

5280 Dundas Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: October 2, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 24 235116 WET 03 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law at 5280 Dundas Street West to permit a 42-storey (137.8-metre, plus a 6-metre mechanical penthouse) mixed-use building with 462 dwelling units, and a minimum non-residential gross floor area of 95 square metres. A 32 square metre Privately Owned Publicly-accessible Space ('POPS') is proposed at the north-east corner of Dundas Street West and Acorn Avenue.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands municipally known as 5280 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 5280 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. City Council delegate the approval and signing authority to the Executive Director, Development Review for agreements related to payments-in-lieu of bicycle parking under Article 900.8.10 Exception Number [x190] of Zoning By-law 569-2013, as amended, in a form satisfactory to the City Solicitor.
5. City Council direct the Executive Director, Development Review to use \$1,076.00 per long-term bicycle parking space reduced, adjusted for inflation, as the basis for calculating payments under Article 900.8.10 Exception Number [x190] of Zoning By-law 569-2013, as amended.

6. City Council direct the Executive Director, Development Review to use \$538 per short-term bicycle parking space reduced, adjusted for inflation, as the basis upon which payments under Article 900.8.10 Exception Number [x190] of Zoning By-law 569-2013, as amended.

FINANCIAL IMPACT

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 Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northeast intersection of Dundas Street West and Acorn Avenue and is currently comprised of a single one-storey building containing a Take-Out Eating Establishment. The 1263.9 square metre corner lot has frontages of 24.38 metres along Dundas Street West and 51.86 metres along Acorn Avenue. The site is located at the terminus of the Martin Grove Cycling Route and directly across from the signalized entrance to the Kipling Station Mobility Hub. See Attachment 2 for the Location Map.

Surrounding Uses

North of the site is Greenfield Park, low-rise houses within a *Neighbourhoods* designation and a 3.67-metre-wide city-owned decommissioned right-of-way.

South of the site is the Kipling Station Mobility Hub and rail corridor. Recently approved developments on the south side of Dundas Street West within a *Mixed Use Areas* designation reach heights of up to 153.1 metres (50 storeys), excluding mechanical penthouse (MPH) ([5251 Dundas Street West, 21 251071 WET 03 OZ](#)) and 157 metres (50 storeys), excluding MPH ([5359 Dundas Street West, 23 140448 WET 03 OZ](#)).

East of the site is a one-storey Drive-In Eating Establishment, surface-level parking and utility corridor. Further east, buildings reaching heights of up to 127.5 metres (41 storeys), excluding MPH ([5238 Dundas Street West and 28 Jopling Avenue South, 21 215777 WET 03 OZ](#)) and 140 metres (45 storeys), excluding MPH, have been approved in the vicinity of Six Points Plaza ([5230 Dundas Street West, 3825 Bloor Street West and 0 Beamish Drive, 21 232816 WET 03 OZ](#)).

West of the site, the area is primarily characterized by low- to mid-rise commercial buildings, with the exception of a seven-storey apartment building and recently approved developments within a *Mixed Use Areas* designation that reach heights of up to 136 metres (44 storeys), excluding MPH ([5415-5481, 5485 and 5487 Dundas Street West and 15 and 25 Shorncliffe Road, 2018 272108 WET 03 OZ](#)).

THE APPLICATION

Description

The proposed Zoning By-law Amendment would permit a 42-storey (137.8 metres, excluding mechanical penthouse) mixed use building, including a three-storey base building with 95 square metres of ground floor commercial space. A POPS totaling 32 square metres is proposed at the south-west corner of the site where Dundas Street West and Acorn Avenue intersect.

Density

The proposal has a density of 22.6 times the area of the lot.

Residential Component

The proposal includes 462 dwelling units, comprised of 16 studios, 315 one-bedroom, 85 two-bedroom, and 46 three-bedroom units.

Non-Residential Component

The proposal includes 95 square metres of ground floor commercial space.

Amenity

A total of 1,853.6 square metres of amenity space is proposed, inclusive of 690.3 square metres located outdoors. Four square metres for each dwelling unit is proposed as amenity space.

Access, Parking and Loading

The proposal includes 47 vehicular parking spaces (including six visitor spaces) located below grade, 178 bike parking spaces (20 short-term and 158 long-term) and two loading spaces (one Type-G and one Type-C). Two at-grade pick-up and drop-off spaces are proposed within the right-of-way along Acorn Avenue.

Vehicular and loading access, including access to the underground parking garage and pick-up and drop-off area, is from Acorn Avenue.

A 0.25-metre road widening is provided along the south property line along Dundas Street West.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D Massing views 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/5280DundasStW

Reasons for Application

The application to amend the Zoning By-law is required to allow for increased density, height, associated building performance standards, and to bring the lands into City-wide Zoning By-law 569-2013.

APPLICATION BACKGROUND

A Pre-application Consultation (PAC) meeting was held on May 28, 2024.

The Zoning By-law Amendment Application for 5280 Dundas Street West was submitted on November 7, 2024, and deemed complete on January 24, 2025, as it was considered to meet the City's minimum application requirements. The original submission proposed a 49-storey (157.9 metres, excluding MPH) residential building totaling 541 residential units and no ground floor commercial space. A Community Consultation Meeting was held on March 13, 2025. The applicant subsequently requested the application be placed on hold to allow time for revisions.

A resubmission was made on August 6, 2025, for a 42-storey (137.8 metres, excluding mechanical penthouse) mixed-use building with 95 square metres of ground floor retail, 462 dwelling units with revised residential unit mix, increased space for street tree plantings and a 32 square metre POPS on site.

The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/5280DundasStW

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY AND 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 Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan identifies the site as part of a *Centre* – specifically, the Etobicoke Centre. *Centres* are strategic growth areas planned around rapid transit infrastructure, intended to serve as focal points for intensification outside the Downtown and to help balance growth across the City. The Official Plan also designates the site as *Mixed Use Areas* which are envisioned to combine an array of residential and commercial uses. See Attachment 3 of this Report for the Official Plan 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.

Etobicoke Centre Secondary Plan

The Etobicoke Centre Secondary Plan identifies seven focus areas within the Secondary Plan to be enhanced based on their respective location, physical form and function. The site falls within the Dundas West Focus Area (Etobicoke Centre Areas Map 12-1).

The site is designated as *Mixed Use Areas A* (Land Use Map 12-5), which is envisioned to permit a wide variety of land uses that will be the backbone of achieving the area's vision – an area where “residents can live, work, shop and be entertained without relying on an automobile” (See Attachments 4A and 4B of this report for the Etobicoke Centre Secondary Plan Land Use Map).

Protected Major Transit Station Area

The site is within the delineated Kipling Station PMTSA transit station associated with SASP 626 in Chapter 8 of the Official Plan. More specifically, it is situated approximately 35 metres from the front lot line of the Kipling Mobility Hub and 150 metres away from the nearest entrance to the TTC Subway and GO train. The site has a minimum 2.0 FSI. The area is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

Zoning

The site is zoned Etobicoke Centre 2 Zone (EC2) under the former City of Etobicoke Zoning Code, as amended by site specific Zoning By-law 1088-2002. The current zoning permits mixed uses and implements the policies of the Etobicoke Centre Secondary Plan. The current EC2 zoning permits a wide range of residential and commercial uses, a maximum Floor Space Index of 3.5, a maximum height of 24 metres and maximum floorplates ranging between 750 to 825 square metres. City Wide-Zoning By-law 569-2013, as amended, does not require residential vehicular parking. See Attachment 5 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:

- Etobicoke Centre Urban Design Guidelines;
- The Etobicoke Centre Public Space and Streetscape Plan;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- The Streetscape Manual;
- Design Guidelines for Privately Owned Publicly-accessible Spaces 'POPS';
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- and;

- The Retail Design Manual.

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). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

On March 13, 2025 a Community Consultation Meeting was hosted by City staff and attended by the local Councillor, the applicant, and approximately 39 members of the public. At the meeting, Development Review staff presented the planning policy framework and an overview of the application review process, and the applicant presented their proposal. Issues raised included:

- Concerns about the proposed building height and the lack of commercial space;
- Privacy issues as it relates to the low-rise residential neighbourhood;
- Infrastructure capacity;
- Issues with parking for visitors, ride share and concern that parking on residential streets will occur without enforcement;
- Traffic impacts due to an increase in population;
- Questions about proposed community benefits, residential unit mix and size, and streetscape improvements; and
- Concerns about the impact of construction on the surrounding community.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision about this application, City 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

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*. The proposal is consistent with the Provincial Planning Statement, 2024 (PPS).

Official Plan Policies and Design Guidelines

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

Land Use

The proposed residential and commercial land use conforms to the Official Plan.

Density, Height, Massing

The site is in a *Centre* within a *Mixed Use Areas* designation abutting a *Neighbourhoods* area to the north.

The proposed building is 42 storeys (137.8 metres, excluding MPH) in height. In accordance with the Etobicoke Centre Secondary Plan policies, Staff are satisfied that the proposed building appropriately transitions in scale from the tallest approved heights at Kipling Station to the residential neighbourhood north of Dundas Street West, using base building height, tower placement, separation distance, building setbacks and step-backs to help reduce the visual and physical impacts of the tower within the surrounding context.

The proposed base building is three storeys (16.5 metres) in height. The base building height is appropriate for the planned context of the area and will contribute positively to a pedestrian scale, framing the Dundas Street West and Acorn Avenue streetscapes with good proportion.

The ground floor incorporates varied setbacks to meet the objectives of the Etobicoke Centre Public Space and Streetscape Plan. The base building is set back 3.2 metres from the Dundas Street West property line to the south. This setback facilitates a minimum 6-metre-wide sidewalk zone between the building face and the street curb, consisting of a 2.25-metre-wide pedestrian clearway, a 1.0-metre-wide area for seating and short-term bicycle parking, a 2-metre-wide planting zone for raised street tree planters, and the continuation of the Six Points raised cycle track.

The southwest corner of the proposed base building, at Acorn Avenue and Dundas Street West, is stepped-back approximately 11.7 metres from the south property line along Dundas Street West and 3.9 metres from the west property line along Acorn Avenue to accommodate a proposed 32 square metre POPS, located directly across from the main entrance to the Kipling Mobility Hub.

The base building is set back 6.8 metres from the north property line, or 10.47 metres from the *Neighbourhoods* designation when including the decommissioned City-owned right-of-way located between the subject site and 47 Acorn Avenue. This proposed setback would feature a 3.67-metre-wide landscape buffer and a 6.8-metre-wide vehicular driveway to the underground parking garage accessed from Acorn Avenue.

A 0.8 metre base building setback is provided along the east property line. While the building does not include any setbacks from the west property line along Acorn Avenue, the building has been designed to accommodate a 2.1-metre-wide public sidewalk, street tree planting areas and vehicular layby spaces. The proposed curb-to-building face width along Acorn Avenue varies between approximately 2.75 to 5 metres.

The north and south tower setbacks vary due to the intentional placement of the tower floorplate. To the north of the site, the tower steps back 4.5 metres from the base building below. The tower is set back 11.3 metres from the north property line, or 14.97 metres from the *Neighbourhoods* designation when including the decommissioned City-owned right-of-way. To the south of the site, the tower steps back 2 metres from the base building below. The tower portion is setback 5.2 metres from the south property line along Dundas Street West.

To the east, the tower steps back 0.7 metres from the base building below and is setback 1.5 metres from the east property line facing the hydro corridor. To the west, the tower does not include any setbacks from the base building or setbacks or from the west property line along Acorn Avenue.

The proposed Floor Space Index exceeds the minimum density requirements of the Kipling PMTSA and conforms with Site and Area Specific Policy 626 as identified in Chapter 8 of the Official Plan.

Public Realm

The proposed development includes a range of public realm improvements that contribute to a high-quality streetscape and pedestrian experience, consistent with the policies of the Etobicoke Centre Secondary Plan and the guidelines of the Etobicoke Centre Public Space and Streetscape Plan.

Key improvements include a minimum 6-metre-wide sidewalk zone along Dundas Street West, designed to accommodate trees, planters and street furniture. Since the community consultation held in March 2025, commercial space has been proposed along Dundas Street West, supporting streetscape activation and enhancing the pedestrian experience in accordance with the vision of the Official Plan, Secondary Plan and Streetscape Plan.

Furthermore, a 32-square-metre POPS has also been introduced at the southwest corner of the site and would be secured through the Zoning By-law Amendment. The POPS would be located directly across from a key pedestrian node at the main entrance to the Kipling Mobility Hub and would provide opportunities for at-grade activation of the retail space located along Dundas Street West. The final design and programming of the POPS would be determined through the Site Plan Control review process.

Along Acorn Avenue, key public realm improvements include a 2.1-metre-wide pedestrian clearway, areas for street tree plantings, a passenger pick-up and drop-off zone with two vehicular spaces and an upgraded segment of the Acorn Avenue bikeway. See Attachments 7 and 8 of this Report for the Simplified Site Plan and Ground Floor Plan.

Shadow Impact

A Sun/Shadow Study was submitted with the revised development proposal, which outlines the shadows cast by the proposed building. The study shows the proposal will not result in any shadows on the surrounding Greenfield Park, Cloverdale Park or Six Points Park during the spring and fall equinoxes and June 21st. No new shadows will be created on any of these parks on December 21st. Similar to other approved developments on the south side of Dundas Street West, some shadow is cast onto the *Neighbourhoods* area to the north during the spring and fall equinoxes and June 21st from 9:18 a.m. to 1:18 p.m.

Wind Impact

A Pedestrian Level Wind Study was submitted as part of the application which assessed pedestrian wind conditions within and surrounding the site to ensure pedestrian comfort and safety. An Addendum Letter was provided by the wind consultants assessing the revisions to the resubmission and concluding the changes to the design would not significantly alter the recommendations of the Wind Study. Most grade-level areas within and surrounding the site were predicted to experience acceptable conditions for the intended pedestrian uses throughout the year, inclusive of nearby sidewalks, and most of the building's access points. Portions of the sidewalk near the southwest corner, the primary lobby entrance, as well as the 4th floor outdoor amenity terrace are recommended to provide mitigation such as overhead canopies, screen walls and landscaping to improve wind conditions on a seasonal basis. Such mitigation design measures will be reviewed and secured through the Site Plan Control review process, as recommended in the Wind Study.

Servicing

Engineering Review staff have reviewed the submitted materials and accept the reports associated with the proposed development. Sufficient capacity with existing municipal infrastructure has been demonstrated to support the proposed development.

Road Widening

To satisfy the Official Plan requirement of a 36-metre right-of-way for this segment of Dundas Street West, a 0.25-metre road widening dedication along the south property line is required and proposed to be conveyed to the City through the Site Plan Control process.

Traffic Impact

The applicant submitted a Traffic Impact Study (TIS) in support of the proposal. The TIS states that the proposed development is expected to generate 40 and 39 two-way vehicle trips during the weekday morning and evening peak hours, respectively. The TIS estimates that approximately 0.8 two-way vehicular trips in the morning peak hour and 2.8 two-way vehicular trips during the evening peak hour will be generated by visitor activity. The TIS rounded up to 5 visitor trips per each of the morning and evening peak hours to study traffic impact. Furthermore, the TIS estimates that approximately 20

two-way vehicular trips in the morning and 20 two-way vehicular trips during evening peak hours will be generated by the two designated Acorn Avenue pick-up and drop-off spots, which would be secured through a future Site Plan Control process.

Given the expected trip generation, signal optimization plan, and the results of the traffic analyses, the report concludes that the projected traffic generated by the development will have minimal impacts on area intersections and can therefore be accommodated on the adjacent road network. Upon review of the supporting materials, Transportation Review staff accepts the traffic impacts of the subject development proposal, and no mitigation measures are required to accommodate the site-generated vehicle trips.

Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess access, parking, and loading arrangements for this development. Transportation Review staff are satisfied with the supporting materials provided to justify the proposed access, loading, vehicular and bicycle parking.

The site currently has two curb cuts along the Dundas Street West frontage that will be closed off to improve pedestrian safety along its commercial frontage. Through the redevelopment of the site, vehicular access to the site will be consolidated to a single access point from Acorn Avenue, via a private driveway located at the rear of the site, leading to the loading area and underground parking garage.

In accordance with City Wide-Zoning By-law 569-2013, as amended, residential vehicular parking is not required. Additionally, as the site is located within an approved PMTSA, the Site-Specific Zoning By-law Amendment will only specify the minimum requirements for accessible parking spaces.

The application proposes a total of 47 vehicular parking spaces within three levels of underground parking and mezzanine. Of the 47 vehicular parking spaces proposed, 39 are resident and 8 are residential visitor parking spaces. A limited number of parking spaces are proposed to be reduced in size to accommodate adjustments to the size of the underground garage. Six of the 47 vehicular parking spaces will be accessible.

The Zoning By-law requires a total of 315 long-term and 33 short-term bicycle parking spaces to be provided. However, the current proposal includes 178 bicycle parking spaces, comprised of 158 long-term and 20 short-term spaces. The resulting shortfall of 157 long-term and 13 short-term bicycle parking spaces are addressed through the applicant's use of the City's Payment In-Lieu of Bike Parking Program (PILOBP), adopted by City Council in February 2025 and implemented through By-law 839-2022 and By-law 223-2025.

The PILOBP program permits reductions of up to 50 percent in required residential long-term and short-term bicycle parking in exchange for a financial contribution of \$1,076 per long-term space and \$538 per short-term space, adjusted for inflation. In this instance, the applicant is seeking a permitted reduction of 157 long-term and 13 short-term bicycle parking spaces. Prior to the issuance of any above grade building permit, the owner will be required to enter into an agreement pursuant to Section 40 of the

Planning Act and provide a cash contribution of \$175,926.00, adjusted for inflation. These funds will be allocated to a dedicated reserve for the provision of Bike Share stations and bicycles.

The proposal also includes one Type G and one Type C loading space, as required to support the residential and commercial uses. The proposed on-site loading spaces comply with the applicable By-law loading space requirements.

Two at-grade vehicular short-term pick-up and drop-off spaces are proposed along Acorn Avenue, within the area currently occupied by car-share spaces in the public boulevard, which are assigned to Enterprise CarShare. To accommodate two short-term pick-up and drop-off spaces, the Enterprise CarShare spaces will be relocated in coordination with Permits and Enforcement, Transportation Services staff during the Site Plan Control process.

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 Preservation

The application is subject to the provisions of the Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'. The applicant submitted an Arborist Report, Landscape Plans, including a Tree Management Plan and Soil Volume Plan.

The Arborist Report indicates that the development will impact six By-law protected trees – removal of four City-owned trees and of two private trees. As such, a total of 10 replacement trees are required on the site, of which four are to be public and six are to be private. Urban Forestry will require the submission of a complete “Application to Injure or Remove Trees”.

The applicant is proposing seven trees in the public right-of-way. Cash-in-lieu for six replacement trees that cannot be privately planted on site would be required prior to Site Plan Control approval. Staff will continue to explore opportunities for additional tree planting on the site and in the adjacent public realm.

Staff are satisfied with the proposed tree planting locations along Dundas Street West and Acorn Avenue. The proposed tree plantings adhere to the vision of the Etobicoke Centre Design Guidelines and Etobicoke Public Space and Streetscape Plan which envision boulevards that balance the wide roadway while accommodating pedestrians, cyclists and rows of street trees that will create a green canopy in the Dundas West

area. Tree Planting locations and details will be secured as part of the Site Plan Control application.

Noise and Vibration

A Noise and Vibration Feasibility Study was submitted in support of the proposed development, which assesses noise sources in proximity to the site and summarizes the mitigation measures that are proposed to ensure acceptable sound levels. A peer review, at the applicant's sole expense, may be required for a qualified professional to assess the compatibility of noise and vibration. Incorporation of any recommended mitigation measures and warning clauses would be implemented and secured through the Site Plan Control review process.

Unit Mix and Amenity Space

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 would result in 462 dwelling units, with a unit mix that includes 85 (18.4 percent) two-bedroom units and 46 (10 percent) three-bedroom units, meeting the intent of the City's Growing Up Urban Design Guidelines. Additionally, the proposal adheres to the intent of the Growing Up: Planning for Children in New Vertical Communities Guidelines by providing four square metres of amenity space per dwelling unit which would be secured through the Zoning By-law Amendment.

Toronto Green Standard (TGS)

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 sustainability, and to achieve net-zero emissions by 2040 or sooner.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4A: Secondary Plan Land Use Map
Attachment 4B: Secondary Plan Land Use Map (Zoomed In)
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Simplified Site Plan
Attachment 8: Simplified Ground Floor Plan
Attachment 9: Elevation (North)
Attachment 10: Elevation (East)
Attachment 11: Elevation (South)
Attachment 12: Elevation (West)
Attachment 13: 3D Massing Model 1
Attachment 14: 3D Massing Model 2

Attachment 1: Application Data Sheet

Municipal Address: 5280 DUNDAS ST W **Date Received:** August 6, 2025

Application Number: 24 235116 WET 03 OZ

Application Type: Rezoning

Project Description: Application to amend the Zoning By-law to permit a 42-storey (137.8-metre, plus a 6-metre mechanical penthouse) mixed-use building with 462 dwelling units, and a minimum non-residential gross floor area of 95 square metres.

Applicant	Agent	Architect	Owner
Marlin Realty Limited 2300 Yonge Street, 5 th Floor, Suite 500 Toronto, Ontario M4P 1E4	Kian Manesh Marlin Realty Limited 2300 Yonge Street, 5 th Floor, Suite 500 Toronto, Ontario M4P 1E4	Jahan Mehr Architects 5000 Yonge St, Suite 1901 Toronto, Ontario, M2N 7E9	5280 Dundas Developments Limited 2300 Yonge Street, 5 th Floor, Suite 500 Toronto, Ontario M4P 1E4

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas Former City of Etobicoke By-Law No. 11,737	Site Specific Provision:	N
Zoning:	Zone EC2, as amended by Zoning By-law 1088-2002	Heritage Designation:	N
Height Limit (m):	24 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,263.9	Frontage (m):	24	Depth (m):	52
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	350	0	918.7	918.7
Residential GFA (sq m):	0	0	28,474.5	28,474.5
Non-Residential GFA (sq m):	350	0	95.3	95.3
Total GFA (sq m):			28,569.8	28,569.8
Height - Storeys:	1	0	42	42
Height - Metres:	N/A	0	137.25	137.25

Lot Coverage Ratio (%): 75.38

Floor Space Index: 22.6

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	28,385.1	89.4
Retail GFA:	95.3	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:				
Total Units:			462	462

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	16	315	85	46	
Total Units:	16	315	85	46	

Parking and Loading

Parking Spaces: 47 Bicycle Parking Spaces: 178 Loading Docks: 2

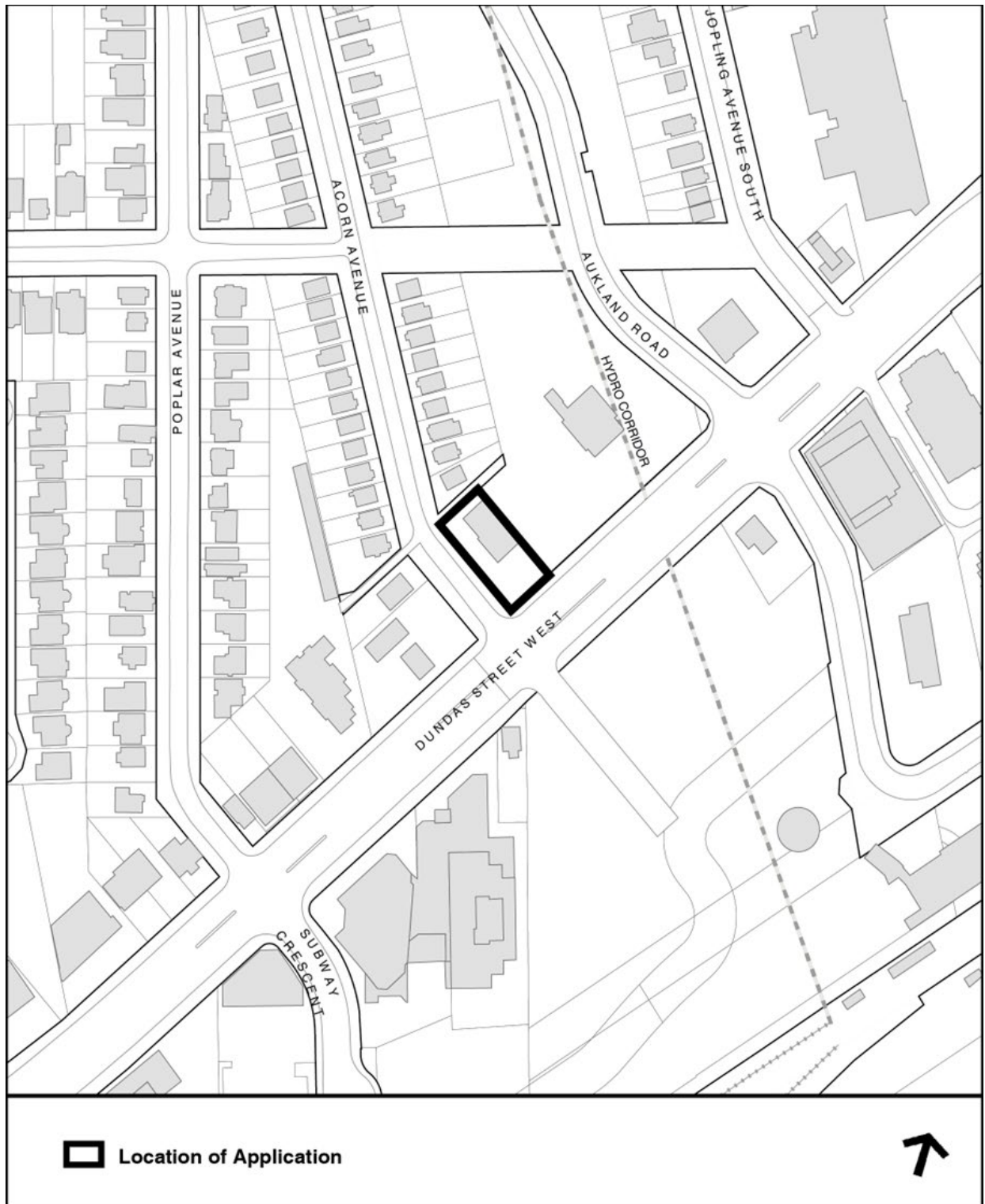
CONTACT

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Attachment 2: Location Map



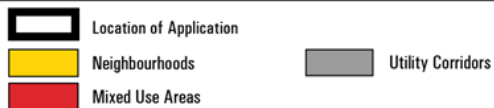
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

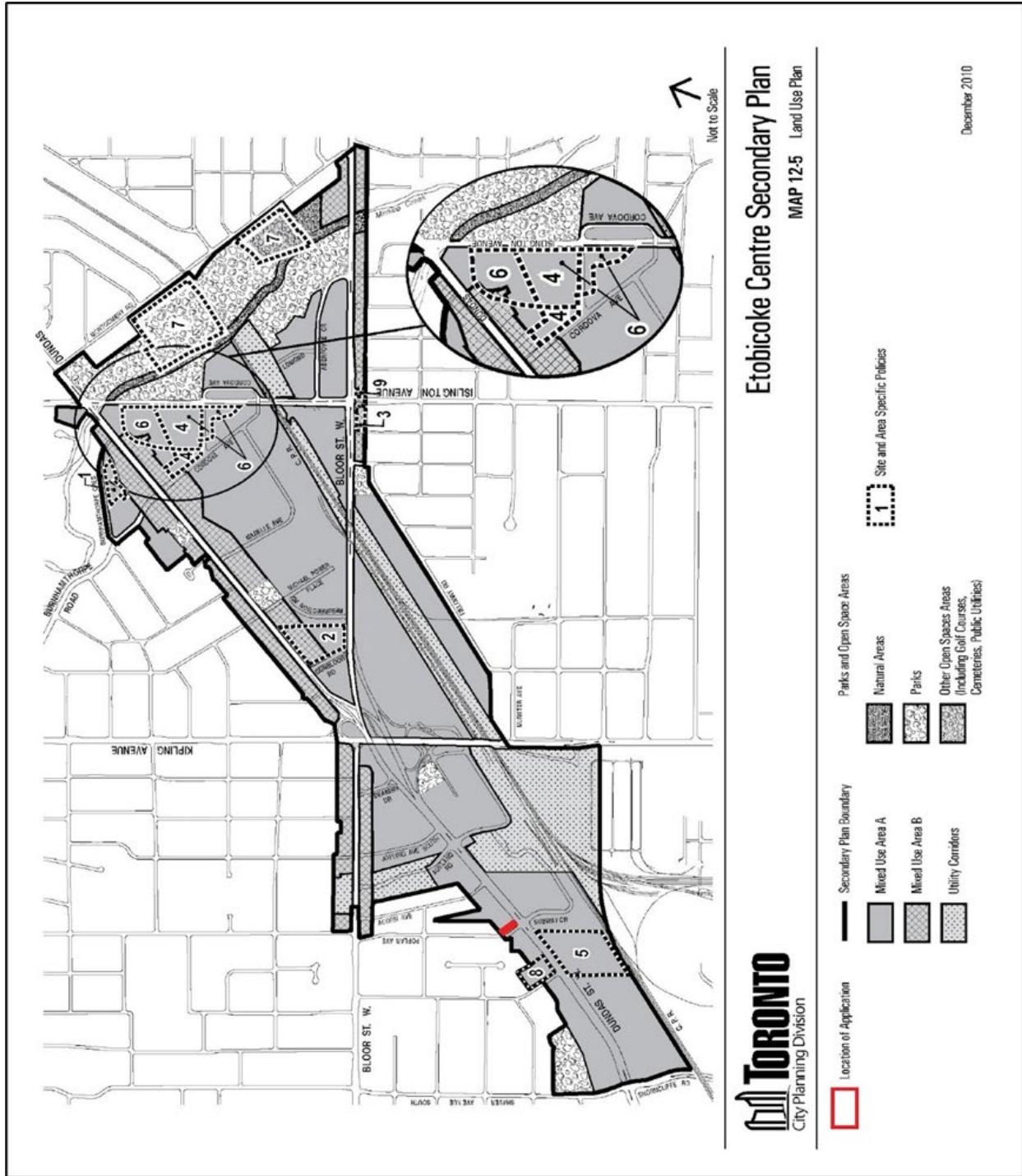
5280 Dundas Street West

File # 24 235116 WET 03 02



Not to Scale
Extracted: 11/12/2024

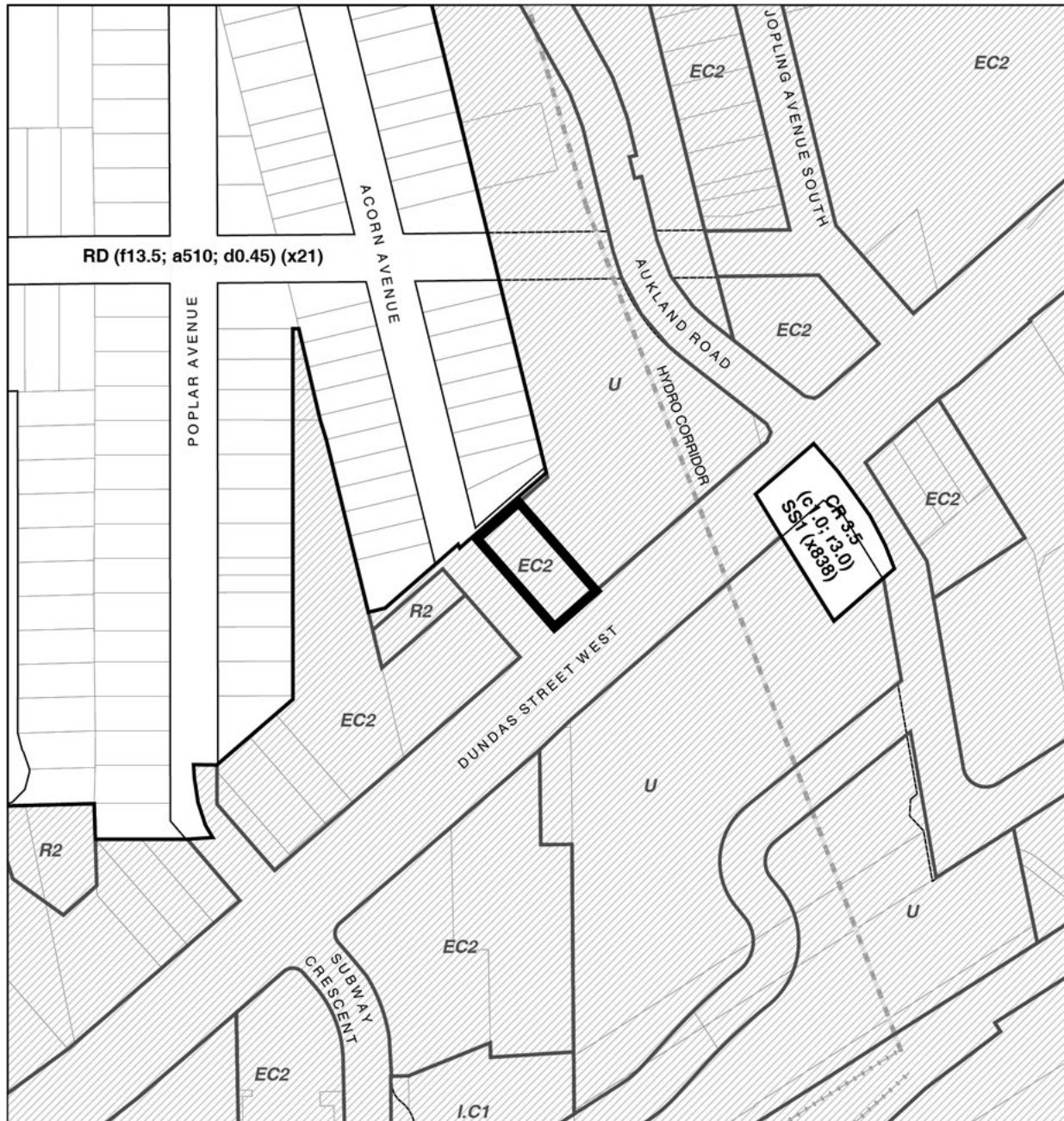
Attachment 4A: Etobicoke Centre Secondary Plan 12-5



Attachment 4B: Etobicoke Centre Secondary Plan 12-5 (Zoomed In)



Attachment 5: Existing Zoning Map



Zoning By-law 569-2013

5280 Dundas Street West

File # 24 235116 WET 03 0Z

-  Location of Application
- RD** Residential Detached
- CR** Commercial Residential

-  See Former City of Etobicoke By-Law No. 11,737
- R2** Second Density Residential Zone
- OS** Public Open Space Zone
- I.C.1** Class 1 Industrial Zone
- EC1** Etobicoke Centre 1
- EC2** Etobicoke Centre 2
- U** Utilities Zone

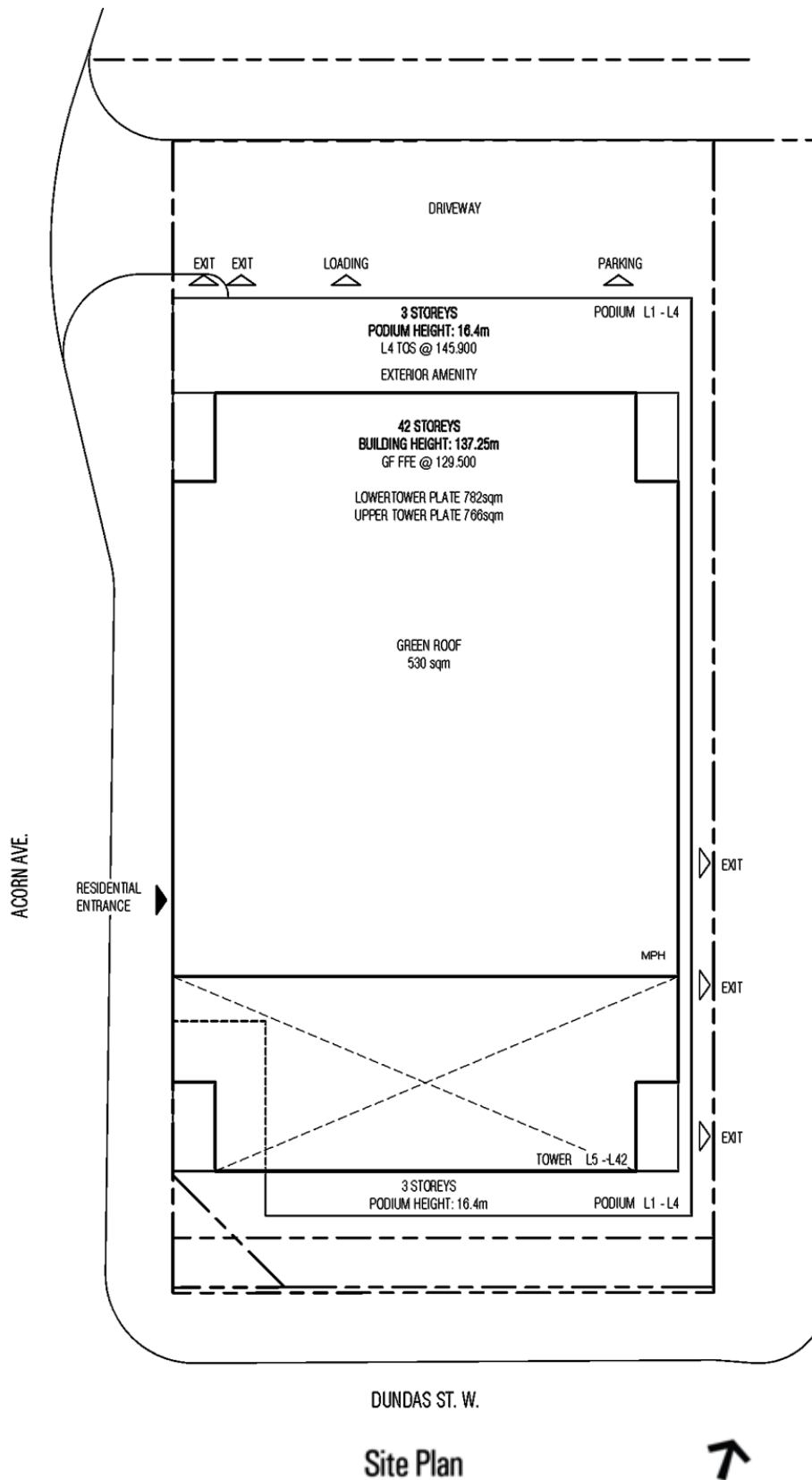


Not to Scale
Extracted: 11/12/2024

Attachment 6: Draft Zoning by-law Amendment

To be available prior to the October 21, 2025, Etobicoke York Community Council Meeting.

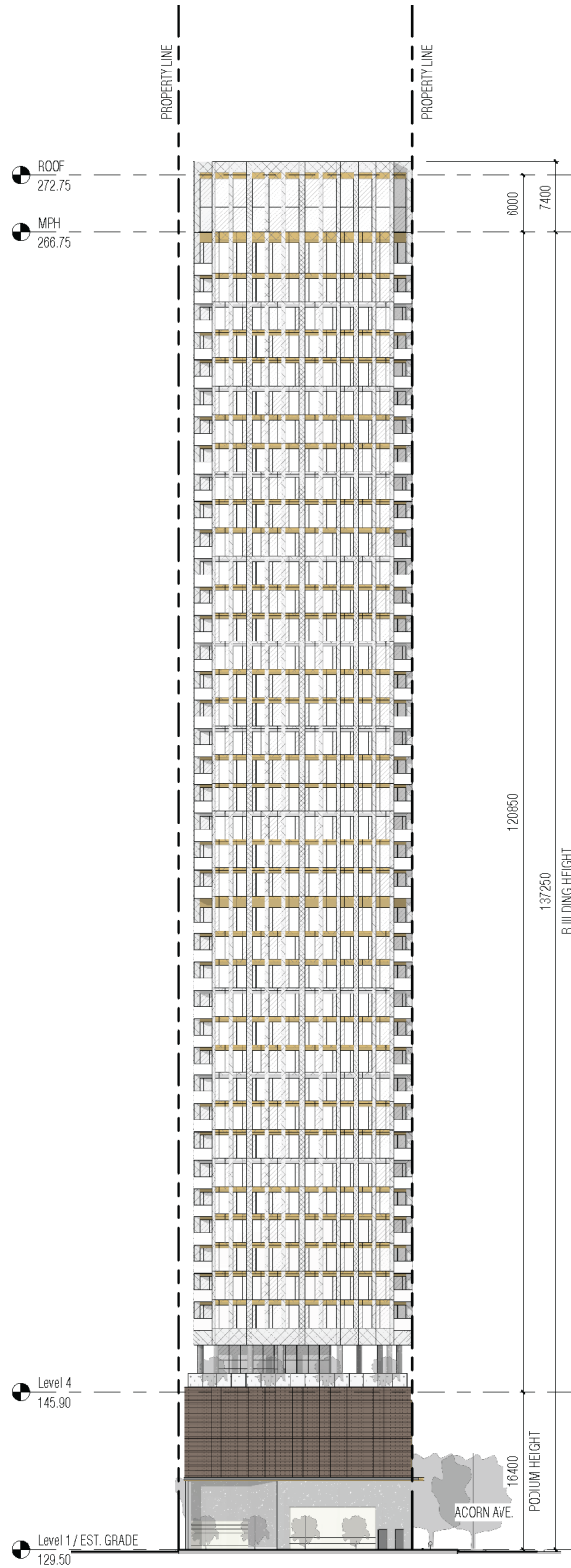
Attachment 7: Site Plan



[illegible]

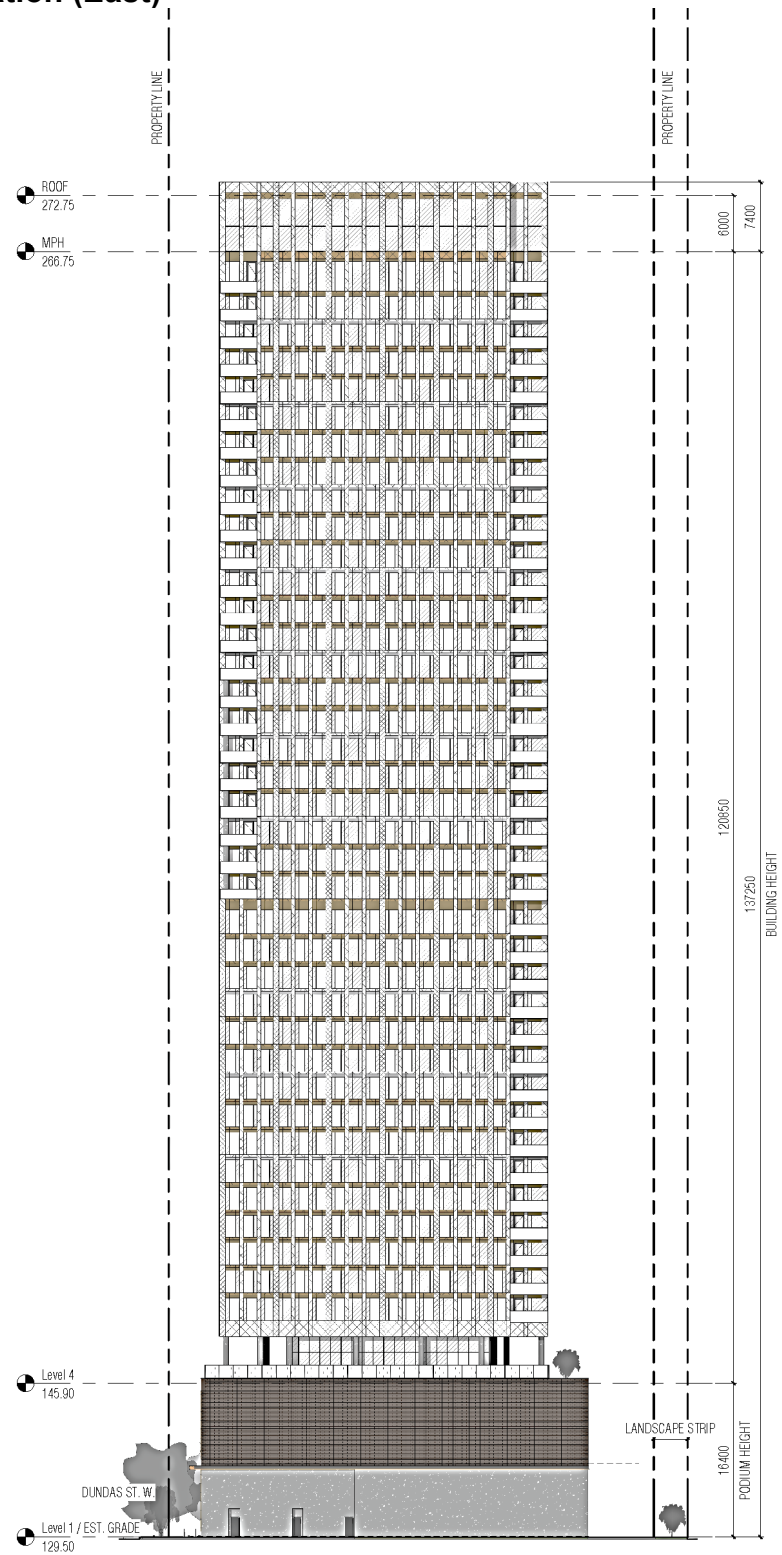
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Attachment 9: Elevation (North)



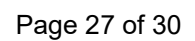
North Elevation

Attachment 10: Elevation (East)



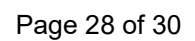
East Elevation

Decision Report - Approval - 5280 Dundas Street West



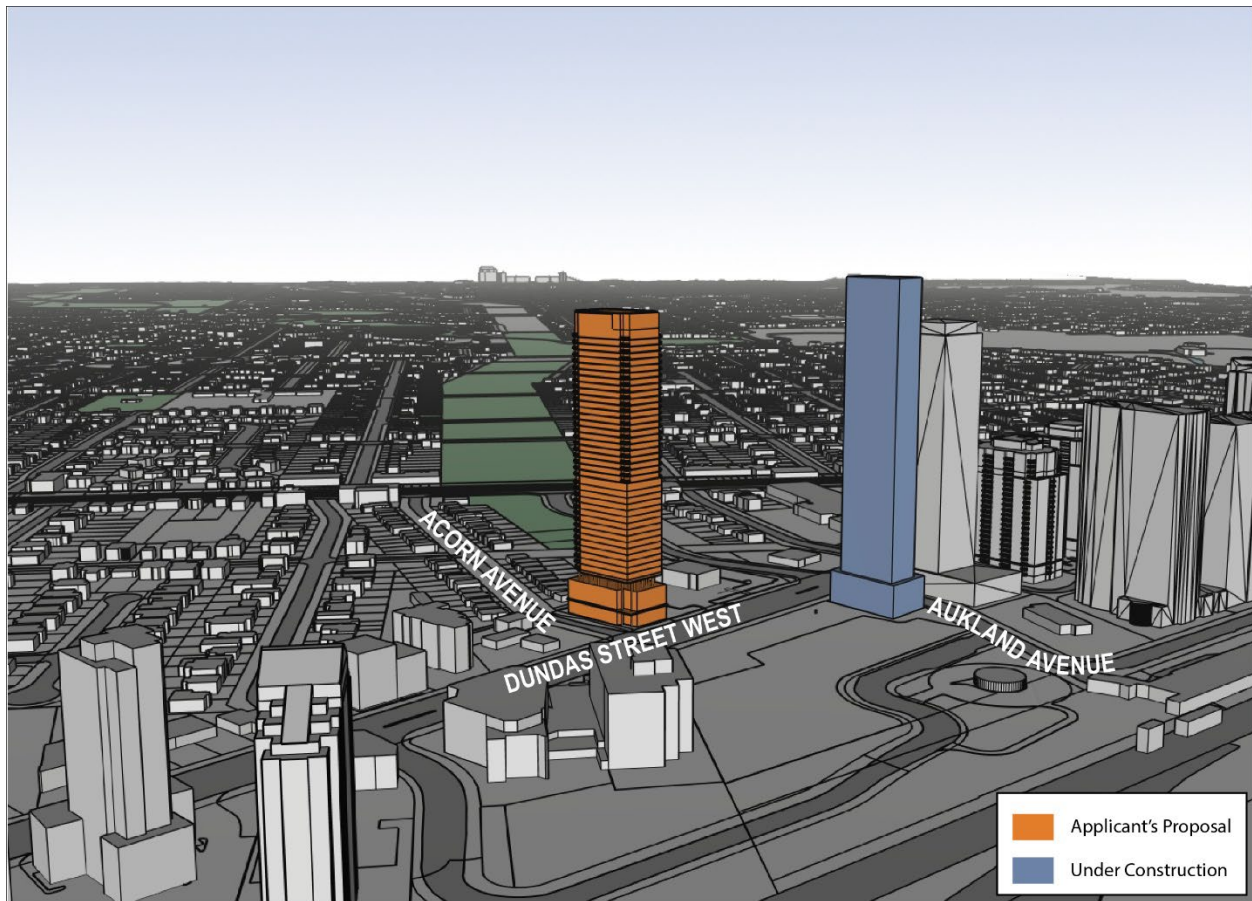
South Elevation

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West Elevation

Attachment 13: 3D Massing Model (Looking Northwest towards Bloor Street West)



View of Applicant's Proposal Looking Northwest

08/19/2025

Attachment 14: 3D Massing Model (Looking Southeast towards Kipling Station)

