

450 Dufferin Street – Official Plan and Zoning By-law Amendments – Decision Report – Approval

Date: December 18, 2024

To: Toronto and East York Community Council

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

Ward: 9 - Davenport

Planning Application Numbers: 22 236510 STE 09 OZ and 24 218914 STE 09 OZ

SUMMARY

This Report recommends approval of the applications to amend the Official Plan and Zoning By-law to permit an 18 storey mixed use building, containing 175 purpose-built rental residential units, including 6 affordable rental housing units. A total of 12,554 square metres of gross floor area is proposed, including 364 square metres of non-residential space on the ground floor.

This report reviews and recommends the Official Plan Amendment required to amend Site and Area Specific Policy (SASP) 794 to permit an 18 storey building and modify the employment area replacement requirements. It also recommends the Zoning By-law Amendment to permit the proposed development.

The proposed development is consistent with the Provincial Planning Statement (2024).

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 450 Dufferin Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands municipally known as 450 Dufferin Street 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 Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council allow the owner of 450 Dufferin Street to provide 6 affordable rental housing units as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning; the Executive Director, Development Review; and the Executive Director, Housing Secretariat, as an In-Kind Contribution pursuant to subsection 37(6) of the Planning Act in accordance with the following terms (the "In-Kind Contribution"):

a. the Affordable Rental Housing Units secured through an In-Kind Contribution shall be comprised of 1 studio unit; 3 one-bedroom units; 1 two-bedroom unit; and 1 three-bedroom unit (the "Affordable Rental Housing Units")'

b. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit size of all the purpose-built rental units, by unit type, and the Affordable Rental Housing Units shall collectively have a gross floor area of at least 351 square metres (3,778 square feet);

c. the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

d. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of, all indoor and outdoor amenities in the development on the same terms and conditions as other residents of the development without the need to pre-book or pay a fee unless specifically required as a customary practice of private bookings;

e. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

f. tenants of the Affordable Rental Housing Units will be provided with access to long-term and short-term bicycle parking and visitor parking in accordance with the Zoning By-law and on the same basis as other units within the development;

g. the initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum of 40 years, beginning with the date each such unit is first occupied (the "Affordability Period"). During the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline; regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

h. the owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Recommendation 4.g. above, for the duration of the Affordability Period. The affordable rental housing units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental housing unit shall be made for the duration of the Affordability Period; and upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

i. the owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the affordable rental housing units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat, and at least six months in advance of any affordable rental housing unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

j. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which 70 percent of the new dwelling units in the proposed development are erected on the site are available and ready for occupancy.

5. City Council attribute a value to the In-Kind Contribution set out above equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development.

6. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-Kind Contribution Agreement") to address the provision of the In-Kind Contribution identified in Recommendation 4 above to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, with such agreement to be registered on the title to 450 Dufferin Street, which agreement shall be evidence of arrangements for the provision of the In-Kind Contribution that are satisfactory to City Council.

7. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the In-Kind Agreement and any other related agreements.

8. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until the owner has, at its sole cost and expense, entered into one or more agreements, including a restriction pursuant to Section 118 of the Land Titles Act registered on title to

the lands, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning to secure the rental tenure of the 169 market rate units until such time as the City Solicitor determines that its registration on title is no longer required.

9. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 450 Dufferin Street from Permit Parking.

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.

Community Benefits Charge

This Report requests Council approval of a Community Benefits Charge (CBC) In-Kind Contribution of 6 rental housing units at affordable rents, maintained by the owner at 450 Dufferin Street for a period of at least 40 years. The estimated value of the proposed CBC In-Kind Contribution is 100% of the 4% value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the In-Kind Contribution will not be a direct CBC payment to the City.

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

DECISION HISTORY

On July 19, 2022, City Council adopted Item PH35.15 - "Our Plan Toronto: Recommended Official Plan Amendment for City-wide Employment Policies and Conversion Requests - Final Report" considering requests to convert lands designated Core Employment Areas and General Employment Areas, including 450 Dufferin Street, to introduce non-employment uses as part of the Municipal Comprehensive Review (MCR) and Growth Plan Conformity Exercise. The City Council decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.15>.

On July 19, 2022, City Council adopted Official Plan Amendment (OPA) 591 to redesignate the lands at 450 Dufferin Street as Mixed Use Areas and implemented a new Site and Area Specific Policy Area (SASP) 794. In accordance with the Planning

Act, the Minister of Municipal Affairs and Housing then, as the approval authority of the MCR, approved OPA 591 on December 13, 2023, implementing SASP 794 for 450 Dufferin Street. SASP 794 can be found at the following link: <https://www.toronto.ca/legdocs/bylaws/2022/law1106.pdf>.

THE SITE

Description

The site is located on the west side of Dufferin Street, north of Alma Avenue. The site is generally rectangular with an area of 1,495 square metres, and frontages of 37 metres along Dufferin Street and 40 metres along Alma Avenue. The Kitchener GO Transit rail corridor is located approximately 130 metres southwest of the site.

Existing Use

The site is occupied by a single storey commercial building with surface parking and outdoor storage.

Surrounding Uses

North: 4.6 metre wide City-owned sewer easement and low-rise residential townhouses

South: Recently constructed mixed use buildings of 13, 10, and 9 storeys

East: Alexander Muir Gladstone Public School and low-rise residential dwellings

West: A distribution warehouse and retail operation and various small-scale industrial uses

THE APPLICATIONS

Description

The applications at 450 Dufferin Street propose an 18 storey mixed use building on a 3 storey base building (65.2 metres, including mechanical penthouse). The building would provide 175 purpose-built rental residential units, including 6 affordable rental housing units. A total of 12,554 square metres of gross floor area is proposed, of which 364 square metres of non-residential gross floor area is located on the ground floor. The development would contain 37 vehicular parking spaces and 194 bicycle parking spaces.

Density

The proposal has a density of 8.4 times the area of the lot.

Dwelling Units

The proposal includes 175 purpose-built rental residential units, including 6 affordable rental housing units, consisting of 29 studio (16.6%), 92 one-bedroom (52.6%), 35 two-bedroom (20.0%), and 19 three-bedroom units (10.9%).

Non-Residential Component

The proposal includes 364 square metres of non-residential uses that will include a minimum of 51 percent of non-residential uses, in accordance with the proposed Official Plan Amendment.

Affordable Housing

The proposal includes 6 affordable rental housing units, comprised of 1 studio, 3 one-bedroom, 1 two-bedroom, and 1 three-bedroom units, for a minimum affordability period of 40 years.

Amenity Space

The proposal includes 350 square metres of indoor amenity space (2.0 square metres per unit) and 375 square metres of outdoor amenity space (2.1 square metres per units), for a combined ratio of 4.1 square metres per unit and provided on the second and eighteenth floor of the development. All amenity spaces are proposed to be available for use of all tenants.

Access, Bicycle Parking, Vehicle Parking and Loading

The primary pedestrian and vehicular access to the building is along Alma Avenue. The proposal includes a total of 37 vehicular parking spaces over two levels of underground parking, of which 23 are resident parking spaces, 13 for residential visitor or non-residential parking, and one car share space.

A total of 194 bicycle parking spaces are provided, of which 158 long-term parking spaces (including 24 e-bicycle spaces) are located on the ground floor and parking level 1, and 36 short-term parking spaces are located on the ground floor.

The proposal provides one Type G loading space with access from Alma Avenue.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and three-dimensional 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/450DufferinSt.

Reasons for Application

The application seeks to amend the Official Plan in order adjust the requirements of Site and Area Specific Policy 794 to permit the tall building typology and proposed employment replacement gross floor area.

The Zoning By-law Amendment is required to bring the lands into Zoning By-law 569-2013, as amended, and to set appropriate performance standards to permit the proposed height, building setbacks, density, and parking requirements.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report;
- Compatibility/Mitigation Strategy;
- Environmental Site Assessments (Phase 1);
- Geotechnical Study;
- Heritage Status Letter;
- Hydrogeological Report;
- Noise and Vibration Study
- Pedestrian Level Wind Study;
- Planning Rationale;
- Public Consultation Strategy Report;
- Rail Proximity Letter;
- Servicing Report;
- Stormwater Management Report;
- Sun/Shadow Study; and
- Transportation Impact Study.

A pre-application consultation meeting was held on September 23, 2022.

The Zoning By-law Amendment application was submitted on December 6, 2022 and deemed complete on December 9, 2022. The application proposed a 15 storey building which conformed to the non-residential requirements of SASP 794.

An Official Plan Amendment application was submitted on September 27, 2024 for the additional height and change in non-residential use requirements. It was deemed complete October 10, 2024, satisfying the City's minimum application requirements.

Staff conducted a virtual Community Consultation Meeting for the application on April 18, 2023. Community consultation is summarized in the Comments section of this report.

Agency Circulation Outcomes

The applications 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 the Official Plan amendment and Zoning By-law standards.

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 Planning Statement (2024).

Official Plan

The Official Plan identifies the land use designation of the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found at the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy 794

Official Plan Amendment (OPA) 591 introduced SASP 794 which converted the land use designation from Employment Areas to Mixed Use Areas, as part of the City's MCR and Growth Plan conformity exercise. SASP 794 provides for a mid-rise, mixed use building. A minimum 8 percent of the total gross floor area of the development is required to be employment uses that are compatible with the residential uses, with the majority being Core Employment Area uses that are supportive of value-added creative and design industries, such as studios and workshops, light manufacturing, media, information and technology facilities, cultural industry spaces and incubator and/or co-working spaces. A minimum amount of affordable housing is also to be secured dependent on the tenure of the new development.

Zoning

The site is zoned Industrial 1 (I1 D2) under former Zoning By-law 438-86. The Industrial 1 zoning category permits a height limit of 14 metres and a range of industrial,

institutional, office and limited range of retail and warehousing uses. 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:

- Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the 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 or Registered Plan of Subdivision.

The TGS can be found at the following link:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

Site Plan Control

Site plan control applies to this application. A site plan control application has not yet been submitted to the City.

COMMUNITY CONSULTATION

Planning staff held a virtual community consultation meeting on April 3, 2023. Approximately 10 residents participated, as well as representatives on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, City staff led a question-and-answer format discussion. The following comments were raised at the consultation:

- Concerns with the proposed height and shadow impacts on the neighbouring properties and school site located to the east;

- Concerns with increased traffic congestion and lack of parking in the neighbourhood;
- The new development should accommodate for pets, such as an off-leash area on the site; and
- Support for intensification in a lower height that complements the neighbourhood.

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 with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Planning Statement (2024). In the opinion of Staff, the proposal is consistent with provincial plans.

Land Use

The applications have been reviewed against the Official Plan policies described in the Policy and Regulation Considerations section of the report, as well as the policies of the Official Plan as a whole.

The proposed mixed use development is acceptable and conforms to the development criteria of Mixed Use Areas in Policy 4.5.2 of the Official Plan. The application was initially submitted in 2022 proposing a 15 storey mixed use building and conforming to SASP 794 by providing the minimum 8 percent of the total gross floor area of the development as employment uses over the first two levels of the development. In 2024, the applicant submitted an Official Plan Amendment to increase the building height and reduce the employment replacement requirement to only occupy the ground floor, consisting of 364 square metres of gross floor area (2.9 percent of the total gross floor area), with more than half of the space dedicated to employment generating uses. A Market Assessment was submitted to support the application, citing the need for purpose-built rental housing, a currently challenging leasing market to tenant second floor non-residential spaces, and limited demand for office/commercial uses. The conversion request was originally supported by City Council in 2022 based on the intention to strengthen the mixed use character of the local area and ensure

intensification of employment opportunities. While the proposed employment floor area is reduced, the SASP stipulates that more than half (51 percent) of the uses provide for a stronger mix of employment opportunities (i.e. non-retail) for the local community and maintains part of the employment cluster on the triangular block of former employment designated lands on the west of side Dufferin Street. The inclusion of employment space that supports value-added creative and design industries may provide local opportunities for job retention and growth.

The Official Plan and SASP 794 also requires that residential development adjacent to or near to Employment Areas or within the influence area of major facilities, should be planned to ensure they are appropriately designed, buffered, and/or separated. A Land Use Compatibility (Air Quality) Study was submitted in support of the proposal and will be peer reviewed prior to Site Plan Approval. The final mitigative measures and applicable warming clauses will be secured through the Site Plan process.

Density, Height, Massing

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

The proposed 18 storey (65.2 metres in height including mechanical penthouse) mixed use building sits on a 3 storey base building (13.7 metres). The building has been designed and massed to achieve an appropriate transition in density and scale from lower scaled buildings to the north and the mid-rise buildings to the south, and frame the edges of the public realm.

The three storey base building is set back 2.5 metres at the ground floor, while the second and third floors project slightly beyond the ground floor resulting in a 2.0 metre setback to the front (east) property line. Above the third storey, the upper floors of the building are stepped back 2.0 metres from the base building on the north, east and south faces of the building. On the north elevation, the upper portion of the building is setback 7.5 metres from the centre of the sewer easement located immediately north of the site to ensure an appropriate building separation should the lower-scaled residential dwellings redevelop in the future. A 10 metre setback for the upper storeys of the development is also provided for transition between uses from the west property line, which faces an Employment Area.

Public Realm and Streetscape

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

The proposal provides a 6.0 metre setback from Dufferin Street to the base building, including a minimum 4.1 metre pedestrian clearway. The setback from Dufferin Street provides an opportunity for tree planting and additional streetscape improvements. The 3.8 metre setback from the curb of Alma Avenue to the base building also provides for a

2.1 pedestrian clearway, tree planting and streetscape improvements on the south street frontage. The proposed non-residential space on the ground floor with unit entries along Dufferin Street provides for an active street frontage.

Sun, Shadow and Wind Impacts

A sun shadow study has been submitted for this application and the proposal will not have significant impact on open spaces and streets. However, the shadow analysis demonstrates that new net shadows will cast onto the south portion of the school yard with a cluster of mature trees at Alexander Muir Gladstone Public School (108 Gladstone Avenue) for at least three hours after 2:18 p.m. during the spring and fall equinoxes (March 21 and September 21). During the winter solstice (December 21), net new shadowing occurs onto the south portion of the school yard from 12:18 p.m. to 3:18 p.m. At least five hours of sunlight will be provided throughout the year in the school yard.

A Pedestrian Level Wind Study for the proposed building indicates that most areas at grade and the outdoor amenity area will be generally suitable for standing and walking throughout the year. Conditions for sitting at the ground level along Alma Avenue as well as in the outdoor amenity area could be further improved with wind mitigation measures that will be further explored and secured through the site plan control process.

Servicing

Functional Servicing, Stormwater Management, Geohydrology, and Geotechnical reports have been submitted in support of the proposed application. The reports submitted are satisfactory and acceptable to Engineering Review.

Affordable Housing

The Official Plan provides direction for a full range of housing in terms of form, tenure and affordability to be provided to meet the current and future needs of residents. The proposal includes a total of 175 purpose-built rental units, including 6 affordable rental housing units, with a unit mix that meets the Growing Up Guidelines.

SASP 794 requires affordable housing to be provided depending on the various tenure:

- Condominium:
 - a. a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing; or
 - b. a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; or

- **Purpose Built Rental:** no minimum requirement for affordable rental housing. The 175 residential units are purpose-built rental units, which does not require any affordable rental housing units to be secured. However, the applicant has proposed to secure 6 affordable rental housing units as an In-Kind Community Benefits Charge contribution, supporting City-building priorities. These units will be secured at affordable rents, for a period of 40 years.

Noise and Vibration Impacts

The Official Plan requires that development adjacent to, or nearby, transportation corridors will be appropriately design, buffered, and/or separated from transportation sources, as necessary, to mitigate any adverse impact of these sources on the new development, and vice versa. A Noise and Vibration Impact Study was submitted in support of the proposal and will be peer reviewed prior to Site Plan Approval, to the satisfaction of the Executive Director, Development Review or their designate, Director, Community Planning. The final design and applicable warning clauses would be secured through the Site Plan process.

Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development.

The primary pedestrian access to the residential building will be on Alma Avenue, while the non-residential entrances are along the Dufferin Street frontage. Parking and loading will be accessed via Alma Avenue. A total of 37 residential parking spaces are proposed, including 13 shared visitor and non-residential parking spaces and 7 accessible parking spaces. One Type G loading space will be provided.

A total of 194 bicycle parking spaces (36 short-term and 158 long-term) are proposed, including 24 energized spaces to accommodate electric bicycle charging. Short-term spaces are provided on the ground floor, while long-term parking spaces are located on the ground floor and parking level 1.

Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions. At City Council's direction, staff recommend the development be reviewed for exclusion from on-street permit parking.

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, Tree Planting and Soil Volumes

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are 14 by-law regulated trees on and within six metres of the site. Thirteen (13) trees are proposed to be removed to accommodate the proposed development. The application proposes to plant 7 new trees along the City road allowance and the applicant will also provide a cash-in-lieu payment for the required replacement trees not being planted on the site.

Staff have identified a deficiency in the amount of soil volume required to address the Tier 1 Toronto Green Standard requirements. Staff will work with the applicant through the site plan process to ensure adequate soil volumes are achieved with in coordination with existing and proposed underground utilities.

Rail Safety

An assessment of the development in proximity to the rail corridor located approximately 130 metres southwest of the site was submitted in support of the application. The existing setback between the site and rail corridor, including the intervening land uses, adequately satisfies the need to implement any risk mitigation measures. Metrolinx has reviewed the assessment and will require noise mitigation measures, an environmental easement for operational emissions, and applicable warning clauses to be incorporated at the site plan stage.

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.

Conclusion

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). The proposal conforms with the intent of the Official Plan, particularly as it relates to providing housing along a corridor with existing and planned transit, while maintaining a segment of Core Employment uses as intended with SASP 794. Staff worked with the applicant and the community to address and resolve concerns about built form and massing, retaining employment uses on the site, and the provision of a diverse range and mix of housing including affordable housing. Staff recommend that Council approve the applications.

CONTACT

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Community Planner
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E-mail: Doris.Ho@toronto.ca

SIGNATURE

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

Carly Bowman, M.Sc.Pl., 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: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8: Elevations (4)
Attachment 9: 3D Massing Model (2)

Attachment 1: Application Data Sheet

Municipal Address: 450 Dufferin Street **Date Received:** ZBA: December 6, 2022
OPA: September 27, 2024

Application Number: 22 26510 STE 09 OZ; 24 218914 STE 09 OZ

Application Type: Official Plan Amendment and Zoning By-Law Amendment

Project Description: An 18-storey mixed-use development consisting of 175 purpose-built residential rental units, including 6 affordable rental housing units. The development includes total of 12,189 square metres of residential gross floor area and 364 square metres of employment uses on the ground floor.

Applicant	Architect	Owner
Hullmark Developments Ltd	Superkul	HM RK (450 DUFFERIN) LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 794
Zoning:	I1 D2	Heritage Designation:	N/A
Height Limit (m):	14m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m):	1,495	Frontage (m):	37	Depth (m):	40
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	378		850	850
Residential GFA (sq m):			12,189	12,189
Non-Residential GFA (sq m):	364		364	364
Total GFA (sq m):	364		12,554	12,554
Height - Storeys:	1		18	18
Height - Metres:	4		65	65

Lot Coverage Ratio (%):	56.82	Floor Space Index:	8.4
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA: 12,111 79
 Retail GFA:
 Employment GFA: 364
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			175	175
Freehold:				
Condominium:				
Other:				
Total Units:			175	175

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	29	92	35	19	
Total Units:	29	92	35	19	

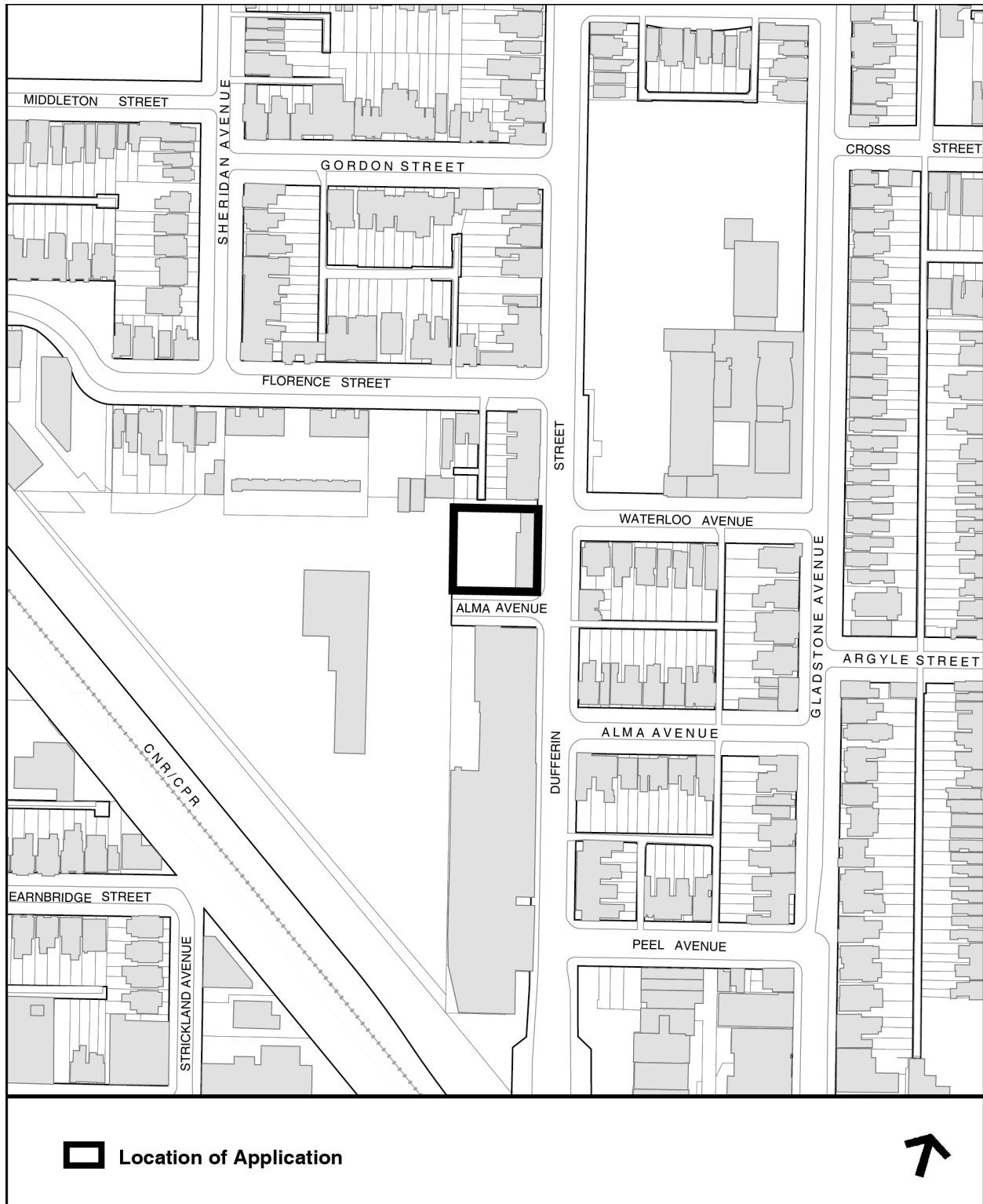
Parking and Loading

Parking Spaces: 37 Bicycle Parking Spaces: 194 Loading Docks: 1

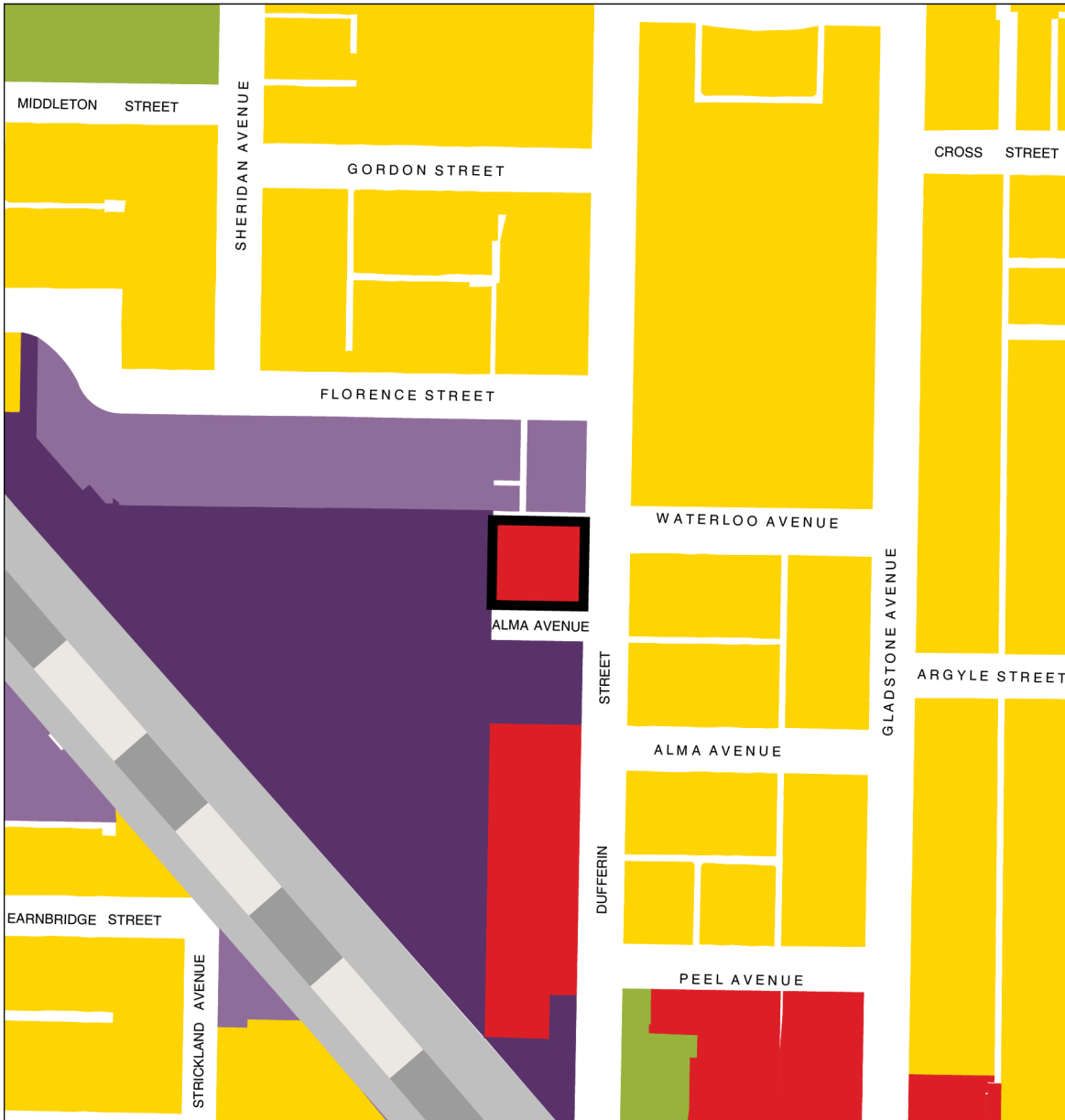
CONTACT:

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Attachment 2: Location Map



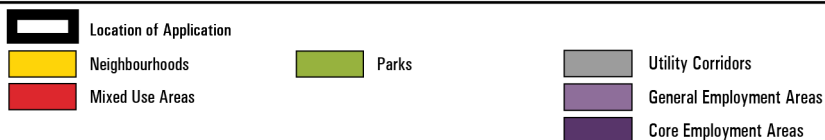
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

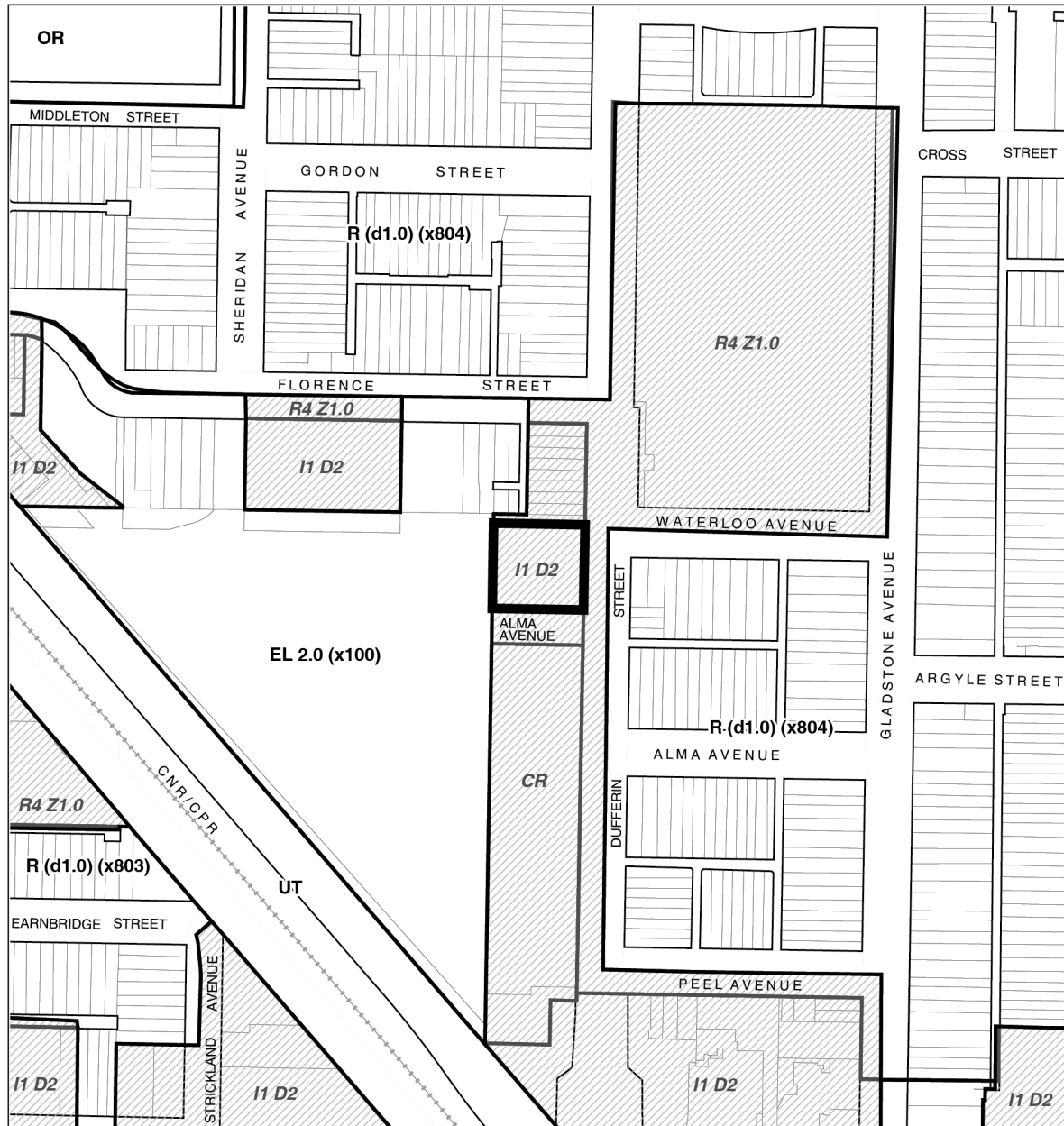
450 Dufferin Street

File # 24 218914 STE 09 02



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Not to Scale
Extracted: 09/30/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

450 Dufferin Street

File # 24 218914 STE 09 02



Location of Application

R
CR
EL
OR
UT

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



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

R4
CR
I1
Residential District
Mixed-Use District
Industrial District



Not to Scale
Extracted: 11/15/2024

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2025

Enacted by Council: ~, 2025

CITY OF TORONTO Bill XXX BY-LAW XXX - 2025

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024, as 450 Dufferin Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 791 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2025.

Frances Nunziata,
Speaker

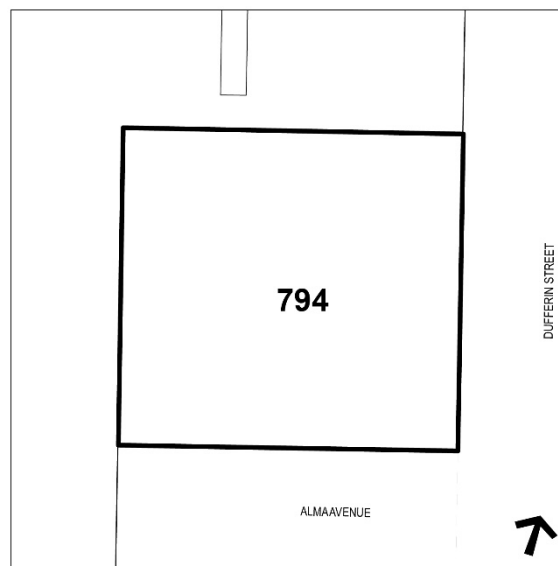
John D. Elvidge
City Clerk

(Seal of the City)

AMENDMENT NO. 791 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
450 DUFFERIN STREET

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 794 is amended by deleting the existing text and replacing with the following:



794. 450 Dufferin Street

A mixed-use and mixed-income development is permitted provided that:

- a) A minimum of 364 square metres of total gross floor area of the development will be non-residential gross floor area that:
 - i) will be comprised of, for a minimum of 51 percent of the required non-residential gross floor area, uses that are supportive of value-added creative and design industries, such as: office, performing arts studios, artist studios, studios and workshops, labs, research and development facilities, light manufacturing, media, information and technology facilities, cultural industry spaces, and incubator and/or co-working space; and
 - ii) will be constructed on the lands prior to or concurrent with any residential gross floor area; and

- iii) will include only non-residential uses that are compatible with residential uses determined by a Compatibility and Mitigation Study.
- b) Sensitive land uses, including new residential uses, will be located, designed and buffered to mitigate impacts from, be compatible with, the ongoing operation and expansion of nearby employment uses, and any new employment uses within the surrounding Core Employment Areas and General Employment Areas.
- c) As part of a complete Zoning By-law Amendment application:
 - i) a Compatibility/Mitigation Study, Noise Impact Study and Vibration Study shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction; and
 - ii) Rail Safety and Risk Mitigation Report shall be submitted, peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- d) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
 - i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; or
 - ii) if a purpose-built rental development is proposed there is no minimum requirement for affordable rental housing;
 - iii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 40 years from the date of first residential occupancy of the unit; and
 - iv) the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- e) The provision of affordable housing required by Policy d) shall be secured through one or more of the following agreements with the City and be met prior to the removal of a holding ("H") provision on the lands:
 - i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
 - ii) The submission and acceptance of a Housing Issues Report, authored by the applicant, to the satisfaction of the Executive Director, Development Review or their designate, Director, Community Planning, that identifies

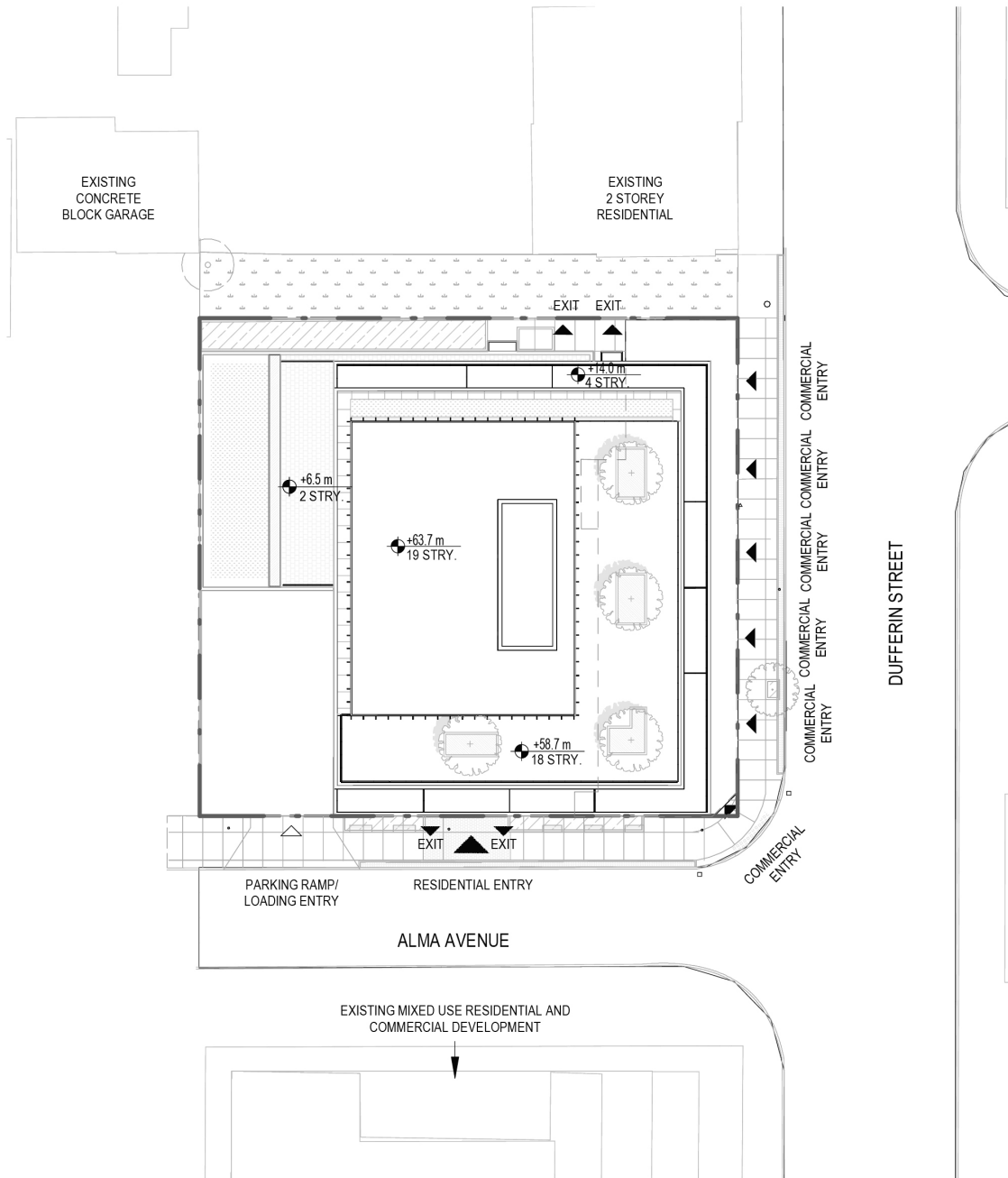
the unit mix, unit sizes, and how affordable housing requirements will be met.

- f) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy d) above.

Attachment 6: Draft Zoning By-law Amendment

Attachment will be made available on or before the January 14, 2025 Toronto and East York Community Council meeting.

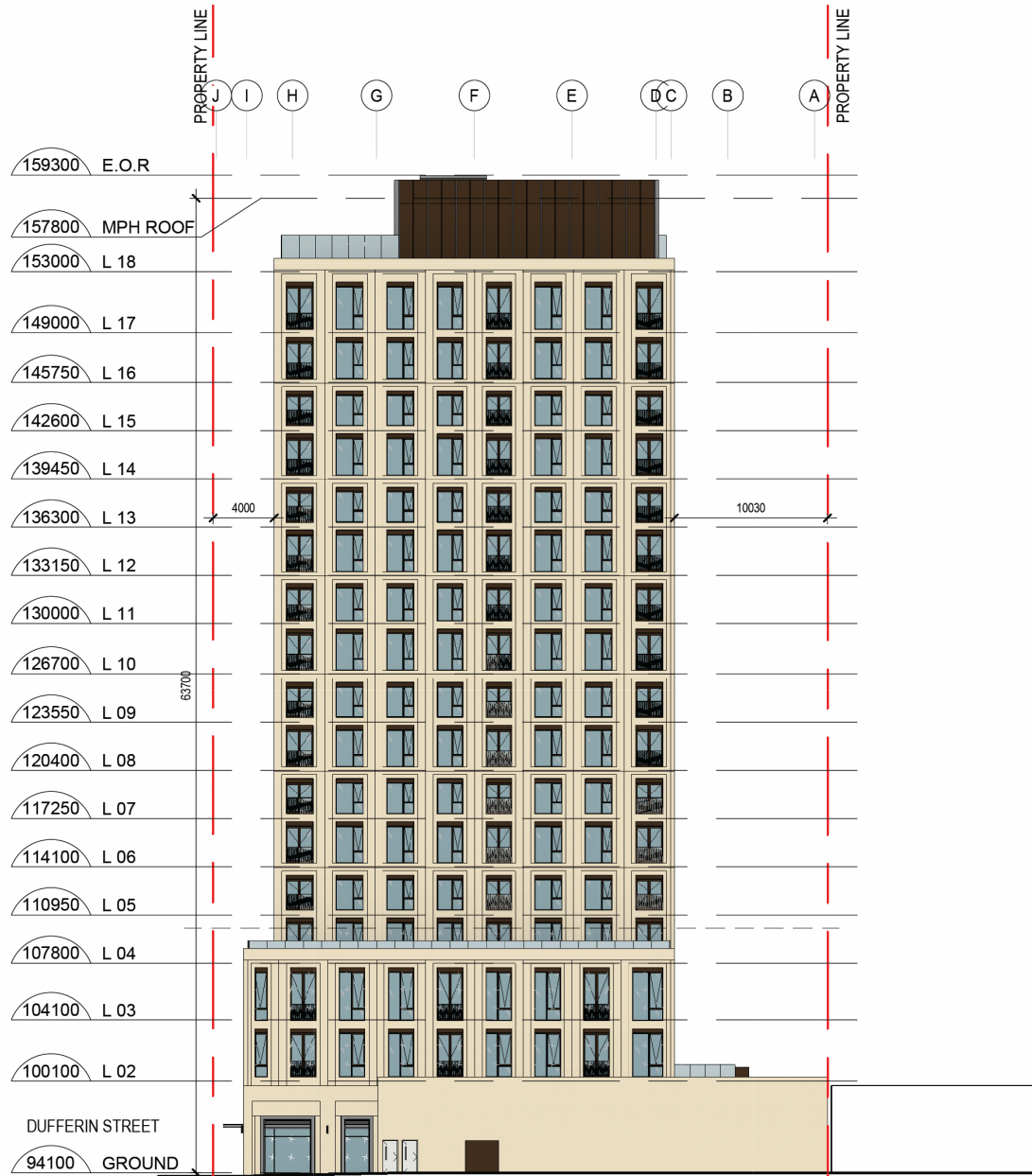
Attachment 7: Site Plan



Site Plan

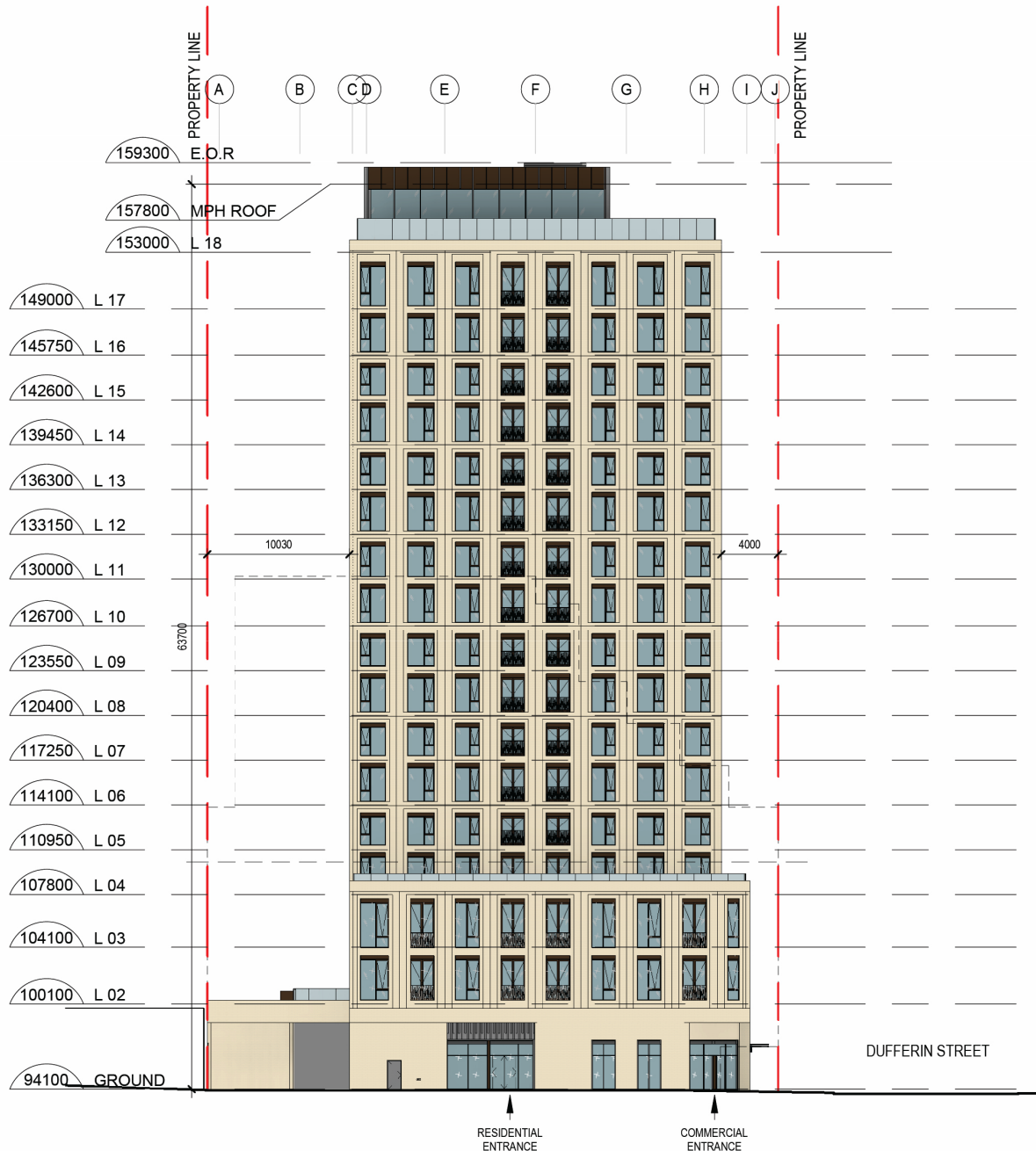


Attachment 8: Elevations (1 of 4)



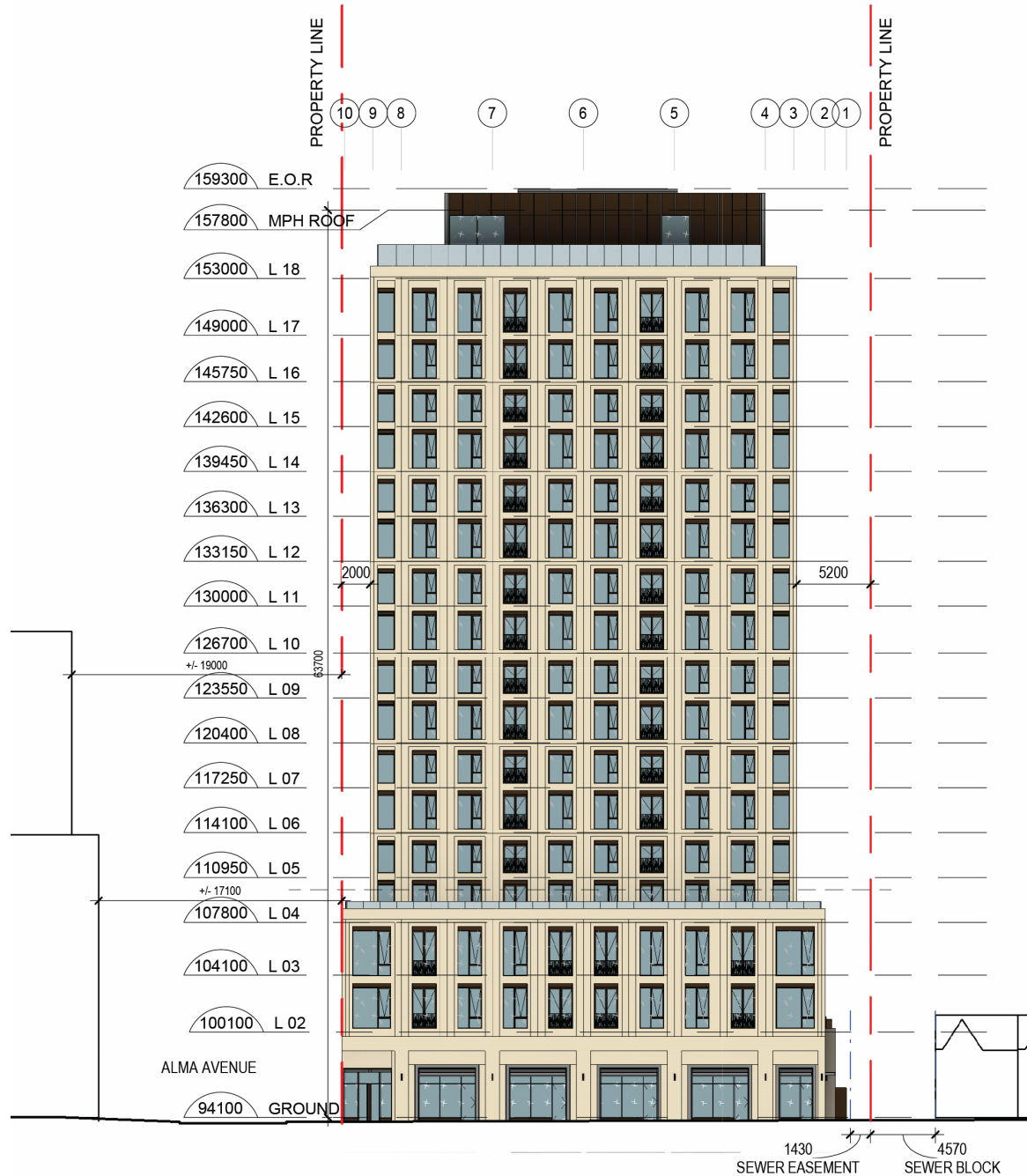
North Elevation

Attachment 8: Elevations (2 of 4)



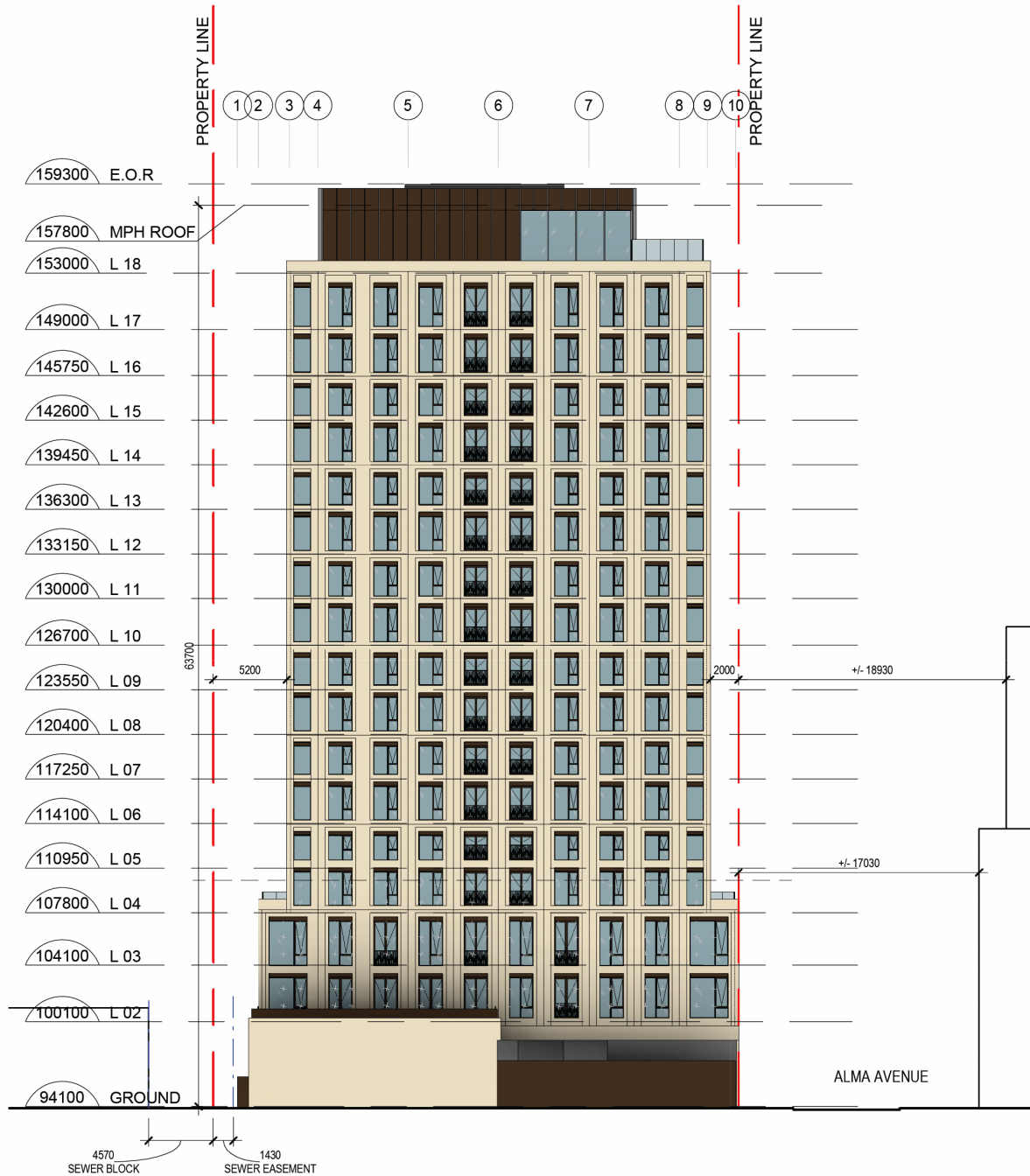
South Elevation

Attachment 8: Elevations (3 of 4)



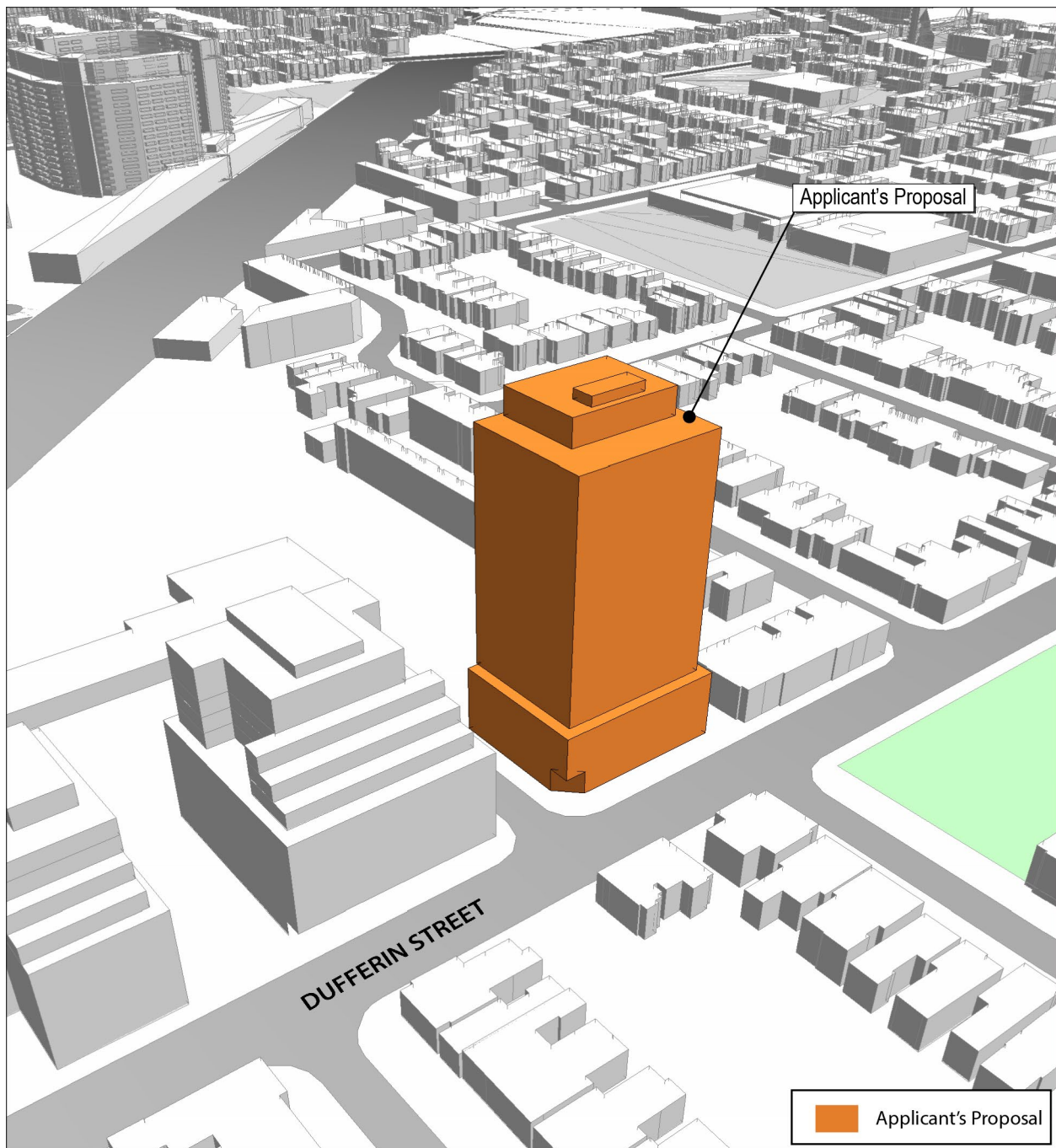
East Elevation

Attachment 8: Elevations (4 of 4)



West Elevation

Attachment 9: 3D Massing Model (1 of 2)



View of Applicant's Proposal Looking Northwest



11/18/2024

Attachment 9: 3D Massing Model (2 of 2)

