

2461-2475 Dundas Street West – Zoning By-law Amendment Application – Decision Report – Refusal

Date: October 7, 2024
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 4 - Parkdale-High Park

Planning Application Number: 24 187123 STE 04 OZ

Related Application: 24 187127 STE 04 RH

SUMMARY

The application proposes to amend the Zoning By-law to permit a 29-storey mixed-use building at 2461-2475 Dundas Street West (the “site”). The proposed building would contain 288 residential units. The existing buildings on the site would be demolished, including nine rental dwelling units proposed to be replaced within the new building. A related Rental Housing Demolition and Conversion application has been submitted and is under review.

This report recommends refusal of the application to amend the Zoning By-law. The proposed rezoning does not represent supportable zoning standards. The proposed tall building is not appropriate for the existing and planned context.

RECOMMENDATIONS

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

1. City Council refuse the application for the Zoning By-law Amendment in its current form, for the lands municipally known as 2461-2475 Dundas Street West, for the reasons set out in this report.
2. City Council direct the City Solicitor to request that, in the event of an appeal to the Ontario Land Tribunal, the Tribunal withhold its final order, until the following conditions are met:
 - a. the final form of the Zoning By-law Amendment shall be to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, including any appropriate holding (H) provisions;

- b. City Council has approved Rental Housing Demolition Application 24 187124 STE 04 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 City Solicitor, and the Chief Planner and Executive Director, City Planning, securing all rental housing-related matters necessary to implement City Council's decision including:
 - i. replacement of the existing nine rental dwelling units, including the same number of units, bedroom type and size, and with similar rents; and
 - ii. 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, all to the satisfaction of the Chief Planner and Executive Director, City Planning.
- c. submit Functional Servicing, Stormwater Management, and Hydrogeological Reports for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. The report will determine whether the municipal water and fire flow, sanitary and storm sewer capacity can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required;
- d. enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development, according to the Transportation Impact Study accepted by the General Manager of Transportation Services and the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services;
- e. submit a revised Transportation Impact Study to the satisfaction of the General Manager, Transportation Services;
- f. submit revised Compatibility Mitigation and Noise and Vibration Studies for peer review, at the owner's sole expense, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
- g. address all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review including the submission of a revised Landscape Plan with an overlay of all existing and proposed utilities and proposed trees to satisfy the City's compensation planting for the removal of City trees.

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

FINANCIAL IMPACT

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

A pre-application consultation (PAC) meeting was held on January 30, 2024 to discuss the proposal for a 30-storey mixed-use building. The PAC checklist resulting from the PAC meeting is available [here](#). The application, which reduced the proposed building height to 29-storeys, was submitted on July 24, 2024 and was deemed complete on August 23, 2024. Staff hosted a community consultation meeting on September 16, 2024 which is summarized in the Comments section of this report.

SITE

Description

The site is located on the southwest corner of Dundas Street West and Glenlake Avenue in the West Bend neighborhood. The site is rectangular in shape and approximately 1,320 square metres in area, with 43.4 metres of frontage along Dundas Street West and a lot depth of 30.5 metres along Glenlake Avenue.

Existing Uses and Rental Dwelling Units

The site is currently occupied by eight two-storey mixed-use buildings with a mix of commercial uses, nine rental dwelling units, and two owner-occupied residential units. The existing low-rise mixed-use buildings along with the nine rental dwelling units are proposed to be demolished.

Surrounding Land Uses

North: At 2495 Dundas Street West, a seven-storey residential building.

South: At 2459 Dundas Street West, a three-storey mixed-use building. There is a 1.16-metre wide surface access easement located between the site and 2459 Dundas Street West.

East: At 2480, 2466 and 2454 Dundas Street West, a two-storey former warehouse commercial building, a five-storey residential mixed-use building and a three-storey vacant building, respectively. The CN rail corridor also runs along the eastern limit of these properties on the east side of Dundas Street West.

West: A 4.75-metre public laneway known as, Ln W Dundas S Glenlake, which runs north-south between the site and low-rise residential buildings with their associated detached garages located on the west side of the public lane.

PROPOSAL

A 29-storey (109.67 metres, including mechanical penthouse) mixed-use building with a four to five-storey base building, containing 288 dwelling units (including nine rental replacement units), 360 square metres of ground floor retail, and an overall gross floor area of 19,645 square metres.

Density

14.87 times the area of the lot.

Dwelling Units

The application proposes a total of 288 dwelling units (including nine rental replacement units) comprising of 24 studio (8.3%), 147 one-bedroom (51%), 87 two-bedroom (30.2%), and 30 three-bedroom units (10.5%).

Rental Housing Demolition and Replacement

The site contains nine rental dwelling units all of which are proposed to be demolished. The application proposes the replacement of all nine rental dwelling units, along with a tenant relocation and assistance plan to lessen hardship. The unit layout and location of the rental replacement units within the proposed building has not yet been determined. A related Rental Housing Demolition application (Application No. 24 121138 STE 04 RH) was submitted and is currently under review.

Amenity Space

The application proposes 919 square metres of amenity space, including 481 square metres of indoor amenity space (1.67 square metres per unit) and 438 square metres of outdoor amenity space (1.52 square metre per unit). Indoor and outdoor amenity spaces are both proposed to be located on the fifth floor.

Access, Bicycle Parking, Vehicle Parking, and Loading

The residential lobby entrance is proposed along Glenlake Avenue with various retail entrances proposed along Dundas Street West. The application proposes 38 vehicular parking spaces inclusive of accessible spaces (34 resident spaces and four visitor spaces) within three levels of underground parking. A total of 328 bicycle parking spaces (260 long term, 58 short term and ten publicly accessible short-term spaces) are proposed throughout the site.

One Type G loading space is proposed to be accessed from the laneway, with the entrance to the underground parking also proposed to be accessed from the laneway.

Additional Information

See Attachments 1 to 9 of this report for the Official Plan and Zoning Maps, application data sheet, three dimensional representations of the project in context, 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: www.toronto.ca/2475DundasStW.

Reasons for Application

The applicant seeks to amend Zoning By-law 569-2013 to permit the proposed mixed-use building by varying performance standards including building height, setbacks, and floor space index.

APPLICATION BACKGROUND

Application Submission Requirements

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

- 3D Model
- Arborist Report and Tree Preservation Plan
- Architectural Plans
- Block Context Plan
- Boundary Plan of Survey and Topographical Plan
- Civil and Utility Plans
- Compatibility/Mitigation Study
- Draft Zoning By-law Amendment
- Environmental Site Assessment (Phase one)
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Study
- Landscape Plans and Concept Site Plan
- Noise and Vibration Impact Study
- Pedestrian Level Wind Study
- Planning Rationale (including Housing Issues Report)
- Public Consultation Strategy Report
- Renderings and Perspective Drawings
- Servicing Report Groundwater Summary
- Sun/Shadow Study
- Toronto Green Standard Checklist
- Transportation Impact Study

The submitted materials, including all plans and reports listed above are available on the City's Application Information Centre (AIC) at: www.toronto.ca/2475DundasStW.

Agency Circulation Outcomes

The subject 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.

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) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan (2017) and others.

On October 20, 2024, the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Planning for Major Transit Station Areas

The Growth Plan (2020) and PPS (2024) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The site is within two draft delineated Protected Major Transit Stations, Dundas West and Bloor GO station areas. The Official Plan Amendments that identify the City's MTSAs and protected major transit station areas (PMTSAs) have been adopted by City Council but await approval from the Minister of Municipal Affairs and Housing and are therefore not yet in effect.

Official Plan

The site is designated Mixed Use Areas, as shown on Attachment 3 of this report. The site is also located along an Avenue.

Rental Housing Demolition and Conversion

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

The application proposes the demolition of nine rental dwelling units. Under Chapter 667 of the City of Toronto Municipal Code, an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit. The Official Plan can be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/official-plan/>.

Zoning

The site is subject to the former City of Toronto Zoning By-law 438-86, as amended, and is not currently subject to the City-wide Zoning By-law 569-2013. As a result of the Bloor Dundas Avenue Study, the site is zoned MCR T4.0 C1.5 R3.0, with a maximum height limit of 20 metres.

The MCR (Mainstreets Commercial Residential) zone permits a range of commercial, residential, office, and retail uses with a total density of 4.0 times the lot area, including a maximum density of 1.5 times the area of the lot for non-residential uses and a maximum density of 3.0 times the area of the lot for residential uses.

Design Guidelines

The following design guidelines were used in the evaluation of the application:

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Retail Design Manual;
- Toronto Accessibility Design Guidelines;
- Streetscape Manual for Dundas Street West; and
- Complete Street Guidelines.

The City's Urban Design Guidelines can be found at the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Toronto Green Standard

The 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

The proposed development is subject to site plan control. A site plan control application has been submitted and is being held in abeyance until the issues related to the Zoning By-law Amendment application have been sufficiently resolved.

COMMENTS

Provincial Policy Statement, Provincial Planning Statement and Provincial Plans

Staff's review of the application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020). Staff find the proposal to be generally consistent with the PPS (2020) and the PPS (2024) and generally conforms with the Growth Plan (2020).

Although the application is generally consistent with the PPS (2024), the new PPS directs planning authorities to identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas. This direction is provided through the City's Official Plan and applicable design guidelines. As currently proposed, the application is not of an appropriate scale due in part to the site's size and the existing and planned context.

Additionally, the site is located within two draft delineated Protected Major Transit Stations which the new PPS directs that planning authorities plan for minimum density targets. Presently, the planned density of Dundas West and Bloor GO stations exceed the proposed minimum density target. While staff are of the opinion that the site is appropriate for intensification, the proposed development represents overdevelopment of the site. Staff are of the opinion that a more appropriate scale of development would allow for optimization of the use of land and infrastructure while encouraging growth within a strategic growth area.

Density, Height, Massing

The proposed development has been reviewed against the applicable Official Plan policies and Tall Building Design Guidelines. Although the site is located along an Avenue and in the Mixed Use Area designation of the Official Plan, and within two draft delineated PMTSAs, that alone does not justify the appropriateness of a tall building.

The Tall Building Design Guidelines recognize that appropriate fit and transition in scale may mean that not all sites are suitable for tall buildings, or that the existing or approved massing and scale of a tall building on one site can be applied or used as a reference for developing a neighbouring site.

The small site area results in challenges to appropriately site a tall building and provide a comfortable and functional public realm. As designed, the proposed tower does not appropriately respond to the setback and stepback direction of the Tall Building Design Guidelines, including in particular its western setback and stepbacks as well as the stepbacks proposed above the base building. The proposed tower does not appropriately transition down to lower-scale buildings and to maintain access to sunlight and sky view to surrounding streets.

Through Pre-Application Consultation discussions with the applicant, staff recommended the applicant explore a mid-rise building that generally follows the direction of the Mid-Rise Design Guidelines but has a height that exceeds the width of the Dundas Street West right-of-way. A mid-rise building that incorporates flexibility in relation to its height would allow for an appropriate level of density on the site and provide opportunities to shift density across the site.

Public Realm

The subject application proposes a curb to building face of approximately 8.1 metres along Glenlake Avenue and a curb to building face of approximately of 5.9 metres along Dundas Street West. The site plan and landscape drawings must demonstrate compliance, and have regard for, the Accessibility for Ontarians with Disabilities Act and requirements of the City's Complete Streets and Pedestrian Priority Guidelines, which stipulate the following:

- A 0.2-metre wide curb;
- A 0.6-metre wide buffer strip along the curb edge;
- A furnishing/planting zone between 1.5 and 2.2 metres wide;
- A minimum 2.1-metre wide pedestrian clearway along Dundas Street West and Glenlake Avenue; and
- Additional setback area for a marketing zone.

The submitted site plan and landscape plans do not clearly label the required pedestrian clearway along Glenlake Avenue and Dundas Street West and do not label the existing buffer strip and curb along Dundas Street West.

The subject application has not demonstrated that adequate space has been proposed, particularly along the Dundas Street West frontage, to comfortably accommodate pedestrian movement, streetscape elements like tree planting, and activities related to the uses at-grade.

Sun, Shadow, and Wind

Review of the shadow study found the proposed 29-storey building introduces significant new shadows to the properties west of the site that also extend to the east beyond the rail corridor during the late afternoon. Although the proposed building introduces significantly more shadow than the as-of-right permissions, the shadow does move quickly because of the slender tower floor plate.

The Pedestrian Level Wind Study acknowledges that the proposed building is taller than surrounding buildings and will therefore redirect wind to the ground level. The Pedestrian Level Wind Study also indicates that the highest wind speeds are predicted on the north and east sides of the proposed development, along Glenlake Avenue and Dundas Street West. High winds are also predicted on most areas of the proposed amenity terrace. In these locations, wind conditions may be uncomfortable in the winter and spring and require further analysis and the incorporation of wind control features. Staff anticipate that changes to the proposed built form could result in more comfortable wind conditions across the site.

Amenity Space

The subject application proposes a total of 919.1 square metres of amenity space, including 480 square metres of indoor amenity space and 438.4 square metres of outdoor amenity space, both are proposed on the fifth floor. The proposed amenity space results in a ratio of 3.2 square metres of amenity space per dwelling unit, whereas the by-law standard for amenity space is 4.0 square metres of amenity space per dwelling unit.

Although the application proposes to deliver a significant portion of the amenity space requirements, an amenity space deficit is proposed which staff are of the opinion is, in part, a function of the overdevelopment of the site.

Loading, Access, Parking

Vehicular access to the site is proposed via the existing north-south public laneway, which would provide access to the site's underground parking garage and loading space. The application does not demonstrate whether trucks accessing the proposed loading space can enter and exit the laneway at its north and south ends via Glenlake Avenue and Chelsea Avenue in a forward motion.

The proposed development includes an overall parking supply of 38 spaces, consisting of 34 spaces for residents and four spaces for shared residential visitors. Included within this parking supply would be eight accessible parking spaces, distributed proportionally between the different uses. These parking spaces would be located within a three-level underground garage with the resident parking spaces separated by an overhead door. Based on the application of Zoning By-law 569-2013 (Parking Zone A), the development requires a minimum of four residential visitor spaces and eight accessible spaces and is permitted a maximum of 179 residential parking spaces and 45 non-residential spaces. Therefore, the proposed supply satisfies the by-law requirements.

Should development of some form be approved on the site, staff will recommend that the development be excluded from the on-street permit parking program. The exclusion of any future development from the on-street permit parking program is a means to ensure that development cannot negatively impact parking supply in the surrounding neighbourhood.

Road and Lane Widening

The site fronts Dundas Street West to the east, Glenlake Avenue to the north, and a public laneway to the west. There is no additional land required for the widening of Dundas Street West, as the requirement for a 20-metre wide right-of-way has been satisfied. Similarly, no additional land is required for the widening of Glenlake Avenue, as it is not identified in the Official Plan as a road to be widened.

The existing laneway abutting the site to the west has an approximate width of 4.57 metres. In order to satisfy the Official Plan requirement for a 6-metre wide lane, the owner is required to convey a 1.22-metre wide strip of land to the City for lane widening purposes. The land to be conveyed is to be free and clear of all obstructions and encumbrances and subject to a right-of-way for access purposes. The required conveyance is shown on the plans submitted in support of the subject application but the proposed underground garage encroaches within the land to be conveyed. The application is to be revised so that the required laneway conveyance is unencumbered above and below-grade.

Servicing

Engineering reports and drawings were submitted in support of the application and were reviewed by Engineering and Construction Services staff. Engineering staff identified the need for additional information and revisions, particularly in relation to the water tight structure and foundation drainage. The external storm sewer capacity analysis remains under review by Toronto Water. Toronto Water has also requested further information related to the flows for 100-year storm events and downstream assessment for existing and proposed conditions.

Although staff recommend refusal of the subject application, should the proposed development be approved, staff recommend revised engineering reports be submitted to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. The revised reports will determine whether the municipal water and fire flow, sanitary and storm sewer capacity can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required. Should it be determined that upgrades are required to support the proposed development, the owner shall enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure.

Housing Issues

Official Plan policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Land Tribunal.

In accordance with the Official Plan, the application proposes replacement of the nine existing rental dwelling units located on the site. The applicant has indicated that the proposed replacement units will be of the same type and similar sizes as the existing rental units, and that they will work with staff to develop an acceptable tenant relocation and assistance plan.

Prior to approval of the Rental Housing Demolition and Conversion application, a more thorough approach to the rental housing demolition matters will be required. Matters that require further resolution include:

- the submission of as-built floor plans confirming the size (m²) of each of the existing nine rental units;
- floorplans of the proposed replacement dwelling units that demonstrate the replacement units are at least the same number, size and type of those proposed for demolition; and
- an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement rental units at similar rents and other assistance to lessen tenant hardship, including compensation and notice above and beyond requirements under the Residential Tenancies Act.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. This area has zero to four square metres of local 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 a cash-in-lieu payment. As per Toronto Municipal Code Chapter 415-29, the appraisal to determine the cash-in-lieu contribution will be conducted under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-grade building permit.

Given the current rise in dog-owning populations, the owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building premises to accommodate future residents' needs. This will also help alleviate pressure on public parkland.

Tree Preservation

The application proposes the removal of one healthy and mature privately-owned tree and one healthy and mature City-owned tree. Urban Forestry staff do not support removing these healthy trees unless an adequate planting plan is proposed to compensate for the loss.

The landscape plans do not propose the planting of any new trees within the adjacent road allowances, which does not satisfy the compensation planting requirements. Sufficient space appears to be available to accommodate trees. Staff recommend the applicant submit a revised landscape plan that specifies a minimum of four large-growing shade trees within the Dundas Street West road allowance. One replacement tree in the road allowance on Glenlake Avenue will be required adjacent to the laneway, which appears to be achievable even with the required laneway widening.

To identify potential conflicts between utilities and trees, the applicant is required to provide revised landscape plans with an overlay of all existing and proposed utilities and proposed trees. If existing and/or proposed utilities conflict with the planting of trees, increased building setbacks may be required to support tree planting, particularly along the site's Dundas Street West frontage.

Toronto Green Standard

City 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 2050 or sooner.

The application does not propose the planting of any trees, therefore, the application does not specify how it will satisfy the TGS' soil volume requirements. As discussed in

the Tree Preservation section of this report, the applicant is to submit a revised landscape plan that demonstrates the compensation planting requirements and demonstrates how the required soil volume can be achieved for the planting of required replacement trees.

Community Consultation

A virtual community consultation meeting was held by City staff on September 16, 2024. The meeting was attended by approximately 250 participants, the Ward Councillor, and the applicant team. City staff and the applicant team gave presentations and together with the Ward Councillor answered questions from participants. The following were identified by the participants of the community consultation meeting and via email:

- Concern with the scale, height, and lack of transition of the proposed development given the site's size and proximity to lower-scale buildings;
- Concern that the proposed development varies significantly from the direction that emerged from the Bloor Dundas Avenue Study;
- Concern with the failure to incorporate affordable housing;
- Concern with the erosion of the local neighbourhood character and culture;
- Concern whether there is sufficient infrastructure to support the proposed development, including servicing, school, and daycare capacity;
- Concern with increased traffic and lack of road safety measures to support higher volumes of pedestrians and cyclists;
- Concern with lack of green space, tree planting, and other streetscape improvements;
- Concern with increased noise, loss of privacy, and increased shadow impacts on neighbouring properties;
- Concern with the displacement of existing tenants and non-residential businesses operating on-site;
- Concerns with impacts on on-street parking;
- Concerns with increased usage of the existing laneway for vehicles and large trucks as it is currently used as a recreational space by the neighbouring community;
- Concerns with the cumulative impact of all development proposed within the surrounding area; and
- Concern with the visual impacts of the proposed building and incompatible architectural design with the existing neighbourhood.

Many submissions indicate general support for the creation of affordable housing and housing opportunities within the City, however, concerns lie with the scale of development proposed and the application's failure, as currently proposed, to deliver any affordable housing.

Although the overwhelming majority of submissions from the public have been in opposition to the proposed development, Planning staff have received some public submissions outlining support for the proposed development. Those in support of the proposed development have referred to the desirability of the neighbourhood where the site is located and the increasing difficulty of younger generations attaining housing due to the City's increasing unaffordability.

Tenant Meeting

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

Conclusion

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), 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 generally consistent with the PPS (2020) and the PPS (2024), and generally conforms with the Growth Plan (2020). The proposal fails to appropriately implement policies of the Official Plan and direction of the Tall Building Design Guidelines. The proposal, in its current form, does not represent good planning and is not in the public interest. Staff recommend that City Council refuse the application.

CONTACT

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SIGNATURE



Carly Bowman, MSc.PI., MCIP, RPP, Director
Community Planning, Toronto and East York District

ATTACHMENTS

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: Site Plan
Attachment 6: North and South Elevations
Attachment 7: East and West Elevations
Attachment 8: 3D Massing Model Looking Northwest
Attachment 9: 3D Massing Model Looking Southeast

Attachment 1: Application Data Sheet

Municipal Address: 2461-2475 DUNDAS ST W **Date Received:** July 24, 2024

Application Number: 24 187123 STE 04 OZ

Application Type: Rezoning

Project Description: The application at 2461-2475 Dundas St W proposes a 29-storey mixed-use building, comprised of a four to five-storey base building and 19,645 square metres of GFA. The application proposes 288 dwelling units (including 9 rental replacement units) and 360 square metres of at-grade retail space.

Applicant	Agent	Architect	Primary Owner
MICHAEL BISSETT, BOUSFIELDS INC. 3 CHURCH ST, SUITE 200 TORONTO, ON M5E 1M2	MICHAEL BISSETT, BOUSFIELDS INC. 3 CHURCH ST, SUITE 200 TORONTO, ON M5E 1M2	QUADRANGLE ARCHITECTS LTD. 8 SPADINA AVE, SUITE 2100 TORONTO, ON M5V 2S8	DUNDAS- GLENLAKE PROJECT GP INC. 3011 LAKESHORE RD BURLINGTON, ON L7N 1A2

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	MCR T4.0 C1.5 R3.0,	Heritage Designation:	N
Height Limit (m):	20	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,267	Frontage (m):	43	Depth (m):	29
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			962	962
Residential GFA (sq m):			19,284	19,284
Non-Residential GFA (sq m):			361	361
Total GFA (sq m):			19,645	19,645
Height - Storeys:	2		29	29
Height - Metres:			102	102

Lot Coverage Ratio (%): 0.79

Floor Space Index: 15.5

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,105	180
Retail GFA:	361	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	9		9	9
Freehold:				
Condominium:	2		279	279
Other:				
Total Units:	11		288	288

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		24	147	87	30
Total Units:		24	147	87	30

Parking and Loading

Parking Spaces: 38 Bicycle Parking Spaces: 328 Loading Docks: 1

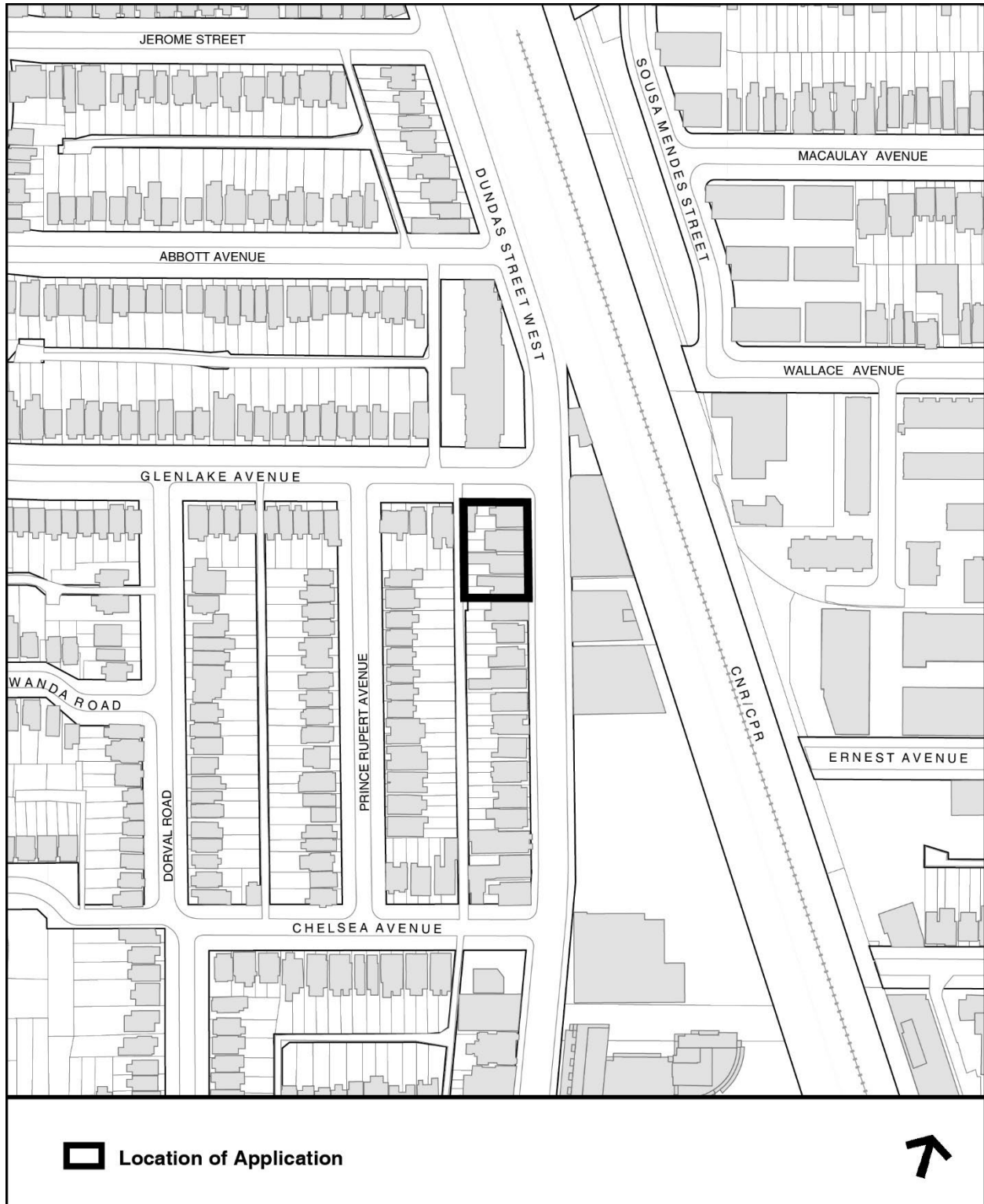
CONTACT:

Victoria Fusz, Senior Planner, Community Planning

416-395-7172

Victoria.Fusz@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

2461 - 2475 Dundas Street West

File # 24 187123 STE 04 02



Location of Application

Neighbourhoods

Mixed Use Areas



Parks



Utility Corridors



General Employment Areas

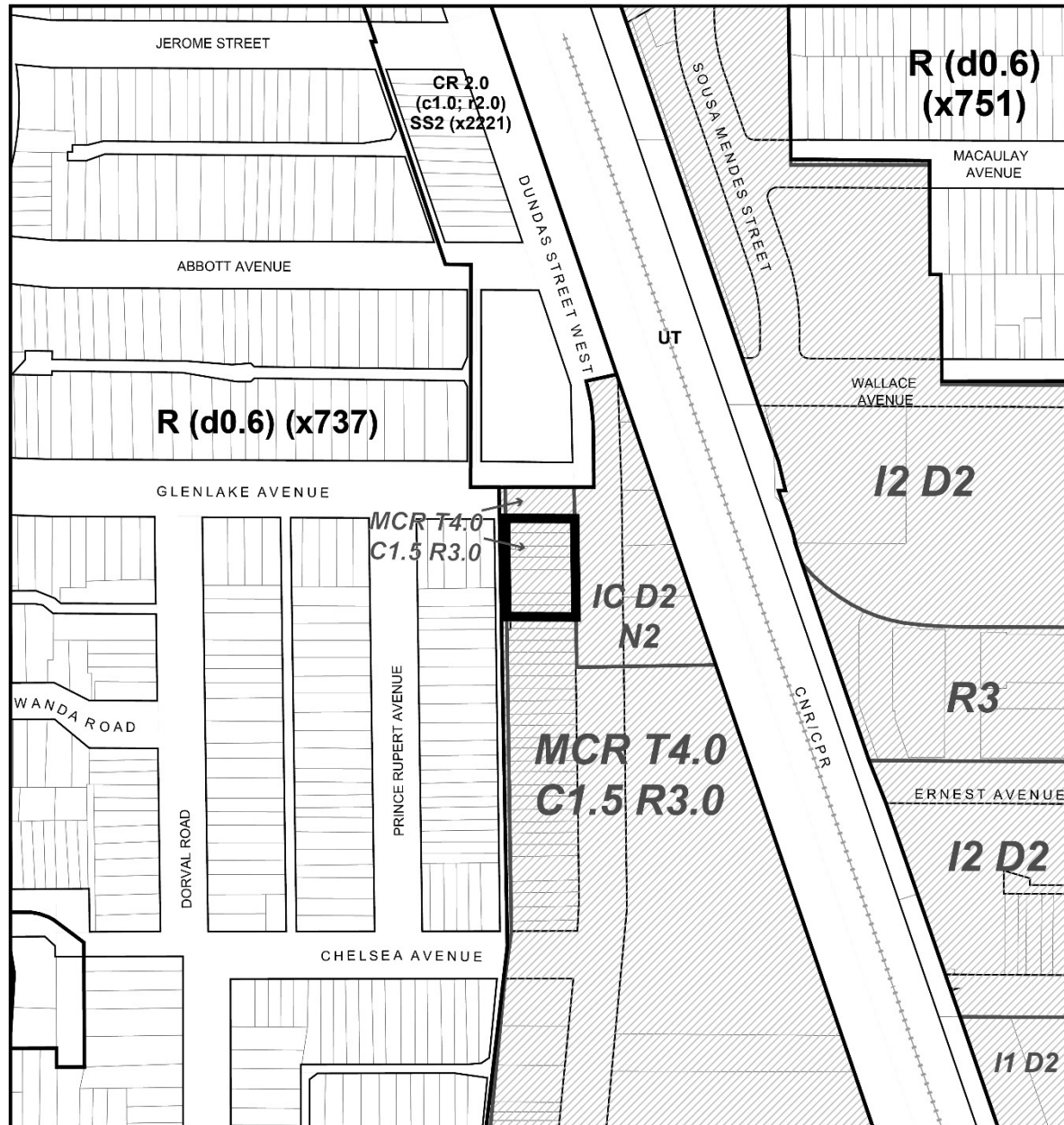


Core Employment Areas



Not to Scale
Extracted: 07/29/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2461 - 2475 Dundas Street West

File # 24 187123 STE 04 02



Location of Application

R
CR
OR
UT

Residential
Commercial Residential
Open Space Recreation
Utility and Transportation



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

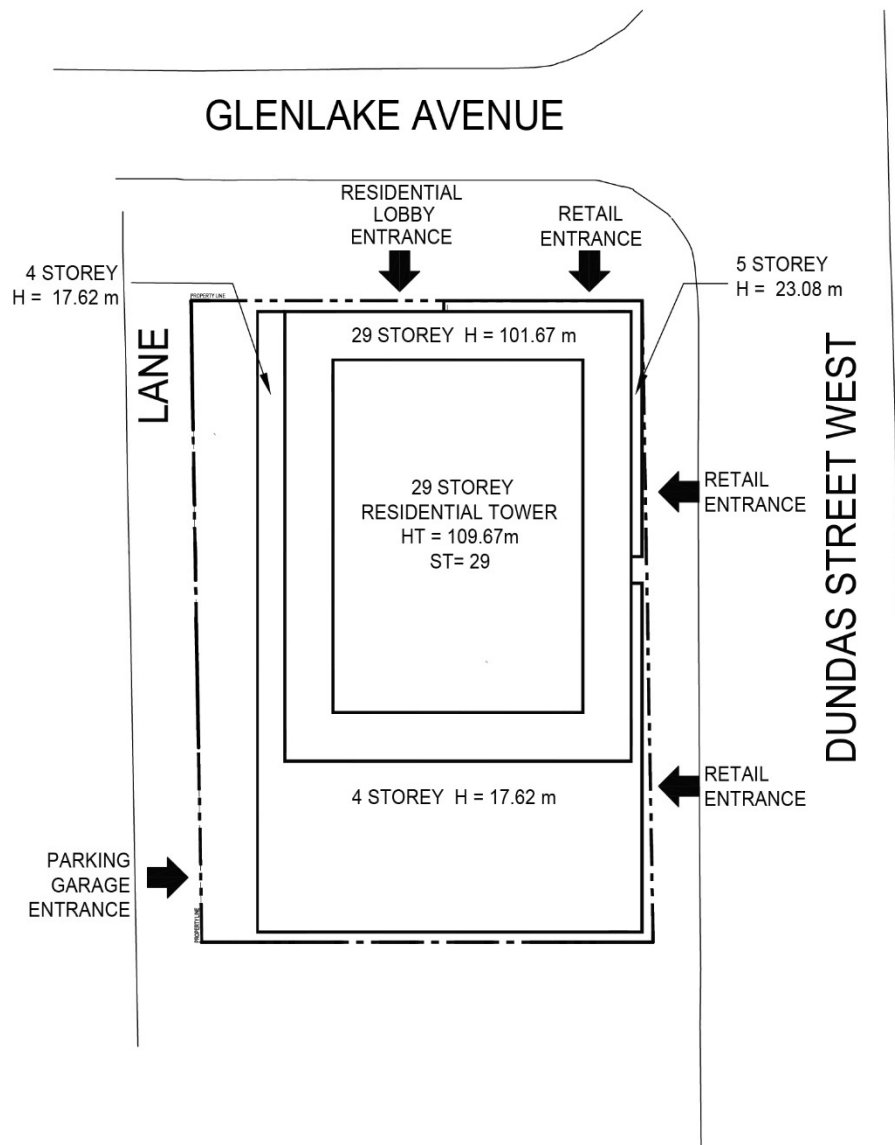
R2
MCR
I2

Residential District
Mixed-Use District
Industrial District



Not to Scale
Extracted: 09/15/2024

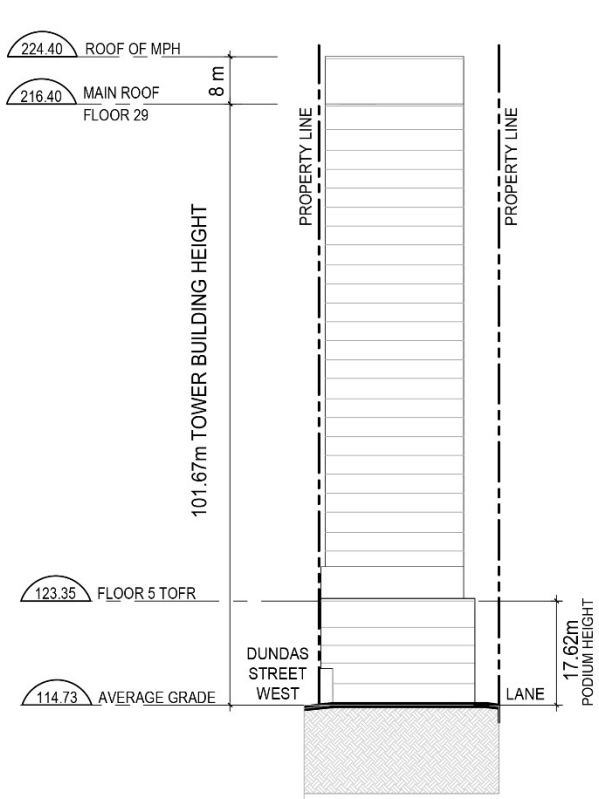
Attachment 5: Site Plan



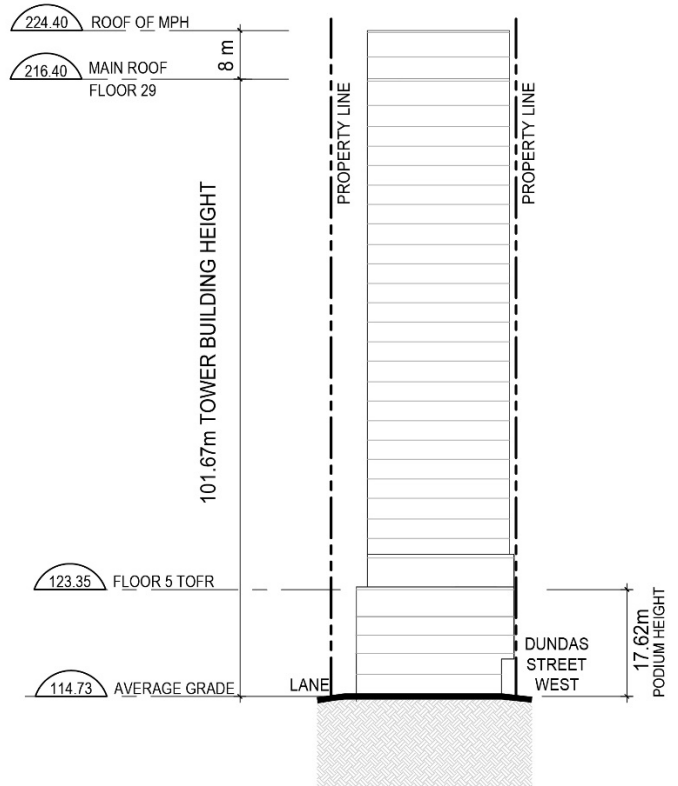
Site Plan



Attachment 6: North and South Elevations

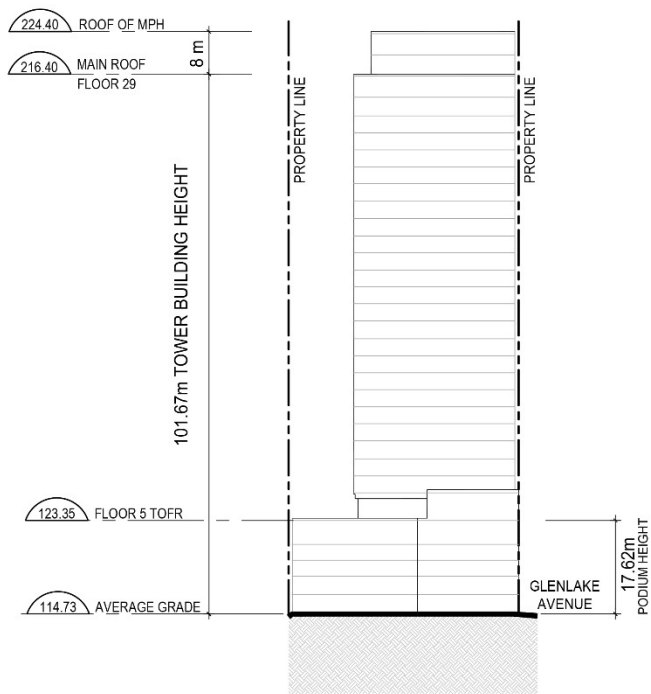


North Elevation

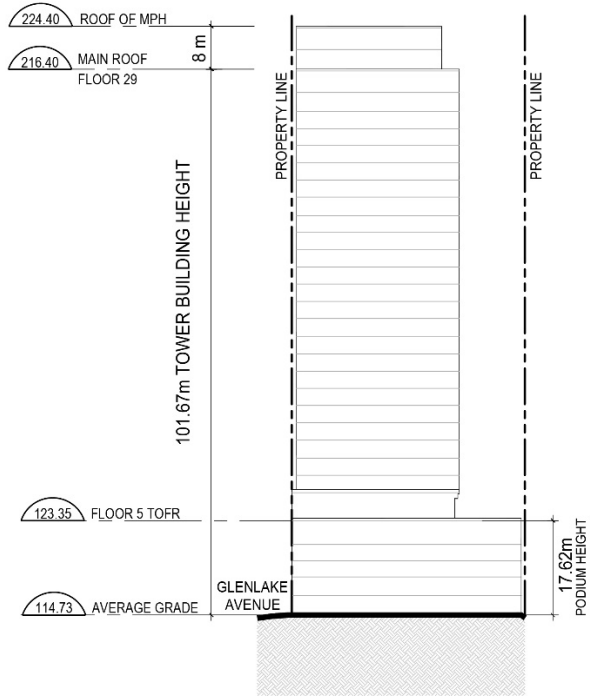


South Elevation

Attachment 7: East and West Elevations

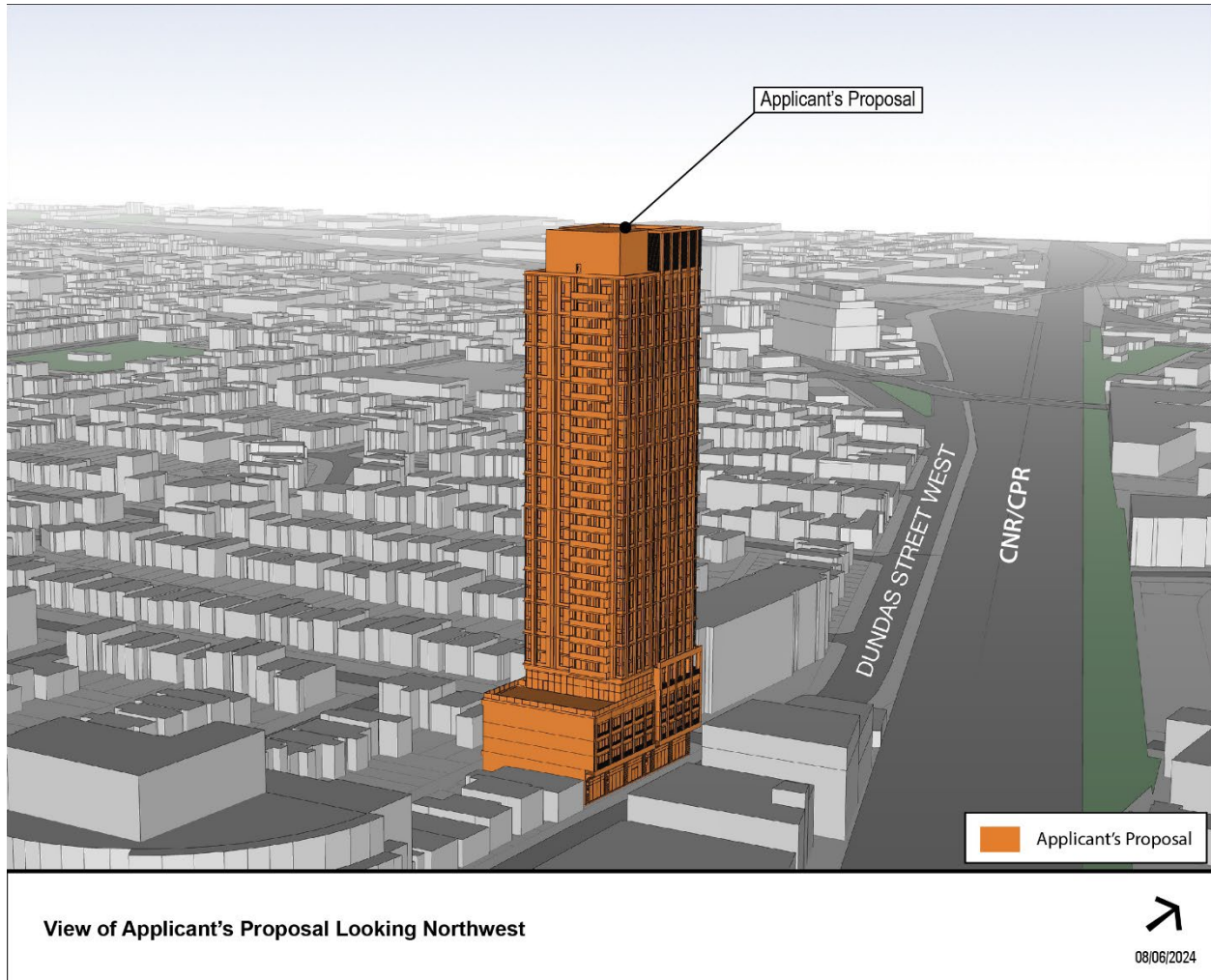


East Elevation



West Elevation

Attachment 8: 3D Massing Model Looking Northwest



Attachment 9: 3D Massing Model Looking Southeast

