

## **4231, 4237 and 4241 Dundas Street West, Zoning By-law Amendment Application – Decision Report – Approval**

Date: June 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

**Planning Application Number:** 23 122250 WET 03 OZ

### **SUMMARY**

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This report recommends approval of the application to amend the Zoning By-law at 4231, 4237, and 4241 Dundas street West to permit the development of an 11 storey mixed use building with 318 residential units and 439 square metres of commercial at grade.

### **RECOMMENDATIONS**

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The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands municipally known as 4231, 4237 and 4241 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. 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 Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is comprised of an assembly of three properties located along Dundas Street West, approximately 250 metres east of the Royal York Road and Dundas Street West intersection. The subject site is generally flat and irregular in shape, with a frontage of approximately 81.4 metres on Dundas Street West and a depth ranging from 39.9 to 56.4 metres. The site area is approximately 4,245 square metres.

### **Existing Uses**

The site is currently occupied by several commercial establishments. See Attachment 2 for the Location Map.

### **Surrounding Uses**

North: of Dundas Street West is a gas station and car wash and, to the west is the Kingsway Mills Shopping Centre. Kingsway Mills is a commercial plaza with a surface parking lot and several businesses.

South: of the site, is a surface parking lot, residential lots fronting on Government Road and a residential neighbourhood further south.

East: of the site on the south side of Dundas Street is a three storey mixed-use building, which consists of ground floor commercial uses with residential units on the upper two floors.

West: of the site is a three storey mixed-use building with ground floor commercial uses and residential units on the second and third floor. A narrow driveway runs along the east face of the mixed-use building accessing a surface parking lot to the rear. The surface parking lot wraps around the south end of the subject site.

## **THE APPLICATION**

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### **Description**

The applicant proposes to amend city-wide Zoning By-law 569-2013 to permit a mixed-use development with an 11-storey mixed use building with 318 residential units and commercial uses at grade.

### **Density**

The proposal would have a density of 5.28 times the area of the lot.

## **Residential Component**

The proposal includes 318 dwelling units, 10 studio (3.1%), 191 one-bedroom (60.1%), 85 two-bedroom (26.7%), and 32 three-bedroom units (10.1%).

## **Non-Residential Component**

The proposal includes 439 square metres of retail at grade.

## **Amenity Space**

The proposal includes 869 square metres of indoor amenity space (representing 2.8 square metres per unit) and 1,088 square metres of outdoor amenity space (representing 3.4 square metres per unit).

## **Access, Parking and Loading**

Access would be from a driveway off Dundas Street west.

The proposal includes a total of 190 vehicular parking spaces located in two levels below grade, of which 164 spaces are for residential parking, eight spaces are for accessible residential parking, 15 spaces are for visitor parking, two are for accessible visitor parking and one space is a car share space.

The proposal also includes a total of 246 bicycle parking spaces, of which 223 are long term bicycle parking spaces proposed below grade and 23 are short term bicycle parking spaces proposed on the main floor.

The application also proposes one Type-G Loading Space.

## **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, 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/4241DundasStW](http://www.toronto.ca/4241DundasStW).

## **Reasons for Application**

The proposal requires an amendment to the lands into Zoning By-law 569-2013 and to vary specific performance standards, including the maximum building height, maximum density, minimum setbacks, among other standards.

## **APPLICATION BACKGROUND**

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A pre-application consultation meeting was held on July 21, 2022. The application was received on March 13, 2023 and deemed completed by satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: [www.toronto.ca/4241DundasStW](http://www.toronto.ca/4241DundasStW).

## 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 amendments.

## POLICY AND 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 Planning Statement (2024), and shall conform to provincial plans.

### Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*, and designates the site as *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map.

*Mixed Use Areas* are identified as areas where significant growth is intended to occur, including a broad range of commercial, residential and institutional uses, as well as parks, open spaces and utilities. *Mixed Use Areas* are anticipated to absorb most of the expected increase in retail, office and service employment as well as significant increases in residential buildings. Development in *Mixed Use Areas* is intended to provide a balanced mix of uses that provide goods and service locally and can support reducing dependency on the automobile. Providing appropriate transition to lower-scale areas and limit impact to nearby *Neighbourhoods* lands.

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.

### Site and Area Specific Policy (SASP) 277

SASP 277 applies to the site. SASP 277 was introduced by Official Plan Amendment (OPA) 144, implementing the Dundas Street West Avenues Study.

SASP 277 provides that townhouses are not permitted in Mixed Use Areas either on the north side of Dundas Street West or within the first 60 metres of depth from the Dundas Street West frontage on the south side of Dundas Street West.

### Zoning

The site is subject to the Etobicoke Zoning Code, as amended by Zoning By-law 717-2006 (Dundas Street West Avenue Study). The site is zoned CG-AV-H (General Commercial – Avenues – Holding Symbol). The zoning category permits a limited range of residential uses, including apartment houses, dwelling units above business or retail uses, and live-work units, all subject to Holding provisions until such time as City Council is satisfied as to the availability of all road improvements, infrastructure,

servicing and school capacity, to accommodate development. 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:

- Dundas Street West (Royal York to Humber River) Urban Design Guidelines
- Mid-Rise Building Performance Standards (2010), Addendum (2016) and draft Mid-Rise Building Design Guidelines (2024)
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility 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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On Monday, October 16, 2023, a virtual community consultation meeting (CCM) took place and was attended by the Ward Councillor, the neighbouring Ward Councillor, the proponent, and members of the public. City Planning staff presented the planning policy framework and an overview of the application review process, while the applicant presented details of their development proposal. The following issues were discussed at the CCM:

- Comments about the pace of development within the city and demolition of local shopping opportunities.
- Questions about the proposed use, height, density, and unit size.
- Concerns about the impacts on residents during construction, including increased traffic due to construction, vibration-related and geotechnical impacts.
- Questions whether current schools, community centres, libraries, and other public facilities can accommodate the addition of another residential building in the area.

## Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke 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 Planning 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 and have determined it is consistent with the Provincial Planning Statement (2024).

### Land Use

The proposal seeks to intensify an underutilized Mixed Use Areas designated site along the Dundas Street West *Avenues* corridor. The proposed mixed-use development at this site is appropriate and aligns with Official Plan direction for *Mixed Use Areas* on an *Avenue*.

### Housing

This proposal would result in a 318 residential units, with a unit mix that meets the minimum requirements of the Growing Up Guidelines.

### Density, Height, Massing

Within the immediate and broader area along the Dundas Street West Avenue (Royal York to Humber River), the built form consists of existing, recently constructed or approved mid-rise and tall buildings. Immediately north of the site is a low-rise commercial plaza which presents opportunity for intensification in the future given the *Avenue* and *Mixed Use Areas* designation.

An 11 storey mid-rise building (37.3 metres, with an additional 6-metre shared mechanical/amenity floor penthouse) with a proposed density of 5.28 FSI and 318 units represent appropriate development and fits with the existing and planned context. The rear of the proposed building would also align with the City's new mid-rise performance standards for rear transition.

The proposed six storey streetwall (20.8 metres) would provide for a comfortable, pedestrian scaled environment with a height that is less than 80 percent of the planned 27-metre Dundas Street West right-of-way width. The streetwall height, together with the proposed 2.0, 3.0 and 5.7-metre stepbacks at levels seven and nine and the shared mechanical/amenity level, will provide for an articulated massing and improved relationship to the public realm. A 5.5-metre setback is provided on the east and west side of the building. At the rear, on the south side of the site, a 7.5-metre setback is

proposed, with 2.5 metre stepback above level six (20.8 metres) that aligns with the rear transition performance standards for mid-rise buildings.

Overall, the proposal has appropriate height in relation to the surrounding existing and planned context and has incorporated appropriate massing through building setbacks, façade articulation, and stepbacks of height to achieve an appropriate built form. The proposed design features, including articulation of the streetwall and upper level stepbacks help to frame the street, achieve good fit and transition in scale with the existing and planned context, and limit negative impacts on the public realm.

### **Public Realm**

The proposed design provides for an articulated mid-rise building with a six-metre curb to building face setback along Dundas Street West. The proposed at-grade retail and tree planting will contribute to an animated and high-quality public realm that appropriately responds to its surrounding planned context.

### **Shadow Impact**

The applicant submitted a Sun/Shadow Study prepared by Unfolded Inc. to support the proposal. Staff are satisfied that the resulting incremental shadows on the public realm and public spaces are limited and minimized, with no impacts on parks and continuous afternoon sunlight on the north sidewalk of Dundas Street West during the spring and fall equinoxes.

### **Wind Impact**

The applicant submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineers that shows the inclusion of wind mitigation measures and features that would improve local wind conditions in key areas of the proposed development. Wind mitigation will be further refined and secured through the Site Plan Control review and approval process.

### **Servicing**

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Fabian Papa & Partners to support the proposal. These reports evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses and provided rationale for any possible new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. City staff and commenting agencies have reviewed the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development. Engineering Review staff have reviewed the submitted materials and accept the reports associated with the proposed development.

### **Road Widening**

To satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Dundas Street West, a 0.4-metre road widening along the Dundas Street West frontage of the site is required and would be conveyed to the City through the site plan control

process. The draft Zoning By-law includes notation in the diagrams to illustrate the required widening.

### **Traffic Impact**

A Transportation Study prepared by BA Consulting Group Ltd. was submitted in support of the application. The study provides an analysis on traffic impact based on projected vehicular trips, along with a vehicular parking analysis and a loading needs analysis. The study concluded the traffic generated by the proposal would result in acceptable impacts on the surrounding street network. Transportation Review accept the conclusions of the study.

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

The vehicular driveway access proposed from Dundas Street West aligns with the existing signalized intersection along Dundas Street West. The driveway extends through the building to a six-metre wide, east-west private laneway along the rear portion of the site.

Transportation Services and Transportation Planning has advised that long-term intention for this rear private laneway would allow vehicle and loading access to adjacent properties to the east should they redevelop in the future. Staff will consider securing a public easement over the private laneway and driveway through the site plan control application.

Transportation Review staff is satisfied with the provision of vehicular and bicycle parking and loading.

### **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Tree Planting and Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Private Tree By-law). The Arborist Report indicates that the proposed development would require the injury of two and removal of one by-law-protected private trees. The applicant has provided a satisfactory Landscape Plan proposing three new trees on the Dundas Street West right-of-way and thirteen on private property.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

## **CONTACT**

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Ali.Meghani@toronto.ca

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Information/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 Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: North Elevations
- Attachment 8: East Elevations
- Attachment 9: South Elevations
- Attachment 10: West Elevations

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 4231, 4237 and 4241 Dundas Street West Date Received: March 13, 2023

Application Number: 23 122250 WET 03 OZ

Application Type: Rezoning

Project Description: An 11-storey mixed use building and retail at grade.

Applicant	Agent	Architect	Owner
Marlin Spring c/o Julia Pierdon 2300 Yonge Street, 5th Floor, Toronto, Ontario M4P 1E4	Bousfields Inc. c/o Peter F. Smith 3 Church Street, Toronto, Ontario M5E 1M2	Architecture Unfolded 368 Dufferin Street, Toronto, Ontario M6K 1Z8	Marlin Spring c/o Julia Pierdon 2300 Yonge Street, 5th Floor, Toronto, Ontario M4P 1E4

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 277

Zoning: CG-AV-H Heritage Designation: N

Height Limit (m): 14 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 4245.2 Frontage (m): 81.4 Depth (m): 39.9 to 56.4

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,128.7	2,128.7
Residential GFA (sq m):			21,837.5	21,837.5
Non-Residential GFA (sq m):			439.2	439.2
Total GFA (sq m):			22,276.4	22,276.4
Height - Storeys:			11	11
Height - Metres:			37.3	37.3

Lot Coverage Ratio (%) 50.14 Floor Space Index: 5.28

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	21,837.5	
Retail GFA:	439.2	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			318	318
Freehold:				
Condominium:				
Other:				
Total Units:			318	318

#### Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		10	191	85	32
Total Units:		10	191	85	32

#### Parking and Loading

Parking Spaces:	190	Bicycle Parking Spaces:	246	Loading Docks:	1
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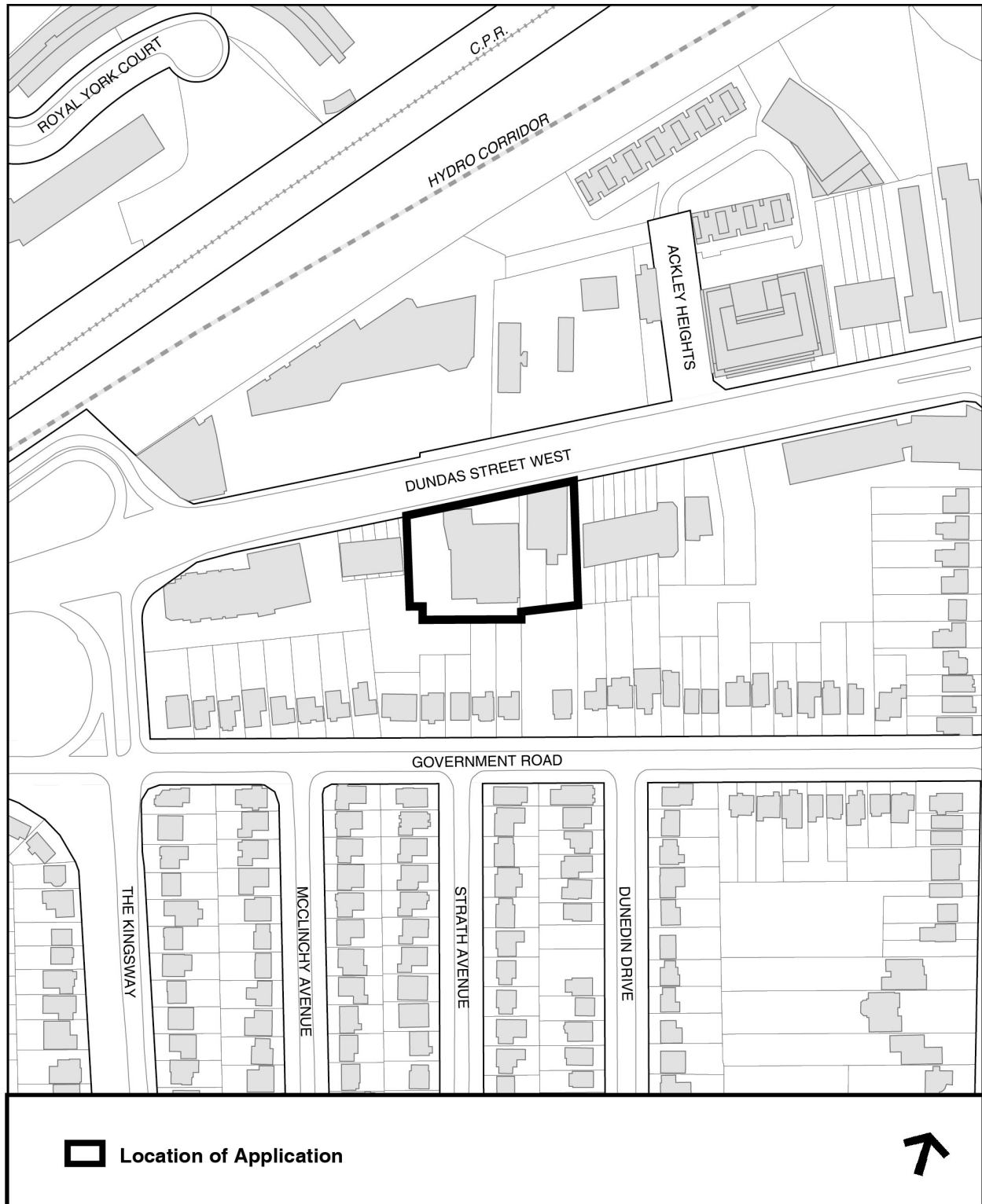
#### CONTACT:

Ali Meghani, Senior Planner

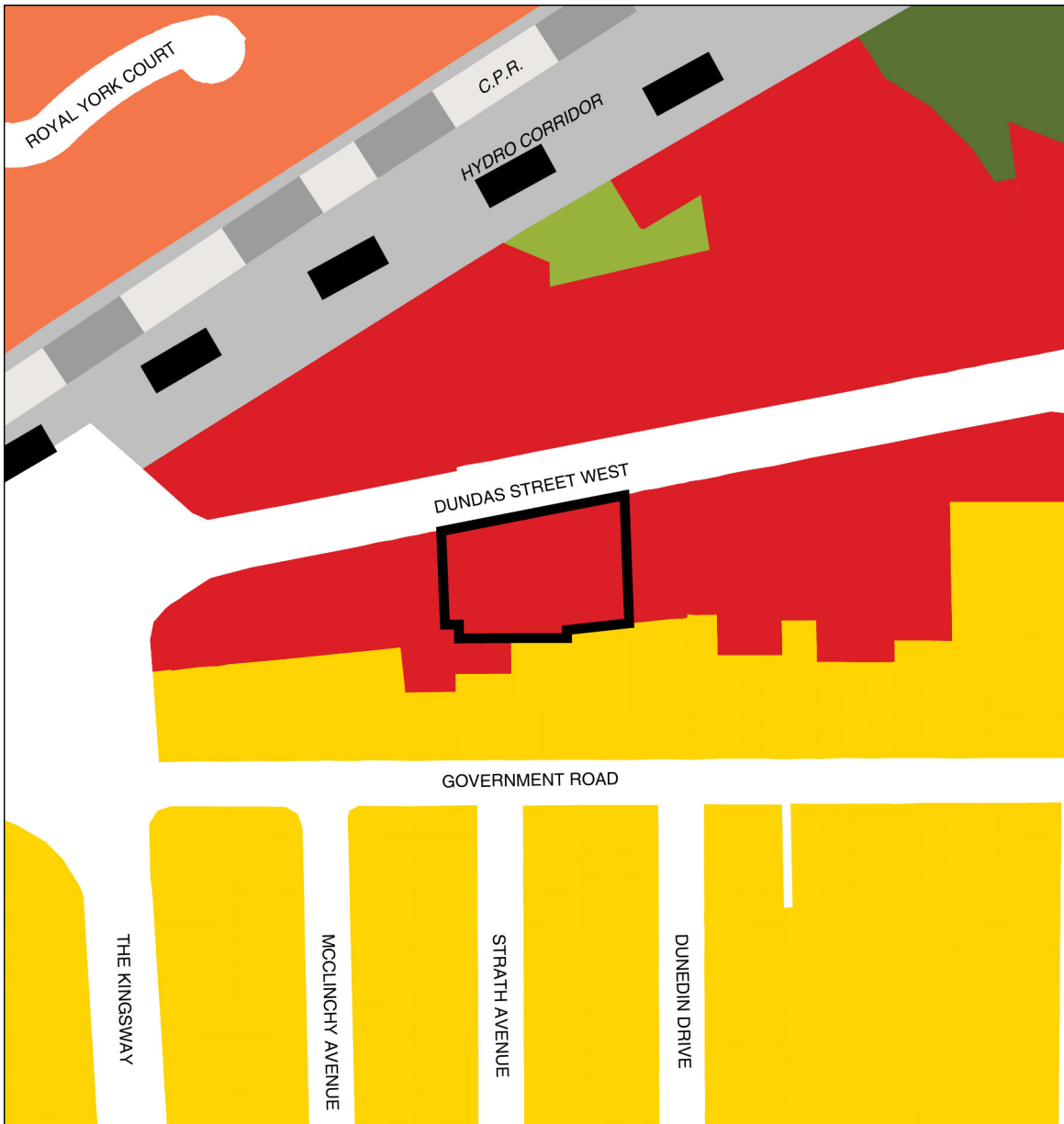
416-394-8236

Ali.Meghani@toronto.ca

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 14

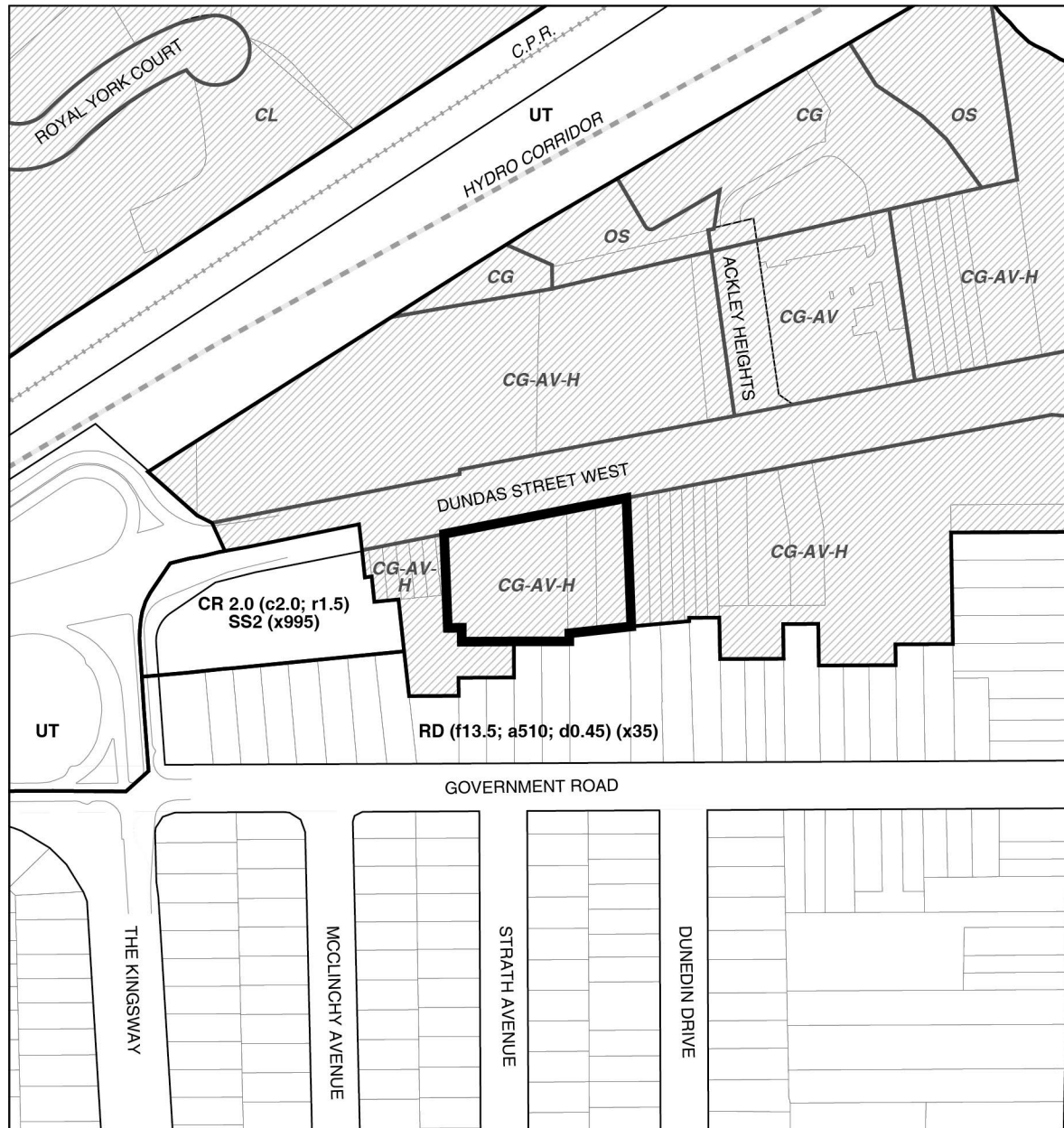
4231-4241 Dundas Street West

File # 23 122250 WET 03 0Z



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## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**4231-4241 Dundas Street West**

File # 23 122250 WET 03 02

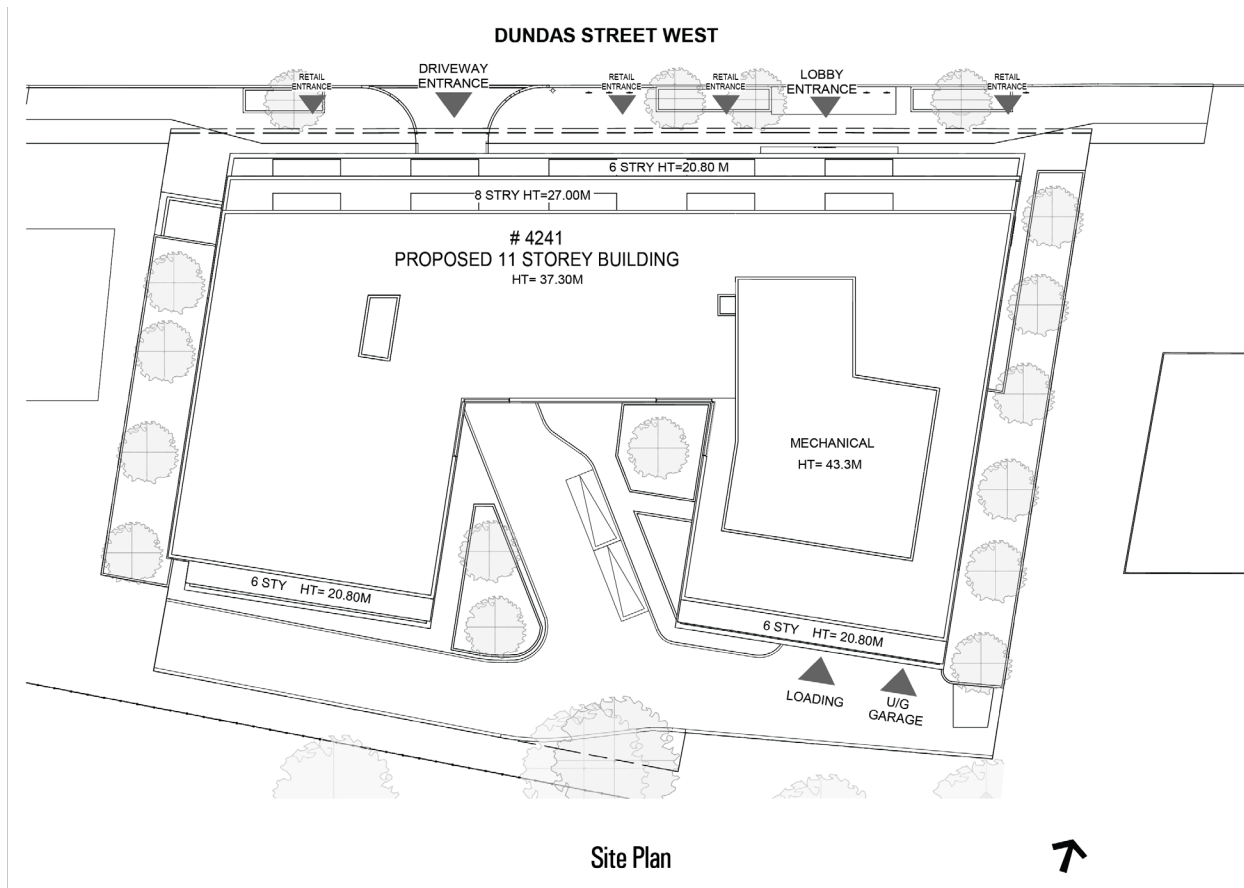
	Location of Application		See Former City of Etobicoke By-Law No. 11,737
RD	Residential Detached	OS	Public Open Space Zone
CR	Commercial Residential	POS	Private Open Space Zone
UT	Utility and Transportation	CG-AV	General Commercial-Avenues Zone
		CL	Limited Commercial Zone
		CG	General Commercial Zone

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## Attachment 5: Draft Zoning By-law Amendment

Attached under separate cover.

## Attachment 6: Site Plan

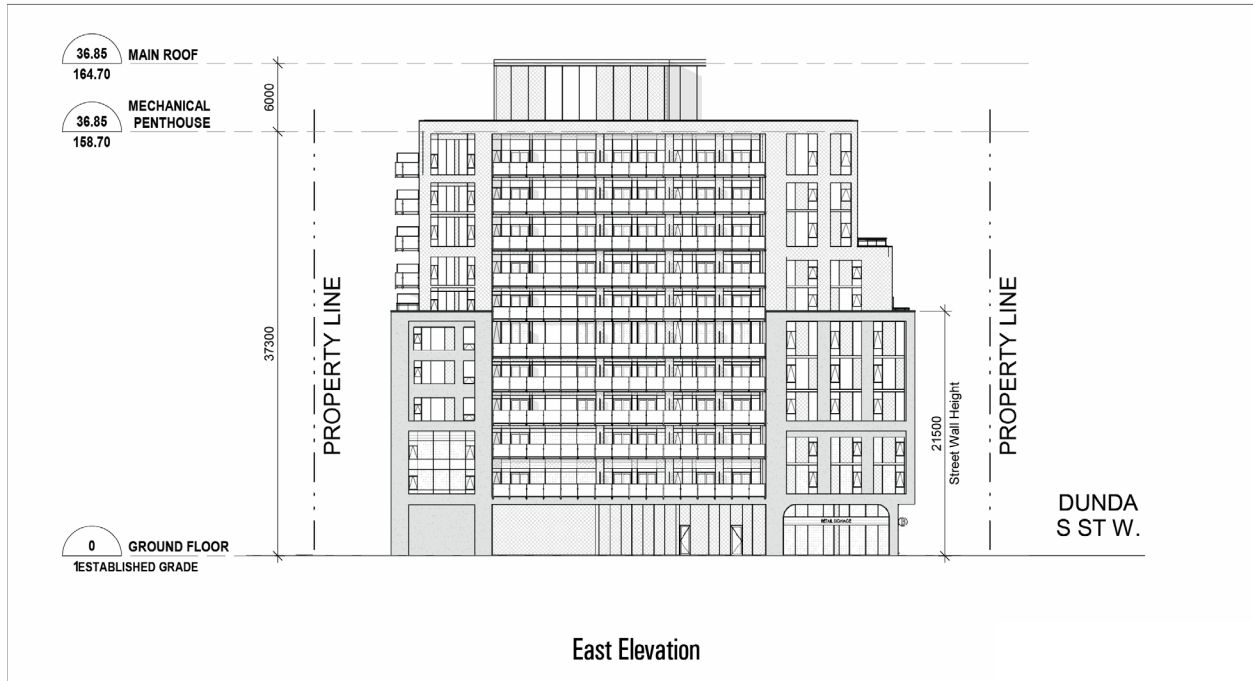




## Attachment 7: North Elevations



## Attachment 8: East Elevations



## Attachment 9: South Elevations



## Attachment 10: West Elevations

