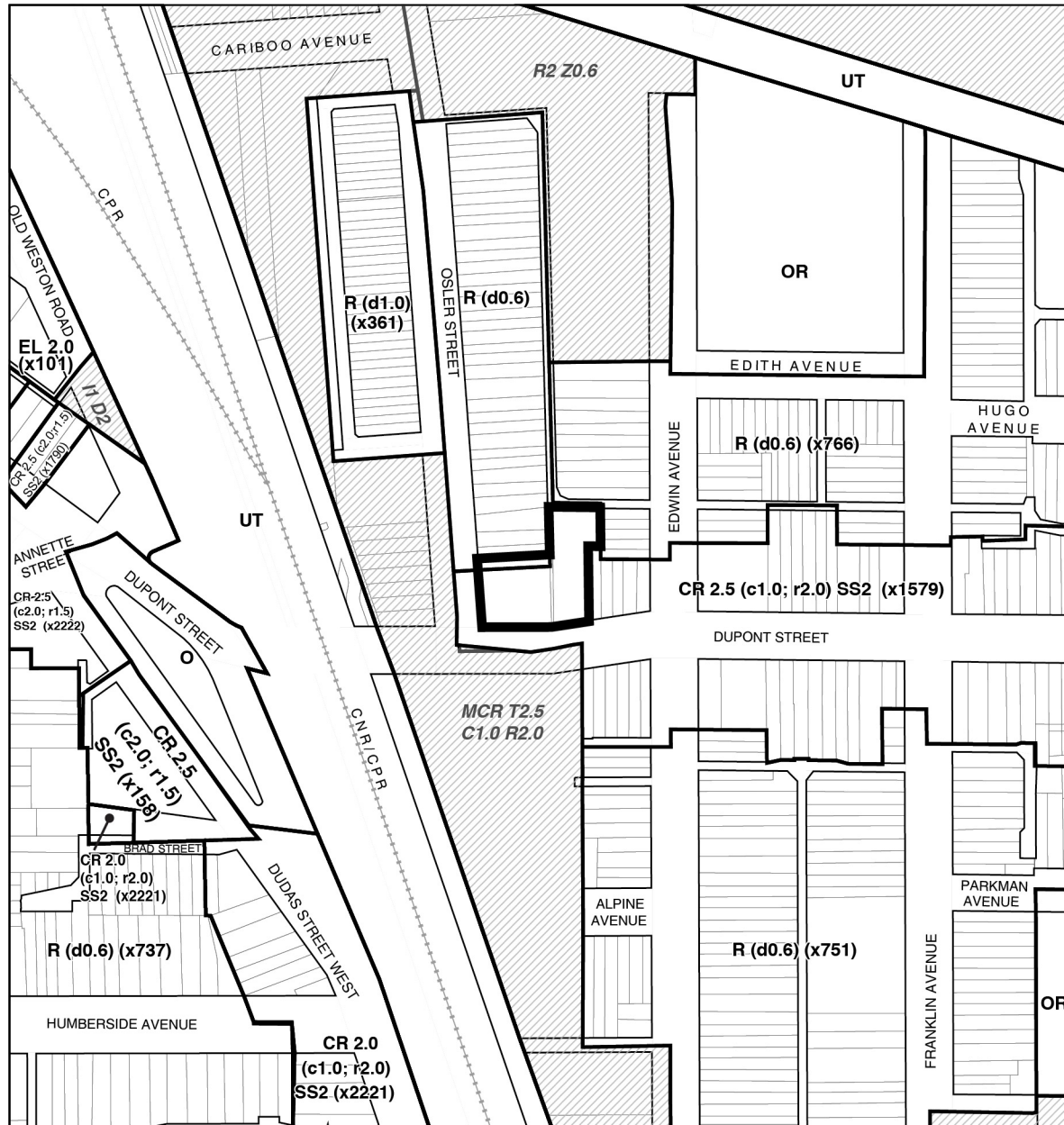
Official Plan Land Use Map #17

1650-1664 Dupont Street  
& 3 Olser Street

File # 23 183066 STE 09 02



# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1650-1664 Dupont Street  
& 3 Osler Street  
File # 23 183066 STE 09 02



Location of Application

R  
CR  
EL  
O  
OR  
UT

Residential  
Commercial Residential  
Employment Light Industrial  
Open Space  
Open Space Recreation  
Utility and Transportation



See Former City of Toronto By-law No. 438-86

R2  
MCR  
I2

Residential District  
Mixed-Use District  
Industrial District

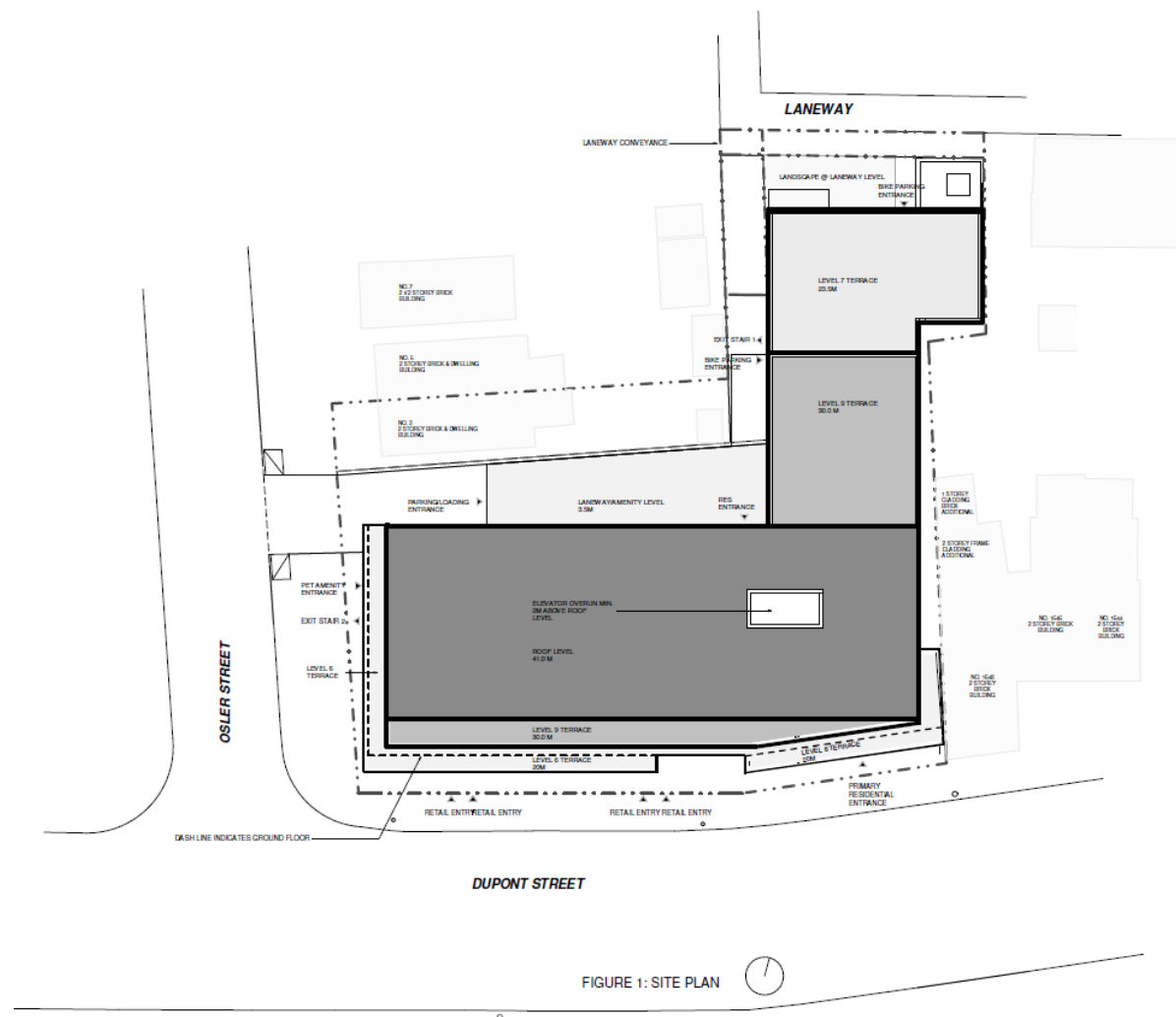


Not to Scale  
Extracted: 05/27/2024

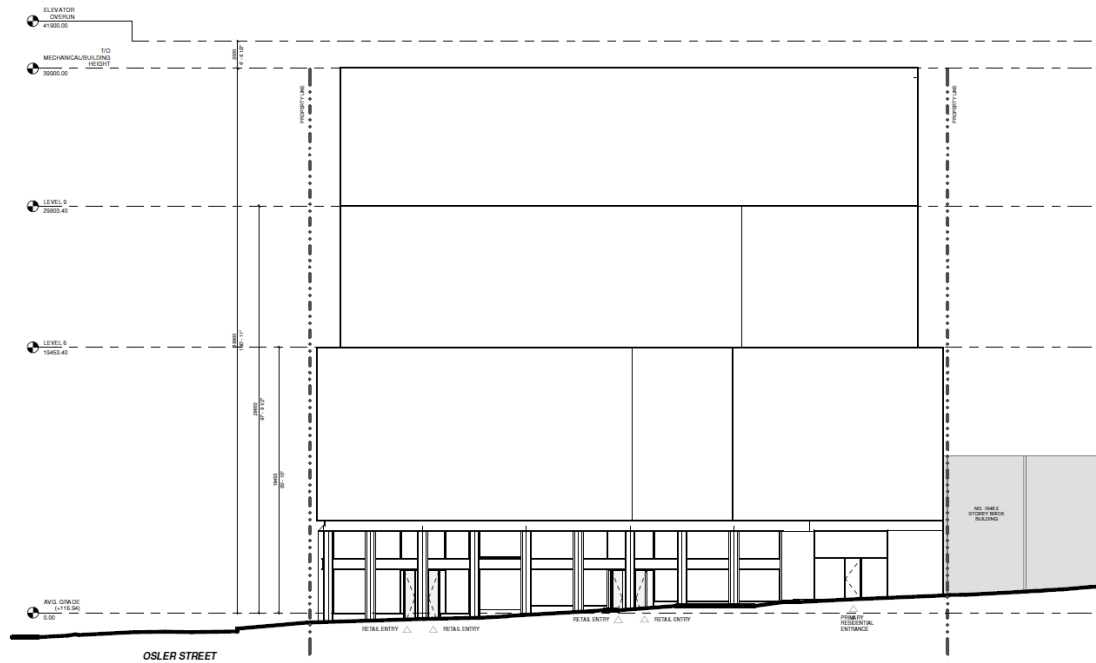
## Attachment 5: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available on or before July 10, 2024.

## Decision Report - Approval - 1650-1664 Dupont Street, 3 Osler Street



Decision Report - Approval - 1650-1664 Dupont Street, 3 Osler Street



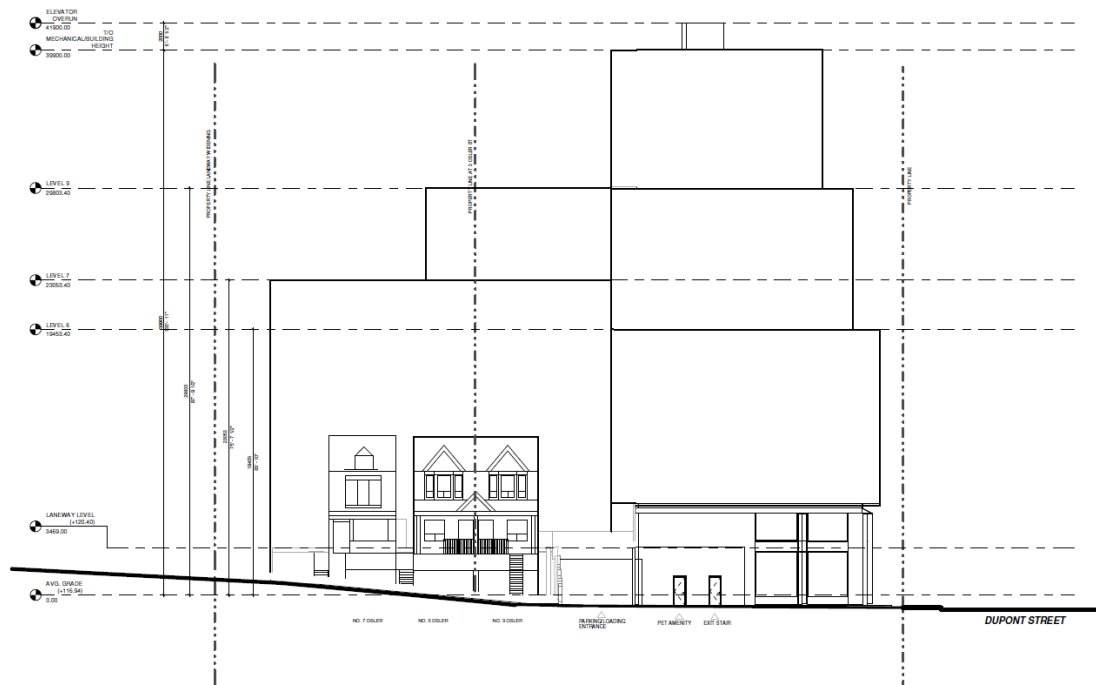
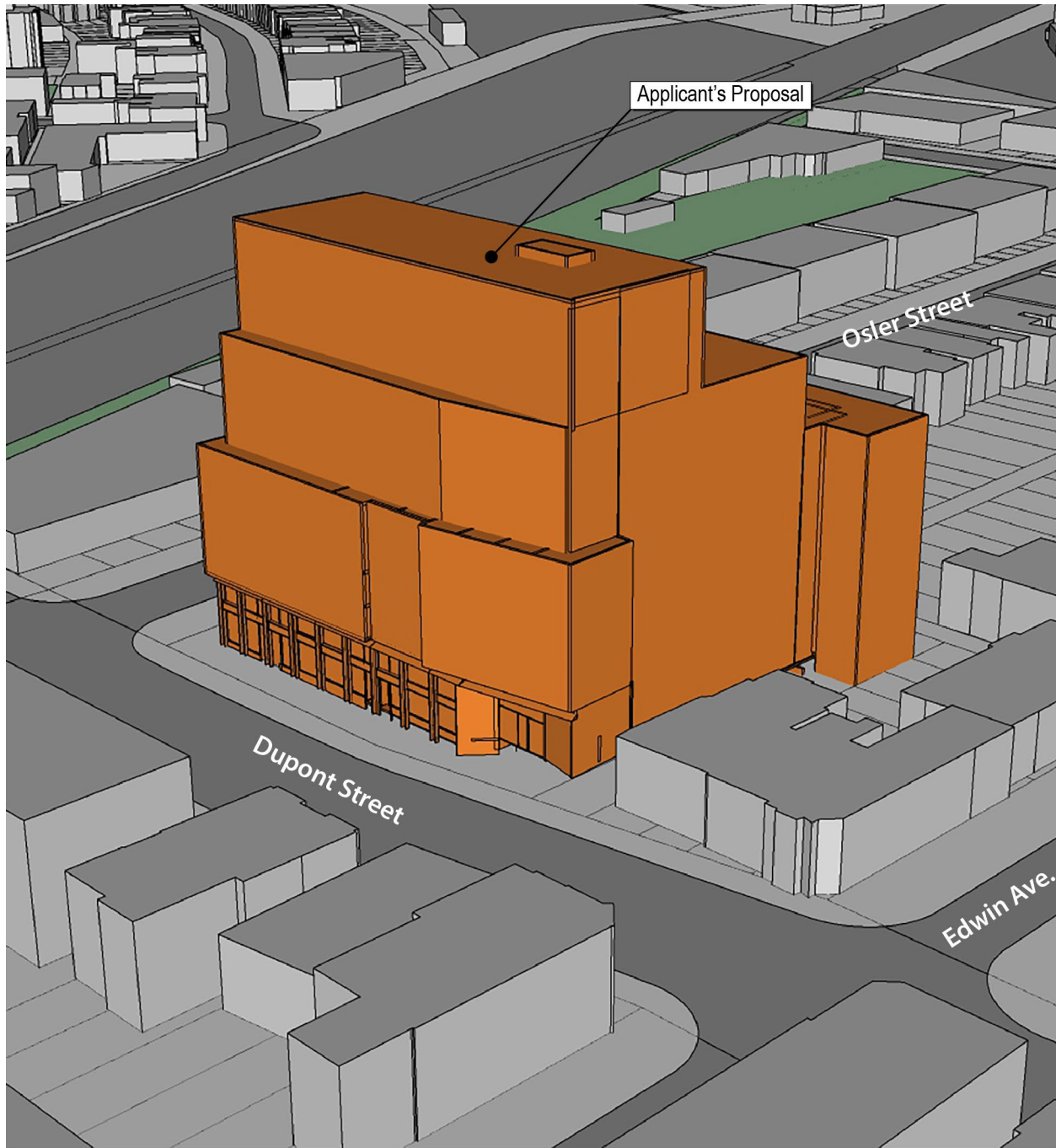


FIGURE 5: WEST ELEVATION



## Attachment 8: 3D Views



**View of Applicant's Proposal Looking Northwest**



06/18/2024



**View of Applicant's Proposal Looking Southeast**



06/18/2024