

## **1648-1664 Dupont Street – Zoning By-law Amendment Application – Decision Report – Approval**

Date: August 29, 2025

To: Toronto and East York Community Council

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

Wards: 9 - Davenport

**Planning Application Number:** 25 151849 STE 09 OZ

### **SUMMARY**

---

This application proposes to amend the Zoning By-law to permit an 11-storey mixed use building at 1648, 1650, 1660 and 1664 Dupont Street containing a total of 10,435 square metres of residential gross floor area (163 dwelling units), 342 square metres gross floor area of retail at grade, a total of 26 vehicular parking spaces, and 103 bicycle parking spaces. On July 24, 2024, site-specific Zoning By-law 866-2024 was approved by City Council for an 11 storey building on the three properties at 1650, 1660 and 1664 Dupont Street. The current application extends the built form principles of the 2024 approval onto the additional property at 1648 Dupont Street, while also incorporating a 0.3 metre City-owned strip of land (one foot reserve) which bisects the site at 1660 Dupont Street.

This report reviews and recommends approval of the application to amend the Zoning By-law with a holding provision, to permit the proposed 11-storey mixed-use building at 1648, 1650, 1660 and 1664 Dupont Street. The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. Staff recommend approval of the application to amend the Zoning By-law. The holding provision is proposed until such time as engineering and infrastructure matters and technical reports have been finalized to address servicing, noise and vibration impacts, and agreement to purchase existing one foot reserve has been executed.

### **RECOMMENDATIONS**

---

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1648, 1650, 1660 and 1664 Dupont Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 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.

3. 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 1648, 1650, 1660 and 1664 Dupont 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.

## **DECISION HISTORY**

---

On August 19, 2021, a Site Plan Approval application (Application 21 198981 STE 09 SA) was submitted by the applicant to permit a six-storey mixed-use building at 1650 Dupont Street. The application link is available here: [Application Information Centre - 1650 DUPONT ST](#). The six-storey building was comprised of 2,992 square metres of gross floor area, including 28 residential units and two ground floor commercial units.

To facilitate the site plan proposal, a subsequent minor variance application was submitted and approved by the Committee of Adjustment on May 18, 2022.

A Pre-Application Consultation (PAC) request for 1650 and 1664 Dupont Street was submitted in November of 2022 and proposed an eight-storey building fronting Dupont Street with a six-storey component that extended toward the site's northeastern limit. A PAC meeting was held on January 30, 2023 and the Planning Application Checklist resulting from the PAC meeting is available here: [Application Information Centre - 1650 DUPONT ST](#)

On July 24, 2024, City Council adopted Item TE15.13 - 1650-1664 Dupont Street and 3 Osler Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Refusal of Official Plan Amendment and Approval of Zoning By-law Amendment, to permit an 11 storey building on the lands at 1650, 1660 and 1664 Dupont Street subject to a holding provision. The Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.13>

On August 7, 2025, the one foot reserve bisecting 1660 Dupont Street reserve was declared surplus and its sale authorized to the applicant by the Technical Review Committee of City's Corporate Real Estate Management Services.

## THE SITE AND SURROUNDING LANDS

---

### Description

The site is located at the northeast corner of Dupont Street and Osler Street, east of Dundas Street West. The site is L-shaped, with a frontage of approximately 52 metres along Dupont Street and 25.6 metres along Osler Street. The site's depth varies with a depth of approximately 25 to 31 metres at the western portion of the site (associated with 1664 Dupont Street) and a depth of approximately 53 metres at the eastern portion of the site (1648-1660 Dupont Street). The site area is approximately 1,927 square metres. Topographically, there is a significant grade change from east to west and north to south, resulting in large retaining walls along the north and east property lines.

### Existing Uses

The site consists of a vacant two-storey mixed-use building at 1648 Dupont Street and a vacant two and a half storey non-residential building at 1650 Dupont Street that was formerly occupied by a Portuguese community centre with surface parking in the rear yard. It also has a surface driveway at 1660 Dupont Street that, in combination with the western side yard of 1650 Dupont Street, connects Dupont Street to the lane to the north of the site, and a vacant one-storey commercial building at 1664 Dupont Street was previously occupied by an auto body shop.

### Surrounding Land Uses

**Northeast:** east west public laneway (Lane N Dupont W Edwin).

**Northwest:** Two-storey semi-detached dwellings at 3 and 5 Osler Street of which 3 Osler is vacant and owned by the Applicant.

**South:** Four-storey employment building at 1655 Dupont Street and 16 Alpine Avenue. Two and a half storey semi-detached residential building at 1645 and 1647 Dupont Street.

**East:** Two 2-storey semi-detached dwellings at 1644 and 1646 Dupont Street. And further east two 2-storey mixed-use buildings at 1640 and 1642 Dupont Street.

**West:** Osler Street and 1-storey industrial and commercial buildings to the west of Osler Street.

See Attachment 2 for the Location Map.

## THE APPLICATION

---

### Description

The applicant proposes an 'L-shaped' 11-storey mixed-use building with a height of 41 metres, excluding the mechanical penthouse. A total of 10,776 square metres of gross

floor area is proposed, including 10,435 square metres for residential use and 342 square metres for commercial use.

The Application Data sheet included as Attachment 1 to this report summarizes the development proposed by the applicant.

### **Density**

The proposal has a density of 5.59 times the area of the lot.

### **Residential Dwelling Units**

The applicant's proposal includes 163 dwelling units, 48 studio (29%), 50 one-bedroom (31%), 48 two-bedroom (30%), and 17 three-bedroom units (10%).

### **Non-Residential Component**

The applicant's proposal includes 342 square metres of retail gross floor area at grade.

### **Amenity Space**

The proposal includes 355 square metres of indoor amenity (2.17 square metres per unit) and 401 square metres of outdoor amenity space (2.46 square metres per unit), for a combined ratio of 4.63 square metres per unit.

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

Due to the north-south grade change on site, the proposed development has a ground floor with two part levels: a ground floor to the south and north portion of the site, and a laneway level at the rear and along west side of the site.

The proposed development includes a total of 26 vehicular parking spaces, including 21 resident spaces (two accessible) and 5 visitor spaces (one accessible) that would be located within one level of underground parking. One Type 'G' loading space is proposed within the building massing and located at the northeastern part of the ground floor of the building. A consolidated vehicle and loading access driveway is proposed off Osler Street, towards the northern limit of the site, and would provide access to underground parking through a ramp and to the internal loading area.

A total of 103 bicycle parking spaces are provided, with 81 long term parking spaces and 18 short term spaces located on the ground floor and laneway level and 4 short-term spaces located in the right-of-way.

Access to the retail spaces and residential lobby are located on the Dupont Street frontage. The rear laneway provides pedestrian access to two laneway level dwelling units and access to the bike parking area.

At the northeastern limit of the subject site, a 1.98-metre conveyance is required along the entire laneway frontage of the site to widen the lane to approximately 5 metres.

An existing 0.3-metre City-owned strip of land (the "one foot reserve") bisects the site at 1660 Dupont Street. The one foot reserve was registered in the late 1800's to limit access from private lots. The City has recently declared this strip of land as surplus and authorized its sale to the applicant.

### **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, elevations and three-dimensional massing 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/1648DupontSt](http://www.toronto.ca/1648DupontSt).

### **Reasons for Application**

The application seeks to amend Zoning By-law 569-2013 to vary performance standards to permit the building form, height, density and setbacks. The proposed amendment to the Zoning By-law can be found in Attachment 5.

## **APPLICATION BACKGROUND**

---

In August, 2023, an application to amend the Zoning By-law at 1650, 1660, and 1664 Dupont Street was submitted for an eight storey building with terracing at the rear of the building facing the laneway. The application was deemed incomplete on September 1, 2023. The Zoning By-law Amendment proposal, revised and increased to 10 storeys in height, was deemed complete on April 2, 2024 and followed by a community consultation meeting by staff on May 14, 2024.

Through staff's review and based on feedback from the community consultation meeting, the proposed built form was further modified to 11-storeys along Dupont Street with an eight-storey component extending towards the northeastern limit of the site that further steps down to six storeys.

On July 24, 2024 City Council adopted the Zoning By-law Amendment application with a holding provision, and refused the Official Plan Amendment application as an OPA was not required to implement the zoning by-law amendment for the site.

The applicant subsequently proposed to expanded the eastern property line to include 1648 Dupont Street and exclude 3 Osler Street from the northwest portion of the site.

A pre-application consultation (PAC) meeting was held on August 1, 2024. The current application was submitted on May 7, 2025 and deemed complete on June 4, 2025.

The table below summarizes the main changes between the 2024 and current proposal:

**Table 1: Summary of Changes**

	<b>Approved Development for 1650-1664 Dupont Street (July 2024)</b>	<b>Revised Proposal for 1648-1664 Dupont Street (May 2025)</b>
Building Height - Storeys (metres excluding MPH)	11 (40.0)	11 (41.0)
Residential GFA (square metres)	9,900	10,435
Non-Residential GFA (square metres)	315	342
Total GFA (square metres)	10,215	10,777
Total Dwelling Units	160	163
Floor Space Index (FSI)	5.61	5.59
Amenity Space (square metres)	527	756
Bicycle Parking	186	103
Vehicle Parking	16	26

GFA refers to Gross Floor Area

MPH refers to Mechanical Penthouse

## Revisions

The current proposal incorporates numerous revisions based on feedback provided by City staff, commenting partners, and the 2024 community consultation meeting. The key revisions include:

- Improved ground floor setback on the east due to the addition of the property at 1648 Dupont Street to approximately 1.1 to 3.7 metres (previously proposed 0 to 1.2 metres).
- Removed the cantilevered portion of the building along Dupont Street to accommodate street trees.
- Simplified massing to increase stepback above Level 5 and remove the stepback at Level 9 along Dupont Street.
- Relocated the mechanical penthouse to the roof of Level 11.
- Along Dupont Street, the ground floor setback is improved to approximately 3.0 metres from the lot line, and ranges from 1.8 to 4.0 metres adjacent to the residential lobby, due to the angle of the lot line which extends to the northeast.

- Along Osler Street, the ground floor setback is improved to approximately 0.5 to 2.2 metres from the lot line.

A community consultation meeting was held on June 26, 2025. The community consultation is summarized in the Community Consultation section of this Report.

### **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 standards.

## **POLICY AND REGULATION CONSIDERATIONS**

---

### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that effects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Toronto Official Plan**

The Official Plan designates 1648, 1650, 1660, and 1664 Dupont Street 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 here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Zoning**

The properties at 1650-1664 Dupont Street are zoned (H) CR 2.5 (c1.0; r2.0) SS2 (x1025) under Zoning By-law 569-2013, as amended by site-specific Zoning By-law 866-2024. The property at 1648 Dupont Street is zoned CR 2.5 (c1.0; r2.0) SS2 (x1579) under Zoning By-law 569-2013.

The Commercial Residential (CR) zoning category permits dwelling units in a range of building types, including apartment and mixed-use buildings and a wide range of non-residential uses including retail stores, personal service shops, and eating establishments.

The maximum permitted height for properties at 1650-1664 Dupont Street is 40 metres as per site-specific Zoning By-law 866-2024. A maximum height of 14 metres is permitted for property at 1648 Dupont Street under Zoning By-law 569-2013. 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:

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through site plan control approval process.

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 application for property at 1650 Dupont Street was submitted in 2021 to the City (21 198981 STE 09 SA) and appealed by the applicant. A new site plan approval application for the current proposal on the expanded site will be required once the Zoning By-law is adopted and approved by the City Council.

## COMMUNITY CONSULTATION

---

A virtual community consultation meeting was hosted by City staff on June 26, 2025 and approximately 16 members of the public attended the meeting. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, the existing planning framework, and the proposed changes to the recently approved development. Following the presentations, City staff and the applicant answered questions from members of the public. The following comments were provided by participants at the meeting and via email:

- Concern with the proposed building height, particularly since it increased between the initial submission in August 2021 and the subsequent submissions in August 2023 and in March 2024;
- Concern that not enough visitor parking is proposed on-site resulting in cars parking on-street and proposed surplus bicycle parking;
- Suggestion to incorporate a green wall along the eastern elevation to avoid blank wall condition along adjacent properties to east lot line;
- Concern with existing right of way easement access for rear of properties along Edwin Avenue;
- Concern with timing of construction and related noise/air quality impact from construction activity on residents of adjacent properties; and
- Question regarding compensation for loss of existing tree canopy and greenery on site.

The issues raised through community consultation have been considered through the review of the application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view 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**

The proposal has been reviewed for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the proposal for consistency with the Provincial Planning Statement (2024), and find the proposal to be consistent .

### **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 height and building footprint carries forward the approved 2024 approach terms of permitted height, with some revised setbacks to accommodate the additional property at 1648 Dupont Street. The proposed "L-shaped" building distributes the majority of the massing and height along Dupont Street, which is a major street. It has a simplified street-wall height of five-storeys by removing the previously proposed cantilever above the ground floor, which will improve the street condition and better accommodate street trees.

The building transitions from 11 storeys to eight storeys and finally six storeys abutting the adjacent lands designated Neighbourhoods. A minimum setback of 0.5 to 2.2 metres is proposed from the west lot line at ground floor and 2.2 to 3.6 metres from Level 6 to 11. In addition to this spatial separation, no projecting or inset balconies are

proposed to limit privacy and overlook concerns. Terraces are proposed at laneway level, level 6 and level 7, where the building setbacks are provided to avoid encroachment into the proposed setbacks from the lot line.

The building is set back 1.1 metres from the southern portion of east property line which is an improvement from the 2024 condition with 0 metres set back, and includes a blank wall facing condition to the east up to Level 5. The northern portion of the building along east lot line is set back 3.6 metres to provide adequate separation to adjacent properties and to ensure continued right of way access to rear of properties along Edwin Avenue.

The proposed development is compatible within the existing and planned context of the surrounding area with respect to the height, built form, and building separation. The site is appropriate for redevelopment of midrise building and will support housing opportunities.

### **Streetscape and Public Realm**

The proposed development has been designed to improve and activate the public realm along Dupont Street by proposing active retail uses at grade. A 1.98 metre lane widening will be required along the entire north laneway frontage of the site, reflected in the Zoning By-law Diagrams (Attachment 5).

The ground floor has been set back 6 metres from building face to curb along Dupont Street and 6 to 7.9 metres along Osler Street and maintains a 2.1 metre wide pedestrian clearway on all street frontages to facilitate safe pedestrian movement surrounding the site. The bus stop on Dupont Street is planned to be retained. Staff recommend coordinating the location and design of the bus stop with Toronto Transit Commission (the TTC) at the site plan stage.

The July 2024 zoning by-law approved drawings included a cantilever above the ground floor facing Dupont Street of 1.25 metres deep. The applicant has removed the cantilever to simplify the built form and increase the front setback from 1.4 to a maximum of 2.8 metres which better frames the public realm.

Staff recommend improved articulation at grade such as recessing retail entrances to correspond with the existing condition for commercial buildings in the area and allow for more comfortable wind conditions at the retail entrances. Overall, staff are satisfied that these adjustments to the building meet the intent of the Official Plan's public realm policies.

### **Sun, Shadow, Wind Impact**

A Sun/Shadow Study was submitted for this application and the new minor shadows resulting from the proposed building are generally in alignment with the shadows created by the approved built form for the 1650-1664 Dupont Street portion of the site.

Staff have worked closely with the applicant to re-adjust the massing and redistribute some of the gross floor area to the Dupont Street frontage, with stepping at the rear of

the building from 11-storeys, to 8-storeys and finally 6-storeys directly abutting the Neighbourhoods designation. There are no nearby parks or open spaces impacted by the proposal.

## **Housing**

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 is for a mid-rise residential condominium development with a unit mix that meets the [Growing Up Guidelines](#). Staff recommend provisions in the Draft Zoning By-law (Attachment 5) for a minimum percentage of two and three bedroom units to ensure the intent of the Growing Up Guidelines are maintained.

## **Amenity Space**

Zoning By-law 569-2013 requires a combined amenity space of four square metres per unit, of which at least two square metres for each dwelling unit is for indoor amenity space located at or above-grade and at least 40 square metres is for outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

The application proposes a total of 756 square metres of amenity space located on the Laneway level, Level 9 and Mechanical roof that satisfies the required amenity space (of 652 square metres) based on the proposed unit count of 163 dwelling units. Additionally, around 260 square metres of outdoor amenity space is proposed on level 9 which is directly accessible to the indoor amenity space.

## **Compatibility/Mitigation and Noise and Vibration**

The site is located adjacent to lands designated Core Employment, at 1655 Dupont Street and southwest of Osler Street. City initiated peer reviews of the applicant's submitted Compatibility/Mitigation and Noise Impact Study are underway. Staff recommend that a condition of the holding provision requires that the Compatibility/Mitigation and Noise Impact Studies be revised to address items identified through the peer review process.

## **Servicing**

Functional Servicing, Stormwater Management Report, Civil and Utilities plans, a Hydrogeological Report and Geotechnical study have been submitted in support of the application. Development Engineering staff have reviewed these reports and revisions are required to confirm that adequate servicing capacity is available within the existing municipal infrastructure.

Staff recommend a holding provision be applied to the implementing zoning by-law to ensure that the servicing reports have been revised to demonstrate sufficient capacity exists to accommodate the proposal. Should it be identified that upgrades or improvements to the existing municipal infrastructure, and/or new municipal services are required, those upgrades, improvements, and/or services be designed, financially secured and constructed by appropriate development agreements and be operational prior to the removal of the holding provision.

## **Access, Parking and Loading**

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

Vehicular and Type 'G' loading access to the site is proposed through a driveway connection off Osler Street to a ramp leading to underground parking level and an internal loading area. While the ramp and loading driveway location and entrance design are generally acceptable, additional comments related to the site access arrangement and site circulation and layout will be provided during the site plan review process.

As per Zoning By-law 569-2013, one Type 'G' loading space is required to support the development, as proposed. The application satisfies the loading space requirement and vehicle maneuvering diagrams have been provided illustrating the forward motion of a truck entering and exiting the site and using the proposed loading space. The configuration of the proposed loading space is acceptable.

As per Zoning By-law 569-2013, as amended by By-law 89-2022, the applicant's proposal requires a minimum of 10 residential visitor parking spaces and seven accessible parking spaces, whereas four residential visitor parking spaces and three accessible parking spaces are proposed in the revised architectural plans within the underground parking. The applicant was advised that the proposed parking supply does not satisfy the by-law requirement and to revise the plans to provide the additional required parking spaces.

The Zoning By-law Amendment recommended by staff does not adjust the by-law parking requirements, requiring the applicant to satisfy the vehicular parking requirement.

As per Zoning By-law 569-2013, as amended by By-law No. 223-2025 a total of 189 bicycle parking spaces are required, including 147 long-term spaces and 33 short-term spaces. The application proposes a total of 103 bicycle parking spaces, including 81 long-term spaces, 18 short-term spaces and 4 short term bike parking spaces in the public right of way, meeting the 50% of the required bike parking. The applicant intends to provide the remaining spaces through cash in-lieu as per expanded [Payment-in-Lieu of Bicycle Parking \(PILOBP\) program](#).

As per By-law 223-2025, a minimum of 7 oversized spaces and 59 non-stacked spaces are required for long-term spaces. The plans will need to be revised to demonstrate compliance with the new by-law standards.

## **Lane Widening and Lifting of One Foot Reserve**

Official Plan policy 2.2.5 directs the City's network of streets and laneways will be maintained and developed to support growth management objectives. As such, a 1.98-metre wide strip of land is required to widen the existing public laneway abutting the subject site, which has an existing width of approximately 3.05 metres and connects to Edwin Avenue to the east of the site. The application incorporates the required widening.

An existing 0.3-metre City-owned strip of land (one foot reserve) bisects the site at 1660 Dupont Street. The City's Corporate Real Estate Management Division has declared the City-owned strip of land surplus and has authorized the sale of the land to the applicant. Staff recommended a holding provision be applied to the implementing zoning by-law until conditions associated with the sale of the one foot reserve to the owner have been satisfied to the satisfaction of the Director of Real Estate Services and the City Solicitor. The applicant is actively working with the Corporate Real Estate Management Division to complete the land transfer.

## **Parkland**

The City of Toronto [Parkland Strategy](#) (PLS) is a 20-year strategic City-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the City. According to the 2022 draft update to the PLS methodology, the site is currently in an area with 4 to 12 square metres of parkland per person, which is below the City-wide average provision of 28 square metres of parkland per person.

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through 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**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The Tree Inventory and Preservation Plan Report submitted in support of the application proposes the removal of 11 trees on and within 6 metres of the site. Of these trees, six are regulated under Toronto Municipal Code, Chapter 813; four are growing on private property; and one is a boundary tree.

The proposed development contemplates the planting of four trees on private property and six new trees on the City road allowance. The three trees introduced along the Dupont Street road allowance would be set back 0.6 metres from the utilities within the right-of-way and would be set back approximately 2.0 metres from the ground floor of the proposed building. The location of the trees and the setbacks proposed support access to the required soil volumes of 30 cubic metres of soil volume per tree.

## **Toronto Green Standard**

Council has adopted the Version-4 of Toronto Green Standard (TGS) in May 2022. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3

and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Holding Provision**

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions required to lift the holding provision, as set out in the Bylaw, are satisfied. These conditions are listed below:

- The owner shall enter into an agreement to purchase the existing one-foot reserve bisecting the subject site at 1660 Dupont Street from the City, subject to the necessary approvals being granted by the appropriate City authorities to declare the reserve surplus and authorize the sale of the reserve to the owner and all conditions being fulfilled, all of the satisfaction of the City Solicitor and the Executive Director, Corporate Real Estate Management or designate;
- The owner shall submit a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Director, Engineering Review, Development Review;
- Where improvements to the municipal sewer and/or water system are recommended in the revised Functional Servicing Report as accepted by the Director, Engineering Review, Development Review, the Owner has entered into a financially secured agreement (provide financial security and submit engineering & inspection fees) with the City to secure the construction of the required improvements; and
- The owner shall prepare and submit, for peer review at the owner's expense, a revised Compatibility and Noise Impact Study, to the satisfaction of the Executive Director, Development Review.

### **Conclusion**

Development Review staff are of the opinion that the proposed Zoning By-law Amendment is consistent with the PPS (2024) and conforms with the Official Plan. The proposal represents an appropriate level of intensification along major street, aligns well with the built form principles approved by Council in the site-specific Zoning by-law 866-2024, and addresses compatibility with the existing and planned context for the area.

The proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to built form and development criteria in Mixed Use Areas. Staff worked with the applicant and the community to address and resolve the following key concerns: increased separation distance from adjacent properties along the east lot line, massing and shadow impacts on Neighbourhoods, provision of adequate street trees, and improving the public realm on Dupont Street. Staff recommend that Council support approval of the Zoning By-law Amendment application.

## **CONTACT**

---

Kishmita Arora, Planner, Community Planning, Tel. No. 416-397-4647, E-mail: Kishmita.Arora@toronto.ca

## **SIGNATURE**

---

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP,  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

---

### **City of Toronto Data/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 and South Elevations
- Attachment 8: East and West Elevations
- Attachment 9: 3D Massing Model Looking Southwest
- Attachment 10: 3D Massing Model Looking Northeast

## Attachment 1: Application Data Sheet

**Municipal Address:** 1648 DUPONT ST      **Date Received:** April 30, 2025

**Application Number:** 25 151849 STE 09 OZ

**Application Type:** Rezoning

**Project Description:** Zoning By-law Amendment for an 11-storey mixed-use building. The proposal is comprised of approximately 10,776.3 square metres of gross floor area ("GFA"), resulting in a density of approximately 5.59 Floor Space Index ("FSI"). The proposal includes approximately 10,434.6 square metres of residential GFA and 341.7 square metres of grade-related retail space, with 163 residential units.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
DUPONT DEV LP and 1001044883 ONTARIO LIMITED INC			Dupont Dev LP AND 1001044883 ONTARIO LIMITED

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	(H) CR 2.5 (c1.0; r2.0) SS2 (x1025) (x1579)	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	1,927	Frontage (m):	52	Depth (m):	53
-------------------	-------	---------------	----	------------	----

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			1,150	1,150
Residential GFA (sq m):	156		10,435	10,435
Non-Residential GFA (sq m):	888		342	342
<b>Total GFA (sq m):</b>	<b>1,043</b>		<b>10,776</b>	<b>10,776</b>
Height - Storeys:	4		11	11
Height - Metres:			41	41

Lot Coverage Ratio (%)	59.68	Floor Space Index:	5.59
------------------------	-------	--------------------	------

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	10,400	35
Retail GFA:	342	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	3			
Freehold:				
Condominium:			163	163
Other:				
Total Units:			163	163

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		48	50	48	17
Total Units:		48	50	48	17

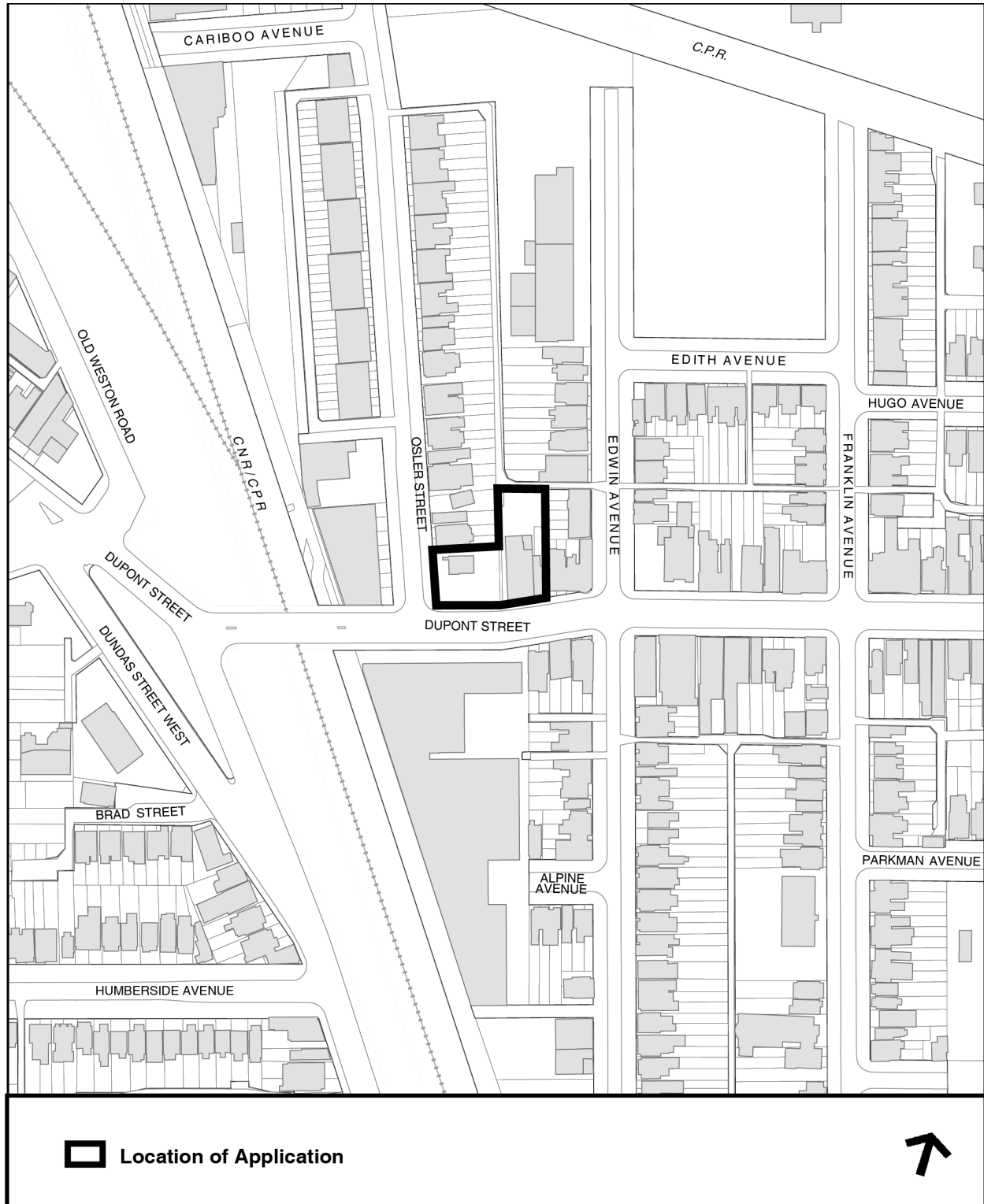
#### **Parking and Loading**

Parking Spaces:	26	Bicycle Parking Spaces:	103	Loading Docks:	1
-----------------	----	-------------------------	-----	----------------	---

#### **CONTACT:**

Kishmita Arora, Planner, Community Planning  
416-397-4647  
Kishmita.Arora@toronto.ca

## Attachment 2: Location Map



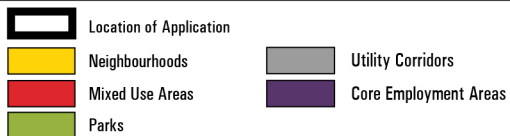
## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

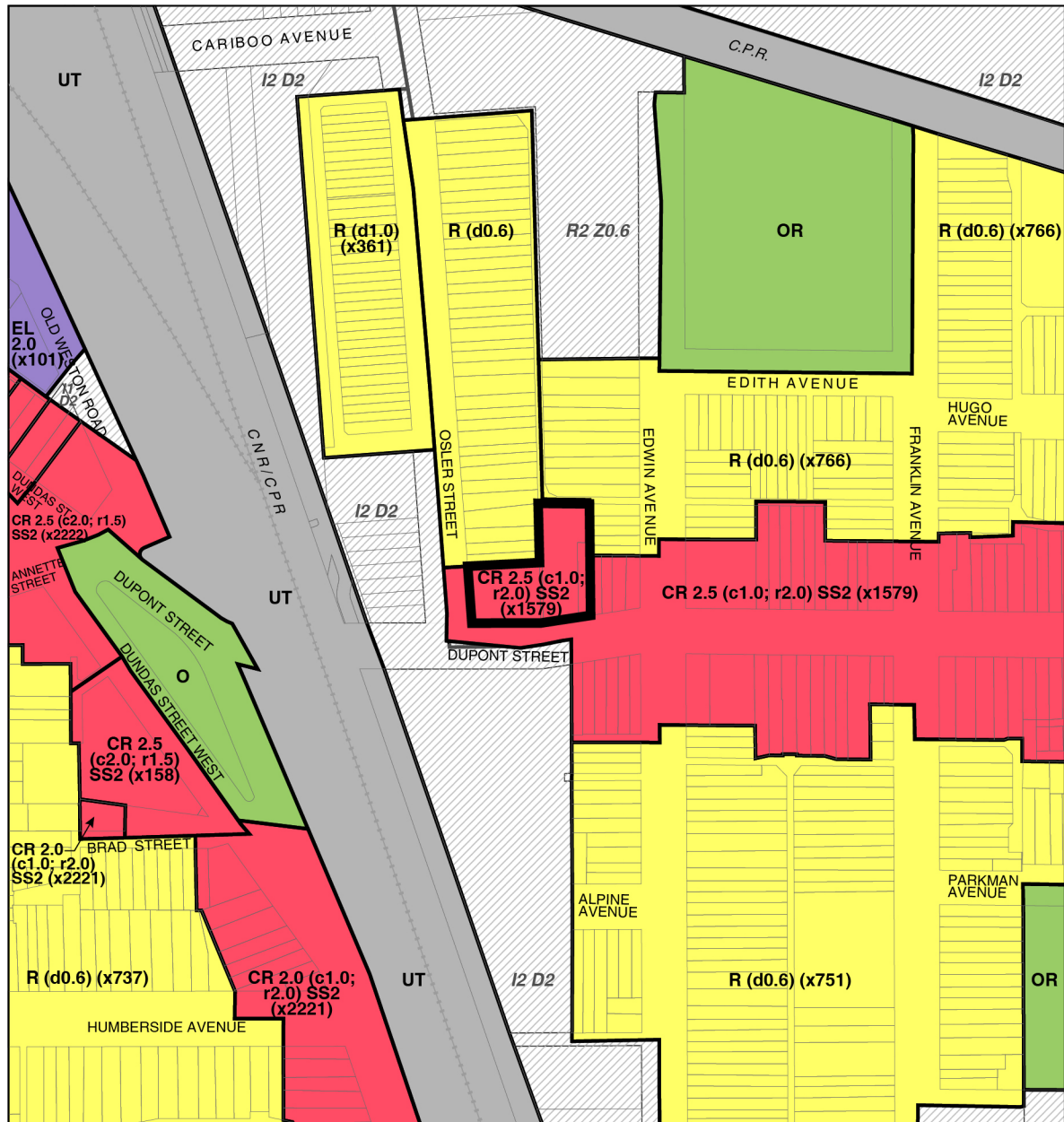
1648 - 1664 Dupont Street

File # 25 151849 STE 09 02



Not to Scale  
 Extracted: 06/20/2025

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1648 - 1664 Dupont Street

File # 25 151849 STE 09 02

Location of Application

**R** Residential  
**CR** Commercial Residential  
**EL** Employment Light Industrial  
**O** Open Space

**OR** Open Space Recreation  
**UT** Utility and Transportation

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

**R2** Residential District  
**I1** Industrial District  
**I2** Industrial District

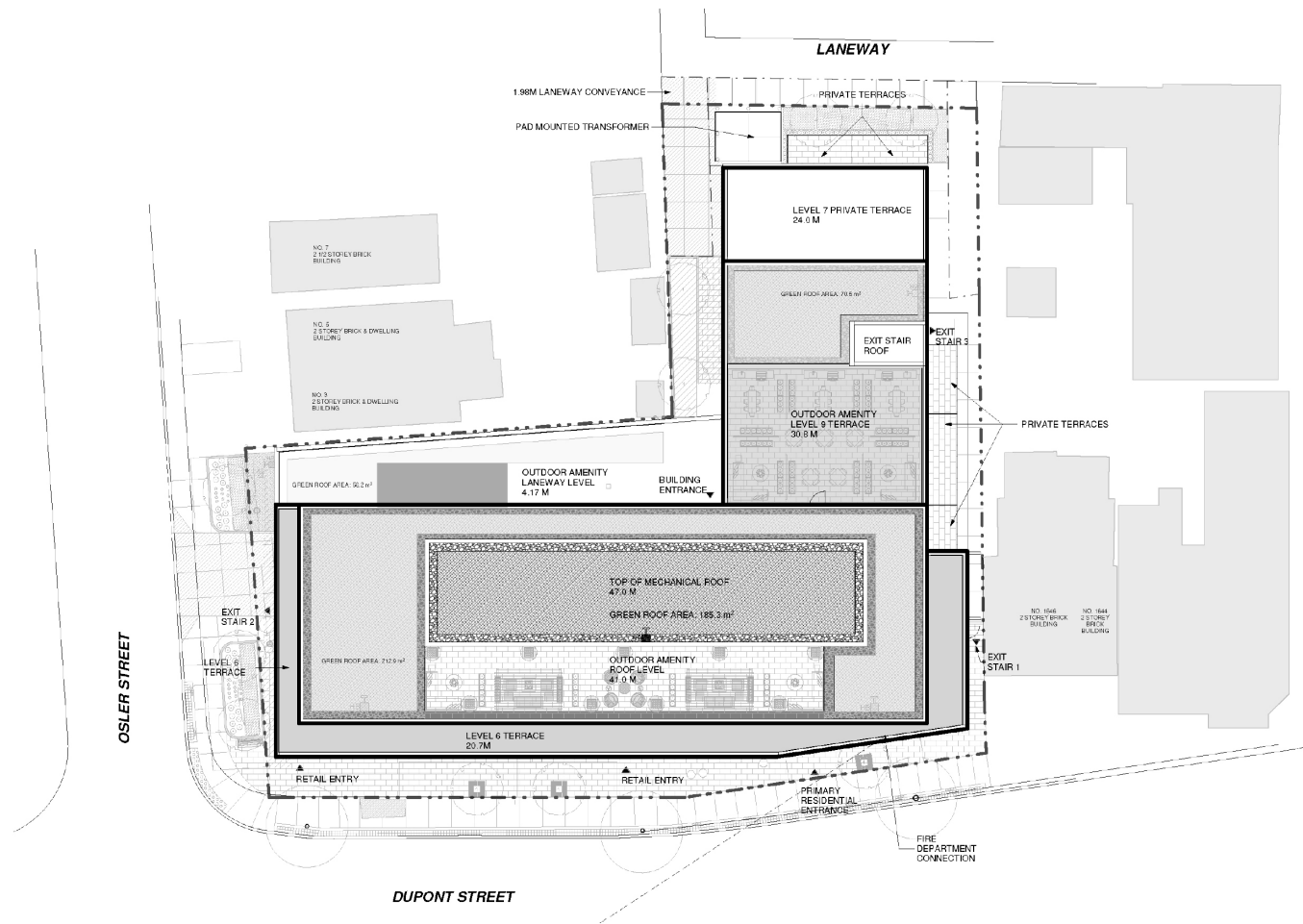


Not to Scale  
Extracted: 05/05/2025

## **Attachment 5: Draft Zoning By-law Amendment**

Attachment will be made available on or before September 18, 2025, Toronto and East York Community Council meeting.

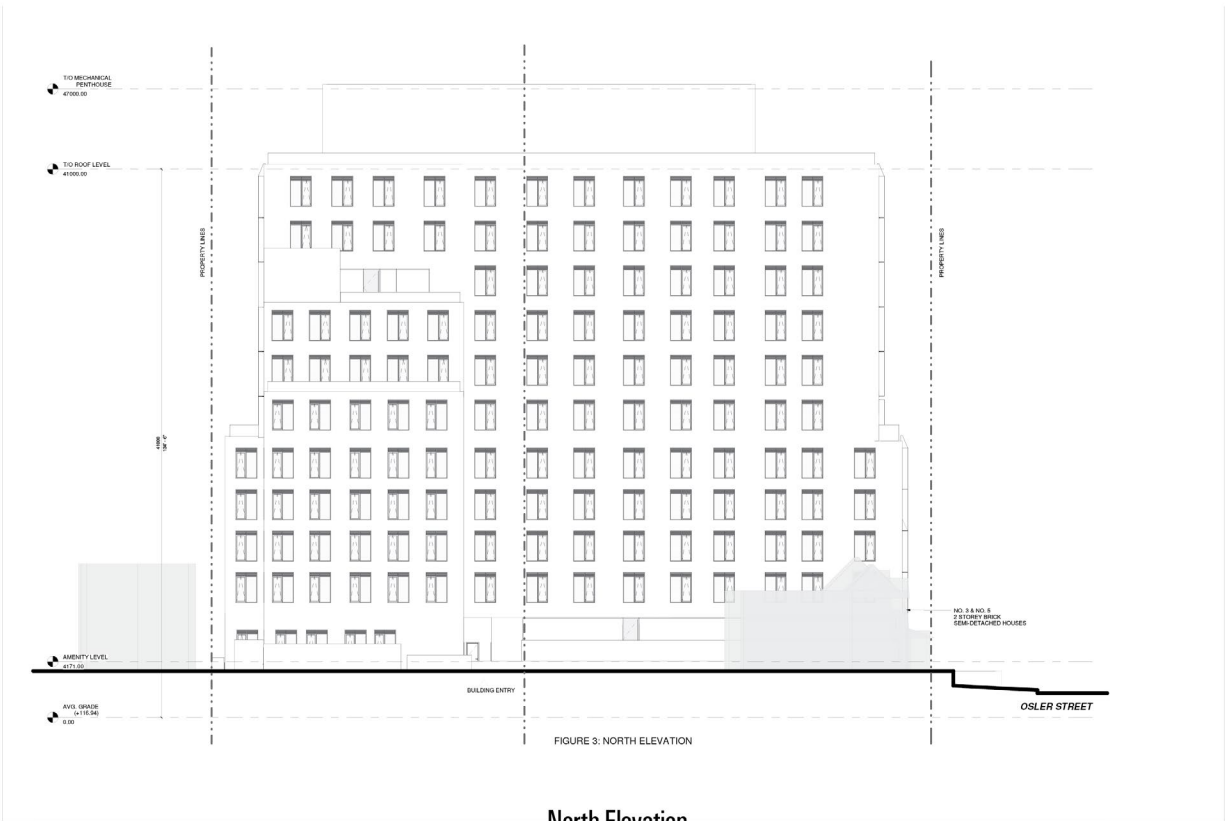
## Attachment 6: Site Plan



Site Plan

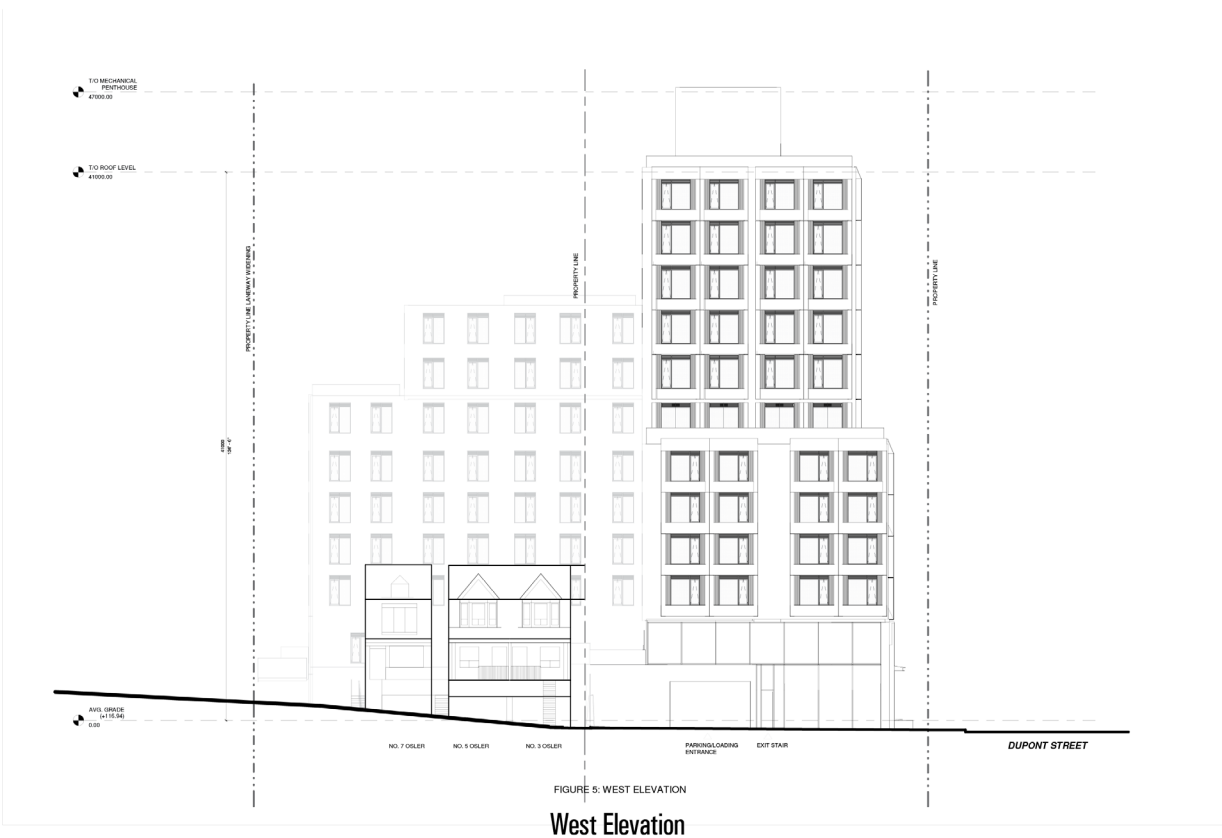


## Attachment 7: North and South Elevations

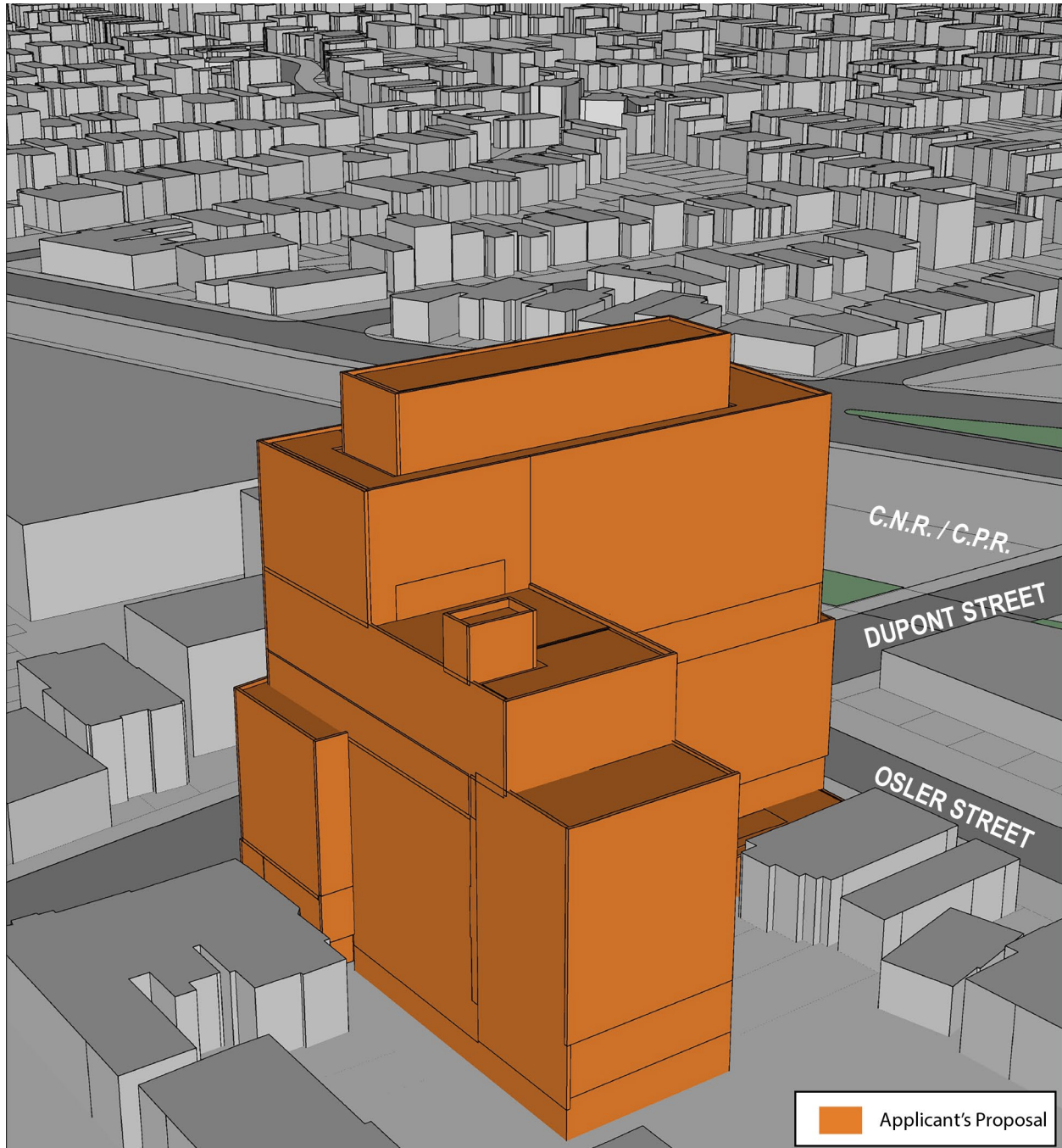




## Attachment 8: East and West Elevations



## Attachment 9: 3D Massing Model Looking Southeast

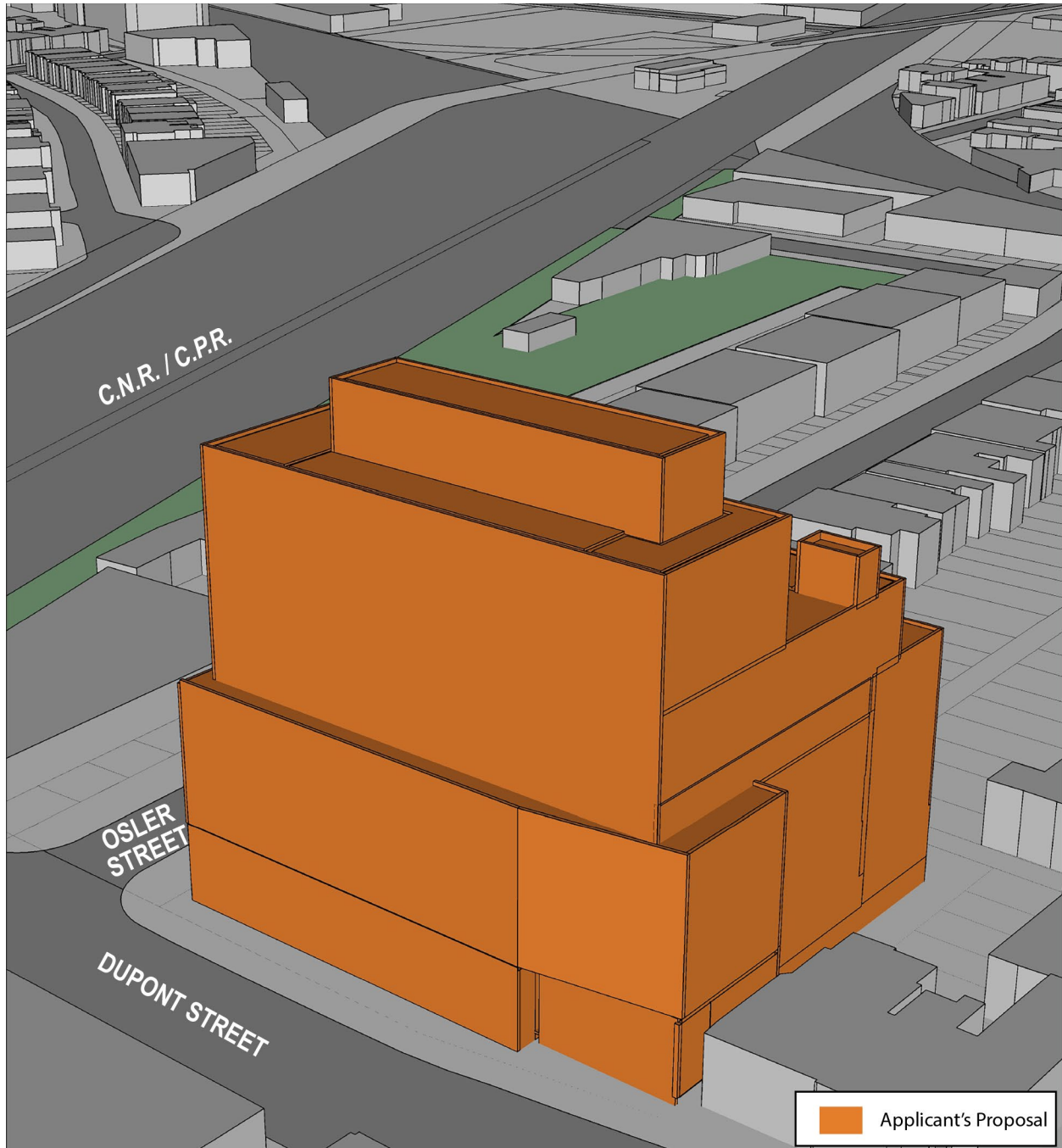


View of Applicant's Proposal Looking Southeast



05/08/2025

## Attachment 10: 3D Massing Model Looking Northwest



View of Applicant's Proposal Looking Northwest



05/08/2025