

EY26.5 - 5280 Dundas Street West - Zoning By-Law Amendment Application

On behalf of the South Eatonville Residents Association, I am requesting that Etobicoke York Community Council (EYCC) postpone making a decision on the referenced Application. In my opinion, the proposed application represents an egregious departure from the published policies of the City of Toronto. Additionally, it is my opinion that there is some important information that is missing, specifically whether the subject property is within a 200 metres radius of the existing transit station. Without this information in hand, it is my opinion that members of EYCC cannot make an informed decision on whether to approve or reject this Application.

In terms of both its height and its floor space index, the proposed development falls far outside the guidelines set out by the City. In saying this, I am guided by the City of Toronto document outlining the workplan for implementing the new policies for 25 Major Transit Station Areas (MTSAa) and 95 Protected Major Transit Station Areas (PMTSAs) that were approved by the Minister of Municipal Affairs and Housing in August of this year (<https://www.toronto.ca/news/city-of-toronto-outlines-new-policies-and-next-steps-for-120-transit-station-areas/>).

In a map that is associated with the above-mentioned document (<https://www.toronto.ca/wp-content/uploads/2025/08/94b0-CityPlanning-120-MTSA-PMTSA-Key-Map-08-15-2025-scaled.jpg>), the workplan for MTSAa and PMTSAa is shown to be in effect (without Inclusionary Zoning) at Kipling Station. It is my understanding that the absence of Inclusionary Zoning means that the developer of this property is not obligated to provide a certain percentage, or number, of affordable housing units. This same map shows the site of the proposed development to be subject to MTSA and PMTSA Delineations.

According to the referenced document, the Minister-approved policies enable the following permissions within lands designated as **Neighbourhoods**:

- Permit apartment buildings up to six storeys in height within 200 metres of transit stations.
- Permit apartment buildings up to six storeys in height on lands fronting a Major Street.
- Permit multiplexes and apartment buildings up to four storeys in height.

Our Association has been trying for over a month now, without success, to find out from the City whether the site of the proposed development is considered to be within a 200 meter radius of the nearest transit station. Whether it is within this radius or not, the proposed building fronts onto a major street. As such, the Minister-approved policy allows for the construction of a *six-storey* apartment building. The proposed development for this site calls for a *42-storey* building.

As noted, the above policies pertain to lands designated as Neighbourhoods. Within lands designated as **Mixed Use Areas, Apartment Neighbourhoods and Regeneration Areas**, the Minister-approved policies enable the following permissions:

- Permit Floor Space Index of 8.0 or more within 200 metres of transit stations
- Permit Floor Space Index of 6.0 or more within 200-500 metres of transit stations.

The proposed development is certainly within 500 metres of a transit station, which would allow for a Floor Space Index of 6.0 or more. As mentioned, our Association has been unable to learn from the City whether the site is within a 200 metre radius of a transit station. If it is, this would allow for a Floor Space Index of 8.0 or more. According to the Project Data Sheet for this project, the floor space ratio of the proposed development is 22.6! Even if it turns out the site of this development is within 200 metres of a transit station, the floor space ratio of the proposed building would be almost three times the suggested ratio of 8.0. If it turns out that the site is beyond 200 metres from a transit station, the floor space ratio of the proposed building would be almost four times the suggested ratio of 6.0.

The referenced City of Toronto document mentions the permitting of building heights of up to 30 stories for sites within 200 metres of a transit station, and of building heights of up to 20 storeys for sites within 500 metres of a transit station, but these guidelines only apply to larger sites that can accommodate three or more towers. The site of this proposed development application does not fall within this category. Therefore, the guidelines pertaining to buildings of up to 20 or 30 storeys in height do not apply.

I believe it is worth noting that the proposed development is immediately adjacent to a single-family dwelling and, if constructed, will loom over a neighbourhood of single-family dwellings. This is the first development proposal in South Eatonville that involves the construction of a high-rise building immediately adjacent to a neighbourhood of single-family dwellings. As such, our Association is looking to EYCC to apply a high level of adherence to the standards of good, community-based planning.

Thank you.

Peter Morris
South Eatonville Residents Association