

## **4975 Dundas Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** June 12, 2026

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Ward:** 3 Etobicoke-Lakeshore

**Planning Application Number:** 25 213384 WET 03 OZ

### **SUMMARY**

---

This Report recommends approval of the application to amend the Official Plan and Zoning By-law including, at 4975 Dundas Street West to permit a mixed use development consisting of a four-storey base building and a 44-storey tower (144.7 metres in height, plus a 6.5 metre mechanical penthouse) set back 12 metres from the front lot line. The proposed development would contain 563 dwelling units and 555 square metres of non-residential Gross Floor Area (GFA) at-grade.

### **RECOMMENDATIONS**

---

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

1. City Council amend the Official Plan, for the lands at 4975 Dundas Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 7 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013, for the lands at 4975 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 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.

### **FINANCIAL IMPACT**

---

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 financial impact information.

## THE SITE AND SURROUNDING LANDS

---

### Description

The site is located south of Dundas Street West, between Mabelle Avenue and Cordova Avenue, and currently contains a single-storey commercial building. The 3,735 square metre lot has an approximate frontage of 62 metres along Dundas Street West. It has vehicular access from Dundas Street West. See Attachment 2 of this Report for the Location Map.

### Surrounding Uses

North of the site is a series of 2-storey commercial buildings with surface parking and the Islington Burial Grounds. Further north is a low-rise residential neighbourhood and five-storey walk-up apartment buildings.

South of the site is the Islington Junior Middle School and a series of residential apartments ranging in height from 22 to 38 storeys. Further south, past the CP Rail Corridor, is the Islington Subway Station and Bus Terminal, and the recently approved City-owned “Housing Now” redevelopment comprising of four towers up to 55 storeys ([3326 and 3330 Bloor Street West and 1240 and 1226 Islington Avenue](#)).

East of the site, on the south side of Dundas Street West, is a series of 2-storey commercial buildings and surface level parking. East of the site, on the north side of Dundas Street West, is a 9-storey mixed-use residential and commercial development that incorporates the heritage-designated Old Township Hall, which is currently under construction ([4916-4946 Dundas Street West and 4-16 Burnhamthorpe Road](#)). Further east is a recently approved 25 storey mixed-use building ([4888 Dundas Street West](#)), a 42 storey mixed-use building which received interim approval by the Ontario Land Tribunal ([4875 Dundas Street West](#)), Mimico Creek and [Tom Riley Park](#).

West of the site, on the south side of Dundas Street West, are a series of apartment buildings that reach heights of up to 19 storeys (5500 Dundas Street West) and [Michael Power Park](#). West of the site, on the north side of Dundas Street West, is a series of 2-storey commercial buildings with surface level parking.

## THE APPLICATION

---

### Description

The proposed Official Plan and Zoning By-law Amendment, with a holding provision, would permit a mixed-use building that is 144.7 metres-tall (plus 6.5-metre mechanical penthouse), including a base building ranging from 8.5 to 19.5 metres-tall and a minimum of 555 square metres of ground floor commercial floor space. A [Privately-Owned Publicly Accessible Space](#) (POPS) totaling 130 square metres would be secured along the frontage, and a pedestrian mid-block connection is proposed along the west side of the site, connecting Dundas Street West to Islington Junior Middle School. The Holding Provision is recommended to secure the relocation of the existing storm sewer that bisects the property and the completion of associated infrastructure upgrades required for the site to function as intended and to resolve wind impacts.

## **Density**

The proposal has a density of 9.72 times the area of the lot and a maximum GFA of 36,245 square metres.

## **Residential Component**

The proposal includes 563 dwelling units, comprised of 80 studios (14.2%), 306 one-bedroom (54.4%), 120 two-bedroom (21.3%), and 57 three-bedroom (10.1%) dwelling units.

## **Non-Residential Component**

The proposal includes 555 square metres of non-residential commercial ground floor space.

## **Amenity**

A total of 2,051 square metres of amenity space is proposed, inclusive of 1,057 square metres of outdoor amenity space. A minimum of 1.75 square metres for each dwelling unit is proposed as indoor amenity space and a minimum of 1.85 square metres for each dwelling unit is proposed as outdoor amenity space.

## **Access, Parking and Loading**

The proposal includes 161 vehicular parking spaces (including 43 visitor spaces and 3 passenger pick-up spaces), 423 bike parking spaces (40 short-term and 383 long-term) and two loading spaces (one Type-G and one Type-C).

Vehicular and loading access, including access to the underground parking garage and potential future at-grade pick-up and drop-off area, is from 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: <http://www.toronto.ca/4975Dundas>.

## **Reasons for Application**

The application to amend the Official Plan and Zoning By-law are required to permit a tall building, allowing for increased density, height and other building performance standards, while bringing the lands into City-wide Zoning By-law 569-2013.

## **APPLICATION BACKGROUND**

---

A Pre-application Consultation (PAC) meeting was held on January 28, 2025.

The Official Plan and Zoning By-law Amendment Application for 4975 Dundas Street West was submitted on September 2, 2025, and deemed complete on September 26, 2025, as it was considered to meet the City's minimum application requirements.

The original submission proposed a 48-storey mixed-use building (153.5 metres in height, plus a 7.5-metre mechanical penthouse) set back 8.79 metres from the Dundas Street West frontage. The proposal included 647 dwelling units and 45,632 square metres of GFA, including 456 square metres of non-residential GFA at-grade.

A Community Consultation Meeting was held on November 26, 2025.

A resubmission was made on April 15, 2026, with a revised proposal that reduced the number of dwelling units to 563, decreased the GFA to 36,245 square metres, and increased the non-residential GFA at-grade to 555 square metres. The base building was redesigned by reducing its height from twelve to four storeys and recessing a significant portion of the street wall to accommodate a newly introduced 130 square-metre POPS along the Dundas Street West frontage. The tower portion was also revised, with the height reduced to 44 storeys (144.7 metres, plus a 6.5-metre mechanical penthouse), a smaller floorplate, and a reorientation that increased the setback from Dundas Street West to 12 metres. In addition, a pedestrian mid-block connection was proposed along the west side of the site, connecting Dundas Street West to Islington Junior Middle School.

The reports and studies submitted in support of this application are available on the Application Information Centre: <http://www.toronto.ca/4975Dundas>.

### **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 Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

## **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 (PPS, 2024)* and shall conform to provincial plans.

### **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 area is planned for a minimum combined gross density target of 400 jobs and residents per hectare.

The Official Plan also designates the site as *Mixed Use Areas* which are envisioned to combine an array of residential and commercial uses in single use or mixed-use buildings. 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.

### **Protected/Major Transit Station Area**

The site is within a delineated Protected Major Transit Station Area. It is within 500 metres of the centre point of the delineated Islington Station associated with SASP 627 in Chapter 8 of the Official Plan. Map 2 of SASP 627 identifies this site as having a minimum Floor Space Index (FSI) of 2.0 times the area of the lot.

The area is planned for a minimum population and employment target of 300 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated *Mixed Use Areas* located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6.0 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

### **Secondary Plan**

The [Etobicoke Centre Secondary Plan](#) identifies seven focus areas to be enhanced based on their respective location, physical form and function. The site falls within the *Islington Village Focus Area* (Etobicoke Centre Areas Map 12-1) which is described as “the historical main street shopping core located primarily along the north side of Dundas Street and continuing westward across Kipling onto Bloor Street.”

The site is designated as *Mixed Use Areas B*, which is envisioned to consist of single-use commercial and/or institutional buildings, or mixed-use commercial, institutional and residential buildings, built to the street line and developed at a pedestrian-scale height. Developments in this designation are intended to contain at-grade retail, office or service uses to continue a pedestrian-oriented retail shopping strip character. The *Mixed Use Areas B* designation does not contain policies requiring the one-to-one replacement of existing non-residential floor space in redevelopment proposals.

Notwithstanding the site's location within the PMTSA, the "scale" policies of the Secondary Plan indirectly contemplate that the scale of buildings in the Islington Village will not be characterized by mid- and high-rise buildings. In the case of conflicts between Secondary Plans and P/MTSAs, whichever policies provide greater densities will prevail.

See Attachments 4 and 5 of this Report for the Etobicoke Centre Secondary Plan Focus Area and Land Use Maps.

### **Site and Area Specific Policy 627**

SASP 627 applies to the subject site as it relates to the PMTSA. It was adopted by Toronto City Council on July 22, 2022, through [By-law 889-2022](#) as part of Official Plan Amendment (OPA) 570. It was approved by the Minister of Municipal Affairs and Housing on August 15, 2025, with modifications. The Minister's decision brought OPA 570 into force and effect on that same date.

The Official Plan, including the Etobicoke Centre Secondary Plan and SASP 627 should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

### **Zoning**

The front of the site is zoned Etobicoke Centre 1 Zone (EC1) and a small portion at the rear of the site is zoned Etobicoke Centre 3 Zone (EC3) 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 existing zoning permits a wide range of residential and commercial uses, a maximum FSI of 3.5 and a maximum height of 15 metres. See Attachment 6 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;
- Etobicoke Centre Urban Design Guidelines;
- Etobicoke Centre Public Space and Streetscape Plan;
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Retail Design Manual; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

## **PUBLIC ENGAGEMENT**

---

### **Community Consultation**

On November 26, 2025, a Community Consultation Meeting was hosted by City staff and attended by the local Councillor, the applicant, and approximately 38 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:

- Proposed building height, density and scale;
- Main street pedestrian shopping character and vibrancy;
- Traffic impacts;
- Protecting spaces for street tree planting and landscaping;
- Potential for gathering spaces and a pedestrian midblock connection; and
- Community Benefits Contributions.

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 the 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 the 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*. Staff has reviewed the current proposal for consistency with the *PPS, 2024*. The proposal is consistent with the *PPS, 2024*.

### **Official Plan Policies and Design Guidelines**

The application has been reviewed against the applicable Official Plan policies, Site and Area Specific Policies, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The proposed land use conforms to the Official Plan. The site is in a *Centre* within a *Mixed Use Areas* designation.

The site is located within the *Mixed Use Areas B* Secondary Plan land use designation. The proposed mixed-use building features a four-storey base building that is built to the street with at-grade retail. The proposal includes a 44-storey tower portion while the Secondary Plan's "Scale" policies do not permit a high-rise character. As such, an Official Plan Amendment has been proposed to permit a tall building with a tower portion that is generally set back 12 metres from the front lot line, to reduce its visual prominence while reinforcing the legibility and prominence of the four-storey pedestrian-scaled street wall.

See Attachment 7 of this Report for the draft Official Plan Amendment.

## **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 would result in approximately 563 dwelling units, with an overall unit mix that includes 120 two-bedroom (21.3%), and 57 three-bedroom (10.1%), meeting the intent of the City's Growing Up: Planning for Children in New Vertical Communities Guidelines (the "Growing Up Guidelines"). A minimum unit mix of 21% two-bedroom and 10% three-bedroom units would be secured through the draft Zoning By-law Amendment.

## **Density, Height, Massing**

The proposed building is 144.7 metres tall, excluding MPH. The proposed maximum GFA of 36,245 square metres equates to a density of 9.72 times the area of the lot.

Along the Dundas Street West frontage, the proposed base building is four storeys in height and establishes a 19.5-metre street wall, with outdoor residential amenity space provided above it. Along the west lot line, facing 52 Mabelle Avenue, the base building also maintains a consistent height of 19.5 metres. Along the east lot line, adjacent to 4937-4959 Dundas Street West, and along the south lot line abutting Islington Junior Middle School, the base building varies in height between 8.5 metres and 19.5 metres. The 8.5-metre height is associated with a one-storey loading area, above which a landscaped outdoor amenity area is proposed for residents. The proposed base building height is appropriate within the planned context of the area. It reinforces the concept of the Islington Village "main street" by framing it within a pedestrian-scaled street wall with good proportions.

The proposed base building incorporates varied setbacks to meet the objectives of the Etobicoke Centre Secondary Plan and the Etobicoke Centre Public Space and Streetscape Plan (the "Streetscape Plan"). The base building is set back between 2.2 and 10 metres from the Dundas Street West lot line to the north, while a portion of the ground floor is further inset 1.5 metres, protecting for a minimum 6-metre-wide sidewalk zone between the building face and the street curb. This condition would be further refined and enhanced through the Site Plan Control process to include a minimum 2.1-metre-wide public clearway, as well as areas for seating, tree planting, landscape planters, lighting, and Business Improvement Area signage, thereby enhancing the experience of the Village's continuous pedestrian-oriented retail shopping strip.

At the northeast corner, the base building is set back up to 10 metres from the north property line along Dundas Street West and 34 metres from the east property line. These setbacks are secured to accommodate a 130 square metre POPS, or enhanced landscape area, that is accessible from the main street and provides a new gathering space for Islington Village residents, animating the street while supporting the proposed commercial uses at grade.

A portion of the base building is also set back 15.5 to 21.4 metres from the east property line. These setbacks would accommodate a passenger pick-up and drop-off (PPUDO) area, a driveway leading to the underground parking ramp and loading area.

To reduce the number of curb cuts along Dundas Street West, the proposed driveway could be shared in the future with the neighbouring property at 4937-4959 Dundas Street West should it be redeveloped.

The base building is set back 5.5 metres from the west property line, which abuts the neighbouring property at 52 Mabelle Avenue. This setback provides space for additional entrances to at-grade retail, as well as tree planting, landscaping, lighting, murals, and a pedestrian mid-block connection to improve site permeability, enhance walkability, and strengthen pedestrian connectivity through and beyond the site.

The tower setbacks vary in response to the site's irregularly shaped lot. Along the northern portion of the site facing Dundas Street West, the tower steps back approximately 2 to 9.8 metres from the base building below. The required 1-metre canopy zone above the ground floor, combined with the 2-metre tower stepback from portions of the Dundas Street West-facing base building, would help improve the perceived tower setback from the public realm while also providing weather protection. The tower has also been set back 12 metres from the Dundas Street West lot line and projecting balconies along this frontage are limited to a maximum depth of 1.65 metres to preserve legibility of the tower step back. These projecting balconies are prohibited from wrapping around the tower corners and permitted along no more than 60 percent of the main wall, further reducing the visual prominence of the tower massing along the street above the four-storey base building.

To the south of the site, facing Islington Junior Middle School, the tower steps back 5 to 15.5 metres from the base building below. Balcony projections along the south tower face are limited to a depth of 2 metres.

To the west, along neighbouring 52 Mabelle Avenue, the tower steps back 7 metres from the base building below and is set back 12.5 metres from the lot line.

To the east, along neighbouring 4937–4959 Dundas Street West, the tower cantilevers 3 metres over the base building and is set back 12.5 metres from the lot line. A 2-metre-wide canopy zone, extending beyond the tower envelope to the east, is required to provide weather mitigation and reinforce the distinction between the base building and tower portions. The canopy zone is permitted to extend up to a maximum of 3.5 metres to accommodate wind mitigation measures, subject to the results of a Wind Tunnel Study.

The proposed tower setbacks result in an approximate tower floorplate of 825 square metres, which assists in minimizing shadow impacts, maintaining sky view, and reducing the overall perception of tower massing. The massing of the mechanical penthouse above the tower portion is limited to a maximum height of 6.5 metres and is set back 15 metres from the north lot line and 14 metres from the east and west lot lines to ensure it has a reduced visual presence.

The Etobicoke Centre Secondary Plan currently permits a building on this site that is developed to the street line at a pedestrian-scale height with at-grade commercial or institutional uses. The Secondary Plan also contemplates an urban structure for the

Islington Village that does not include mid-rise or tall buildings. However, given the site's location within a PMTSA, which permits greater density and prevails over the density permissions in the Secondary Plan, Staff are satisfied that the proposal appropriately mitigates the impacts of the additional height while simultaneously reinforcing the human-scale that the Secondary Plan envisions. The upper storeys of the proposed building are set back 12 metres from Dundas Street West, while the building maintains a four-storey pedestrian-scale base, provides at-grade commercial floor space, and incorporates high-quality, comfortable, and usable publicly accessible open spaces along the main street for residents of the Islington Village. It also draws inspiration from the Streetscape Plan, which encourages pedestrian linkages and connection opportunities by securing a mid-block connection through the site. Aside from the proposed maximum height, all other aspects of the proposal conform with the Official Plan, SASP 627, and the Etobicoke Centre Secondary Plan.

See attachment 8 of this Report for the draft Zoning By-law Amendment.

### **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 Streetscape Plan. See Attachment 9 of this Report for the Simplified Site Plan.

Along Dundas Street West, key public realm improvements include widened 2.1-metre-wide sidewalks and areas for street furniture, landscaping, tree planting, lighting and Business Improvement Area signage improving the safety and attractiveness of the Village main street. Further refinement of the streetscape would occur during the Site Plan Control review process to ensure alignment with the Streetscape Plan and any applicable recommendations of the emerging [Islington Village Planning Framework](#).

In response to resident feedback from the community consultation, the proposal was revised by the applicant to secure a 130 square-metre POPS, or enhanced landscaped area, that would be secured through the draft Zoning By-law Amendment. The POPS, which is accessible from Dundas Street West, will provide a new public gathering space for Islington Village residents, animating the street while supporting the proposed 555 square metres of at-grade commercial floor space in accordance with the vision of the Secondary Plan and Streetscape Plan. The additional corners and walls created by this open space at-grade, present an opportunity for potential expansion of the BIA mural program. The final design and programming of the POPS would be determined through the Site Plan Control review process.

### **Shadow Impact**

A Sun/Shadow Study was submitted with the original development proposal illustrating the shadows cast by the proposed building. The study indicated that Tom Riley Park, Mabelle Park, and Michael Power Park are unaffected by shadows produced by the original proposal. During the spring (March 21) and fall (September 21) equinoxes, shadows clear residentially zoned properties north of Dundas Street West by

approximately noon. During the summer (June 21), shadows move off residentially zoned properties north of Dundas Street West shortly after 11:18 a.m.

Since the resubmission, Staff are satisfied that the reduction in tower and base building height, together with a smaller tower floorplate, increased setback from Dundas Street West, and reorientation of the tower, further minimizes shadow impacts on adjacent residential neighbourhoods and public areas, consistent with the policies of the Official Plan and Secondary Plan.

### **Wind Impact**

A Pedestrian Level Wind Study, prepared by RWDI, dated August 15, 2025 (the “Original Wind Study”), and addended on April 13, 2026 (the “Wind Study Addendum”), assessed pedestrian wind conditions within and surrounding the site to evaluate pedestrian comfort and safety.

A Wind Tunnel Study (the “WTS”) was included as part of the Original Wind Study. The WTS identified accelerated wind conditions on the site, neighbouring lands and within portions of the public realm associated with the original proposal. An updated Computational Fluid Dynamics (CFD) analysis, included in the Wind Study Addendum, confirms that similar accelerated wind conditions persist in the same locations for the revised building envelope, as previously identified in the Original Wind Study.

An updated WTS in accordance with the City’s Wind Study Terms of Reference and Guidelines is required to evaluate the revised proposal. The study must demonstrate that the proposed development will not result in unacceptable wind conditions and will provide a safe and comfortable pedestrian experience. Specifically, the study must confirm that all locations are appropriate and safe for their intended pedestrian uses, including within the public realm, on neighbouring properties and on-site. Wind mitigation measures will be secured through the Site Plan Approval process.

### **Servicing**

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management reports and revisions which are required to confirm that adequate servicing capacity is available within the existing municipal infrastructure. Staff recommend that the draft Zoning By-law be subject to a Holding Provision under Section 36 of the Planning Act to ensure these issues are resolved. The Holding Provision would restrict the proposed use of the lands until the conditions to lifting the Holding Provision, as set out in the By-law, are satisfied.

### **Road Widening**

To satisfy the Official Plan requirement of a 27-metre right-of-way, a 1.65-metre-widening is to be conveyed to the City through the Site Plan Control process.

## **Traffic Impact**

The applicant submitted a Traffic Impact Study (TIS) prepared by LEA Consulting, dated July 18, 2025, and addended on April 10, 2026. Traffic generated by the proposed development is expected to result in approximately 71 and 106 two-way vehicle trips during the weekday morning and evening peak hours, respectively. Overall, the study area intersections are expected to operate acceptably, with the exception of the intersection of Cordova Avenue and Burnhamthorpe Road, which is forecast to operate under constrained conditions in future scenarios. To address these impacts, the applicant's transportation consultant has proposed signal timing optimizations to improve intersection operations. The proposed modifications are currently under review by Transportation Services staff, and a cost estimate will be provided through the Site Plan Control process.

Overall, the analysis concludes that traffic generated by the proposed development will have a near-negligible impact on existing conditions, with the inclusion of the above noted optimization. Based on a review of the supporting materials, Transportation Review staff accept these findings.

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

A TIS prepared by LEA Consulting, dated July 18, 2025, and addended on April 10, 2026, 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 contains a single curb cut along the Dundas Street West frontage. The proposed development maintains a single curb cut in approximately the same location, providing access to a private driveway serving a vehicular Passenger Pick-Up and Drop-Off (PPUDO) area, an integrated loading facility, and a ramp to the 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 161 vehicular parking spaces within three levels of underground parking. Of the 161 vehicular parking spaces proposed, 115 are resident and 43 are visitor parking spaces. Although the site falls within a PMTSA, with no effective minimum parking requirements, the proposed supply of residential and visitor parking spaces conforms with the requirements of Zoning By-law 569-2013, as amended by By-law 89-2022.

The Zoning By-law requires a total of 383 long-term and 40 short-term bicycle parking spaces to be provided. The current proposal satisfied the minimum requirements by providing 423 bicycle parking spaces, comprised of 383 long-term and 40 short-term spaces.

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.

The architectural plans illustrate three vehicular PPUDO spaces located to the west of the driveway, providing access to a proposed residential lobby entrance. However, as the site is within the Islington Station PMTSA, these spaces cannot be secured through the Draft Zoning By-law Amendment. Notwithstanding, the PPUDO spaces may be secured at the Site Plan Control stage.

### **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 eight By-law protected trees, consisting of the proposed removal of four city-owned and three privately owned trees, and the proposed injury of one neighbouring tree.

A minimum of seven private tree compensation plantings and four city tree replacement plantings are required. Urban Forestry will require the submission of a complete "Application to Injure or Remove Trees" and associated fees.

The applicant is proposing 27 new tree plantings, including five trees within the public right-of-way along Dundas Street West and 22 trees on private property. Staff will require revised Landscape Plans, Sections, and Details at the Site Plan Control stage. Refined tree planting locations and associated details will be secured through the Site Plan Control process to ensure alignment with the Streetscape Plan and any applicable recommendations of the emerging [Islington Village Planning Framework](#).

### **Holding Provision**

Development Engineering staff have reviewed the submitted Functional Servicing and Stormwater Management Report and Hydrogeological Review Report in support of the proposal and have identified items requiring revision, resubmission, and acceptance to the satisfaction of the Director, Engineering Review, Development Review. Additionally, Community Planning and Urban Design staff have reviewed the submitted Pedestrian

Level Wind Study materials and have identified items requiring revision, resubmission, and acceptance to the satisfaction of the Executive Director, Development Review. These items are elaborated in the section immediately below.

As such, 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 to lifting the Holding Provision, as set out in the By-law, are satisfied.

Section 5.1.2 of the Official Plan contemplates the use of a Holding Provision and outlines the types of conditions that may have to be satisfied prior to the removal of a Holding Provision. To lift the Holding Provision (H) in the By-law and allow for the development of the site:

- (i) The owner or applicant, at their sole cost and expense, is required to submit a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review and General Manager, Toronto Water; and
- (ii) If the accepted and satisfactory Functional Servicing and Stormwater Management Report from (i) above requires any new required municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
  - a. The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
  - b. The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the General Manager, Toronto Water; and
- (iii) The required realigned municipal storm sewers on Dundas Street West and through the subject property are constructed and operational, to the satisfaction of the General Manager, Toronto Water; and
- (iv) The owner has provided an easement in favour of the City for the purpose of access, construction, maintenance and repair of the new storm sewers, and

- the existing storm sewer easement has been released by the City, to the satisfaction of the General Manager, Toronto Water; and
- (v) The owner is to undertake the City's environmental peer review process for the storm sewer easement, including but not limited to retaining a Qualified Person, paying all costs associated with the City retaining a third-party Peer Reviewer, preparation of all required environmental documents, and filing of any required Record of Site Condition for the storm sewer easement area, to the satisfaction of the Director, Engineering Review, Development Review; and
  - (vi) The owner or applicant, at their sole cost and expense, is required to submit a revised Pedestrian Level Wind Study, including a Wind Tunnel Study, identifying any required mitigation measures to address wind safety exceedances and improve pedestrian comfort, all to the satisfaction of the Executive Director, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove Holding Provisions, which do not contain financial implications not previously authorized by Council.

### **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.

### **Community Benefits Charge**

The proposal is subject to a Community Benefits Charge (CBC) pursuant to the *Planning Act*. CBCs by default are paid as a cash payment at the time of building permit issuance. Alternatively, the City may allow applicants to deliver in-kind contributions that have been offered. The CBC may also be paid as a combination of both in-kind and cash payment. Where City Council allows an in-kind contribution, the CBC payable for the development or redevelopment is reduced by the value that the City has attributed to the in-kind contribution which would be secured through a separate agreement. It is for City Council to determine whether or not to accept an offer to deliver CBC in-kind contributions. CBC (cash) allocation to specific capital projects and initiatives, including case-by case allocations through Councillor requests, are reviewed and recommended through the City's annual capital budget process. Regardless of how the CBC is provided, the contribution cannot exceed a total value of 4% of the value of the land, as established by Ontario Regulation (O. Reg) 509/20.

## **CONTACT**

---

Anthony Soscia, MES, JD, MCIP, RPP  
Senior Planner, Community Planning  
416-394-6041, [Anthony.Soscia@toronto.ca](mailto:Anthony.Soscia@toronto.ca)

Dominik Matusik  
Senior Planner, Community Planning  
416-397-2530, [Dominik.Matusik@toronto.ca](mailto:Dominik.Matusik@toronto.ca)

## **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 4: Secondary Plan Focus Area Map
- Attachment 5: Secondary Plan Land Use Map
- Attachment 6: Existing Zoning Map
- Attachment 7: Draft Official Plan Amendment
- Attachment 8: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 9: Simplified Site Plan
- Attachment 10: Elevation (North)
- Attachment 11: Elevation (East)
- Attachment 12: 3D Massing Model (Looking Southwest)
- Attachment 13: 3D Massing Model (Looking Northwest)

Attachment 1: Application Data Sheet

**Municipal Address:** 4975 Dundas Street West      **Date Received:** April 15, 2026

**Application Number:** 25 244597 WET 03 OZ

**Application Type:** Official Plan Amendment and Rezoning

**Project Description:** This Report recommends approval of the application to amend the Official Plan and Zoning By-law at 4975 Dundas Street West to permit a development consisting of a 4-storey base building and a 44-storey tower (144.7 metres in height, plus a 6.5 metre mechanical penthouse) that is set back 12 metres from the front lot line. The proposed development would comprise 563 dwelling units, 555 square metres of non-residential GFA at grade.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
John Eaton 181 Bay Street, Suite 1400 Toronto, ON	Graig Uens Batory Management	B+H Architects Corporation 320 Bay Street, Suite 200 Toronto, ON	1054879 Ontario Limited 53 The Links Road Toronto, ON

**EXISTING PLANNING CONTROLS**

Official Plan Designation: Mixed Use Areas      Site Specific Provision: SASP 627

Zoning: EC1, EC3, 1088-2002 (ECZBL)      Heritage Designation: N

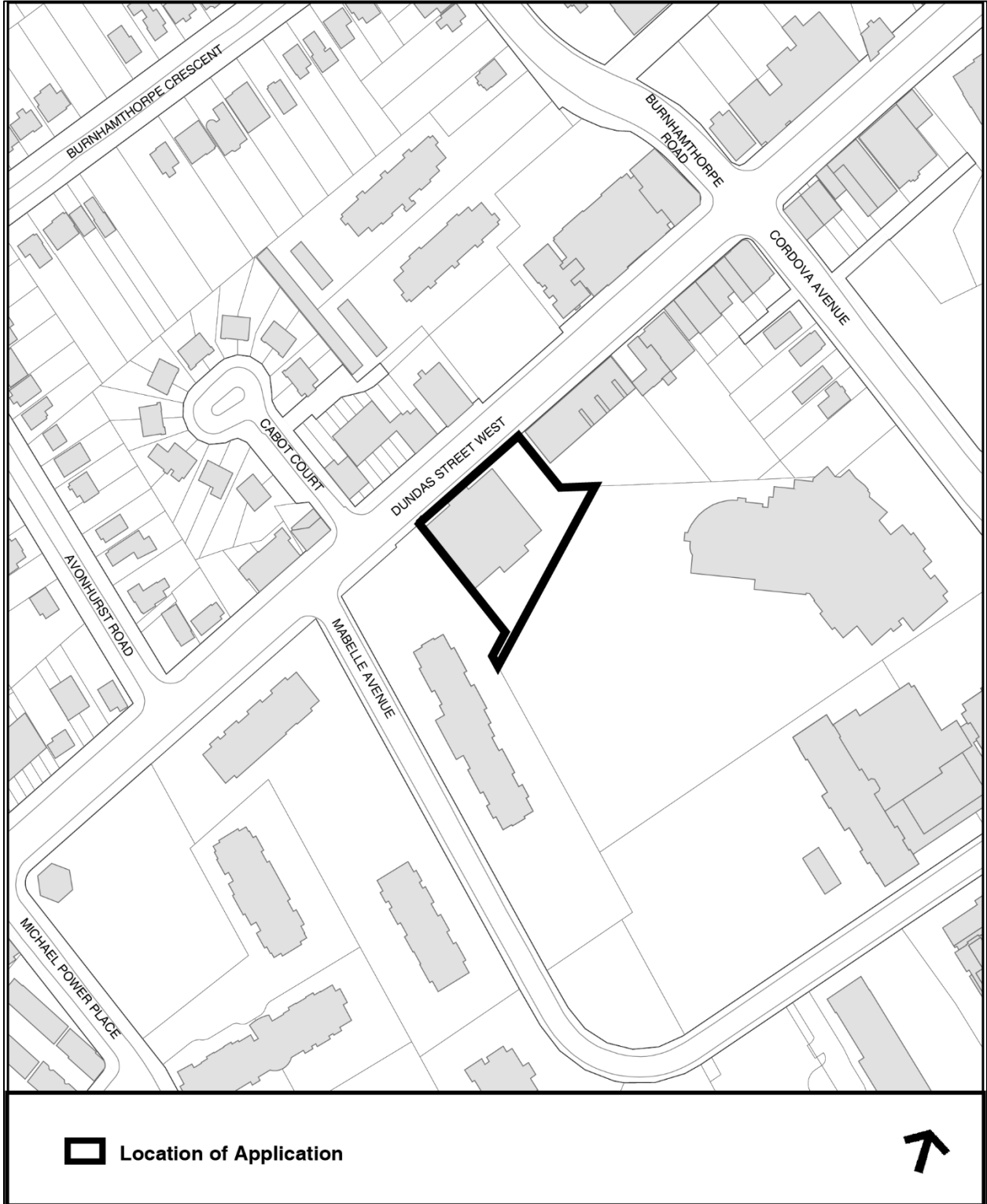
Height Limit (m): 15 metres      Site Plan Control Area: Y

**PROJECT INFORMATION**

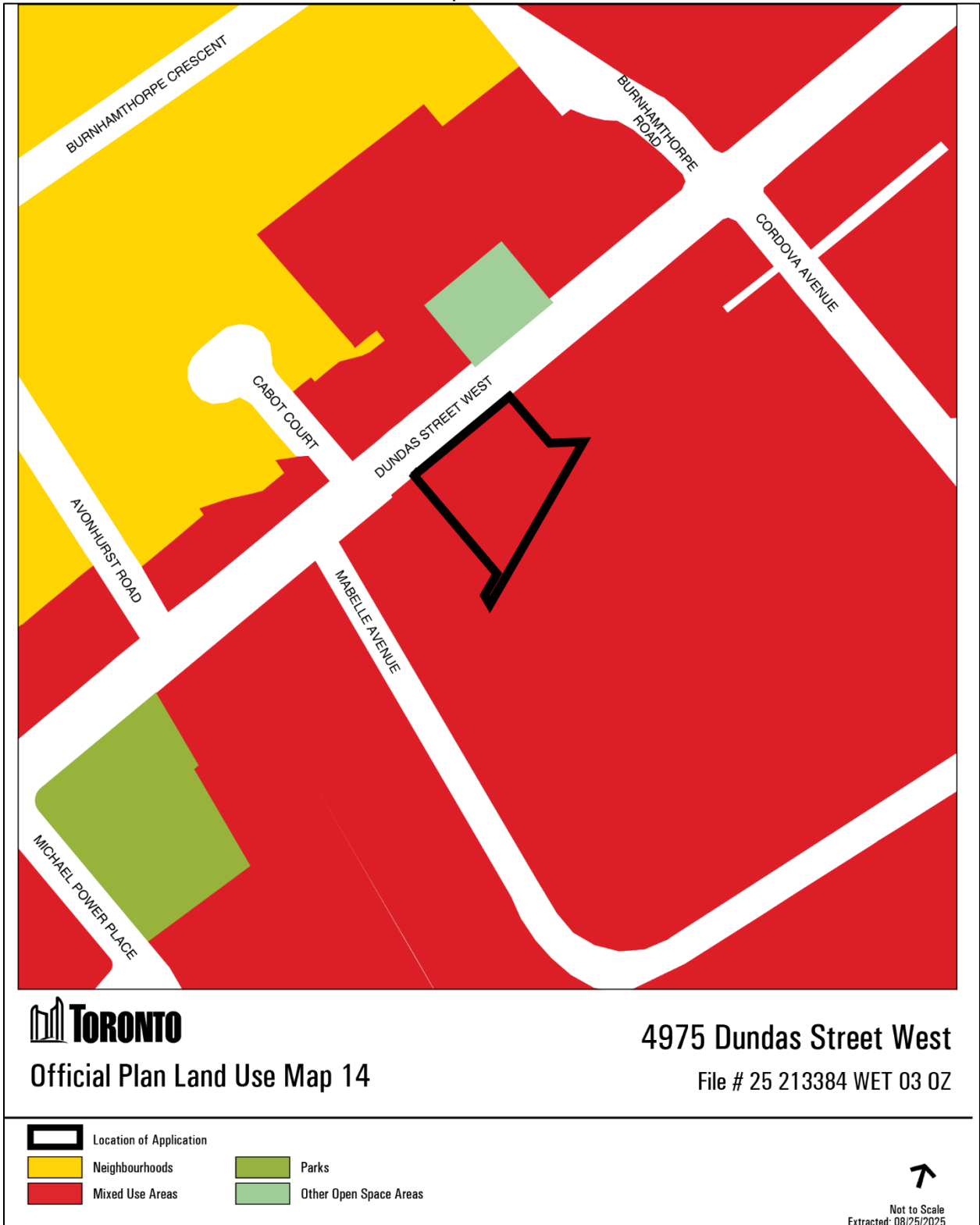
Site Area (sq m): 3735      Frontage (m): 62      Depth (m): 73.9



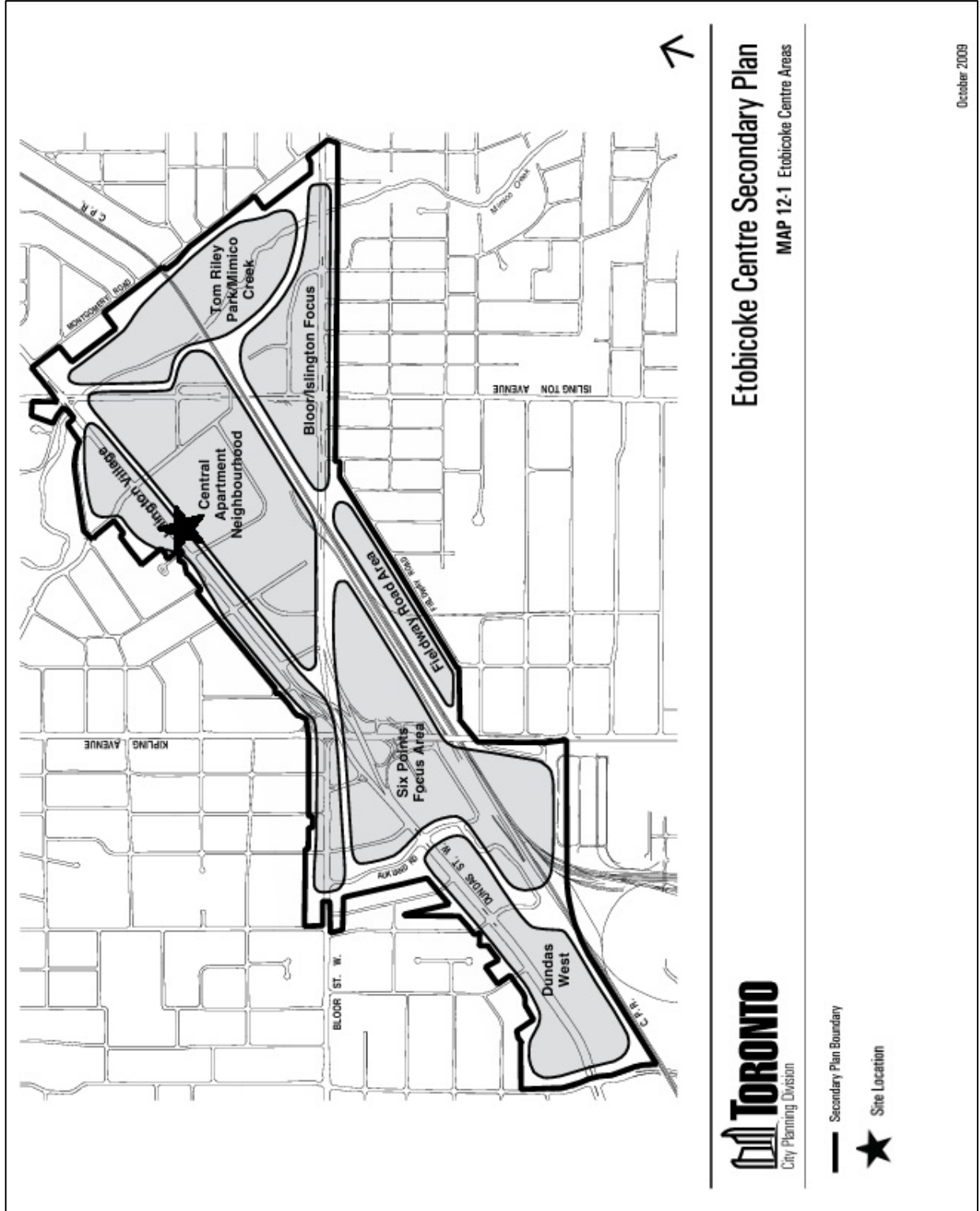
Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Attachment 4: Secondary Plan Focus Area Map

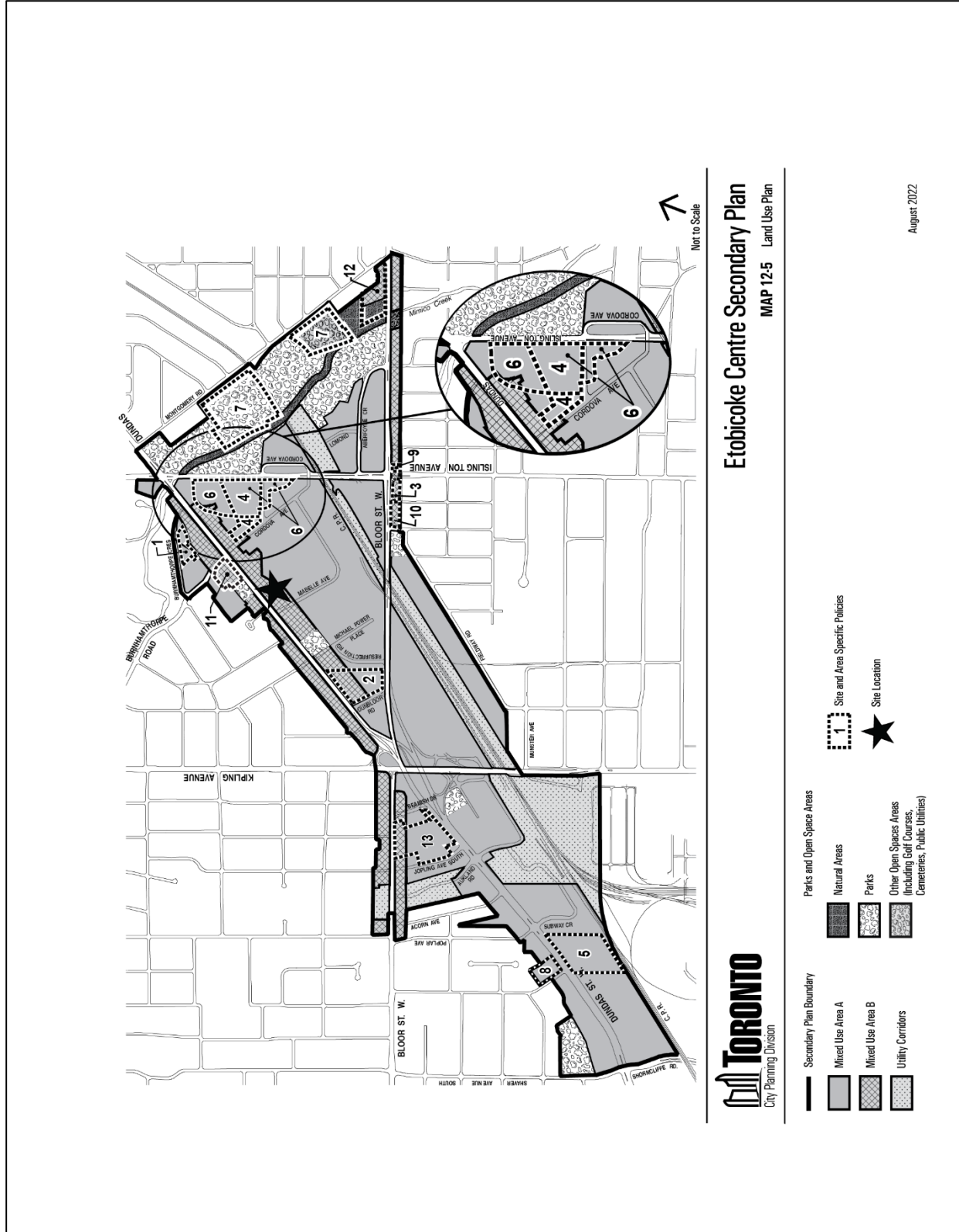


- Secondary Plan Boundary
- ★ Site Location

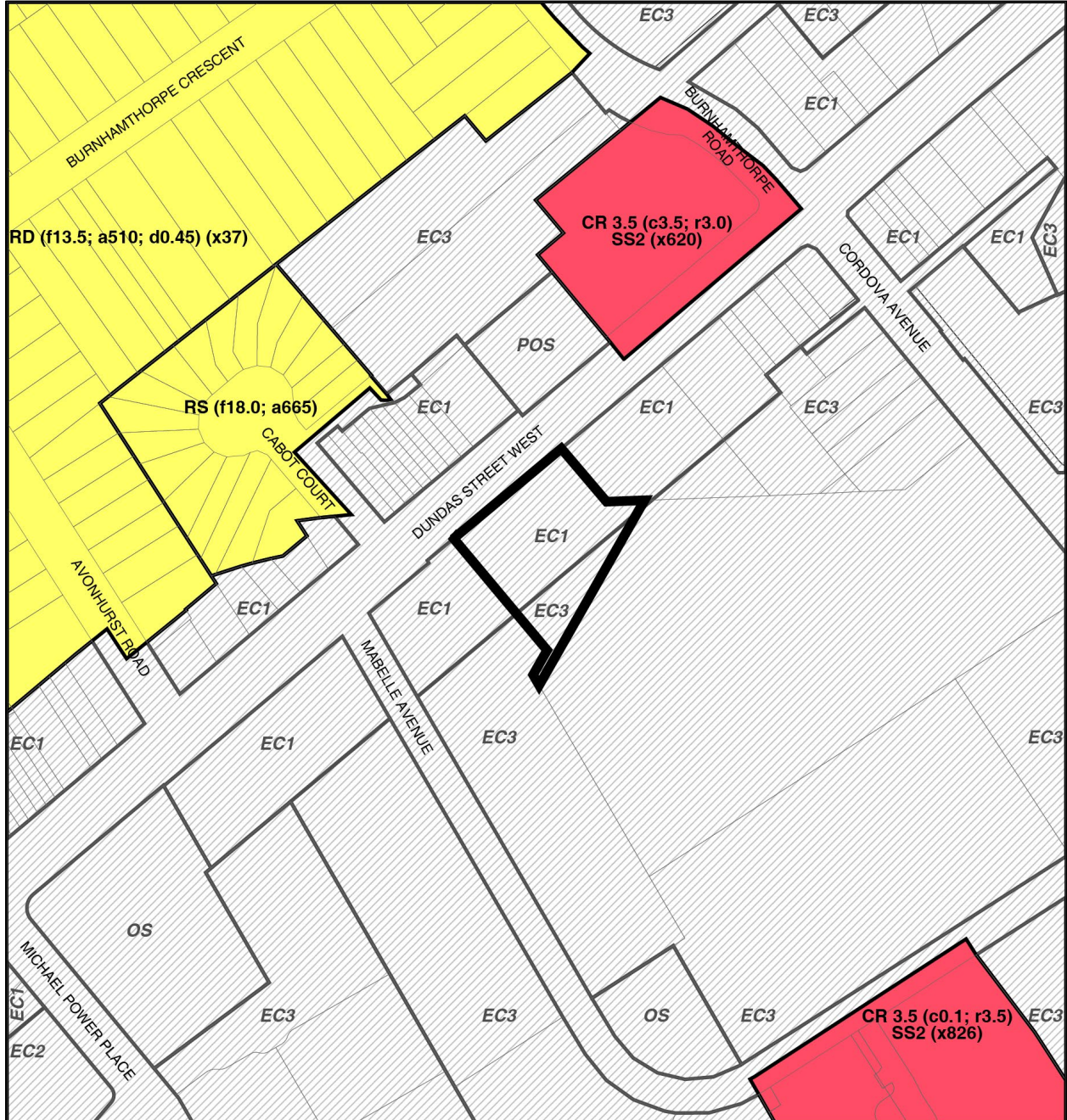
**Etobicoke Centre Secondary Plan**  
MAP 12-1 Etobicoke Centre Areas

October 2009

Attachment 5: Secondary Plan Land Use Map












Attachment 6: Existing Zoning Map



Zoning By-law 569-2013

4975 Dundas Street West

File # 25 213384 WET 03 0Z

 Location of Application	 See Former City of Etobicoke By-Law No. 11,737
 RD Residential Detached	 OS Public Open Space Zone
 RS Residential Semi-Detached	 POS Private Open Space Zone
 CR Commercial Residential	 EC1 Etobicoke Centre 1
	 EC3 Etobicoke Centre 3



Not to Scale  
Extracted: 08/25/2025

Attachment 7: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

## CITY OF TORONTO

### Bill XXX

### **BY-LAW [Clerks to insert By-law number]**

#### **To adopt Official Plan Amendment 944 for the City of Toronto respecting the lands known municipally in the year 2025, as 4975 Dundas Street West**

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

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. 944 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 944 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS**  
**4975 DUNDAS STREET WEST**

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

1. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by adding the following subsection to Section 4, Site and Area Specific Policies:

**“4.15. 4975 Dundas Street West**

Notwithstanding the policies of the Etobicoke Centre Secondary Plan regarding pedestrian scale indicated within Islington Village and *Mixed Use Areas B*, the Official Plan policies affecting new development or redevelopment on the Site municipally known as 4975 Dundas Street West are as follows:

- a) Development/redevelopment will maintain and reinforce the legibility and prominence of the pedestrian-scale street wall fronting onto Dundas Street West by providing a setback of generally 12 metres from front property line to the tower portion of any tall building.
  - b) A landscaped open space provided along Dundas Street West is required.
  - c) A pedestrian connection between Dundas Street West and Islington Junior Middle School is required.
2. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, Map 12-5, Land Use Plan, is amended to show the lands known municipally in 2025 as 4975 Dundas Street West as Site and Area Specific Policy Area Number 4.15, as shown on Appendix 1.

Appendix 1



## Attachment 8: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on ~, 2026

### CITY OF TORONTO

#### BY-LAW [Clerks to insert By-law number]

#### To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 4975 Dundas Street West.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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, as amended; and,

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and,

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of the holding symbol "(H)".

The Council of the City of Toronto enacts:

- (vii) The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
- (viii) The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
- (ix) Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: (H) CR 3.5 (c3.5; r3.0) SS2 (x1272) as shown on Diagram 2 attached to this By-law.
- (x) Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying following Policy Area label to these lands: "PA 2" as shown on Diagram 3 attached to this By-law.
- (xi) Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the

following height label to these lands: HT 15.0, as shown on Diagram 4 attached to this By-law.

- (xii) Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
- (xiii) Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
- (xiv) Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1272 so that it reads:

(1272) Exception CR 1272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 4975 Dundas Street West, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 128.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 36,245 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 35,690 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 555 square metres, which must be located on the **first floor** of the **building**;
- (D) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey**, is 4.5 metres;
- (F) In addition to the elements listed in regulation 40.5.40.40(3) that

reduce **gross floor area**, the following elements also apply to reduce the **gross floor area** of a **building**:

- (i) all parking, loading and **bicycle parking spaces**, and associated circulation areas at any level above and/or below-ground;
  - (ii) storage, electrical, utility, mechanical, and ventilation rooms, including a **geo-energy** facility, at any level of the **building** above and/or below-ground;
  - (iii) voids and open-to-below areas that have no surface on which to stand at any level of the **building** above and/or below grade;
  - (iv) required **bicycle maintenance facilities** for required **bicycle parking spaces**;
  - (v) garbage, electrical, and elevator shafts;
  - (vi) mechanical penthouse areas; and,
  - (vii) exit stairwells within the **building**;
- (G) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (H) Despite regulations 40.5.40.10(3) to (8), and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above by a maximum of 6.5 metres;
  - (iii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;

- (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (vi) planters, **landscaping** features, guard rails, patios, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (vii) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and
  - (viii) trellises, pergolas, hot tubs, and unenclosed **structures** providing safety or wind protection to **amenity space**, by a maximum of 4.0 metres;
- (I) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (J) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.75 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.85 square metres for each **dwelling unit** as outdoor **amenity space**;
  - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and,
  - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
  - (v) for the purpose of this exception, indoor **amenity space** may include guest suites, subject to the following:
    - (a) the area of a **building** used for guest suites must not exceed an aggregate **interior floor area** of 100 square metres; and
    - (b) the guest suites permitted by (J)(v)(a) do not constitute a **dwelling unit** for the purposes of (V) below;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagrams 5 of By-law **[Clerks to insert By-law number]**;
- (L) Despite regulation 40.10.40.80(2) the required separation of **main**

**walls** are as shown in metres on Diagrams 5 of By-law [Clerks to insert By-law number];

- (M) Despite Clause 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) below a height of 17.0 metres, decks, porches, and balconies by a maximum of 2.0 metres, except along the portions of the north **main wall** facing Dundas Street West where no encroachment is permitted;
  - (ii) above a height of 17.0 metres, decks and balconies by a maximum of 2.0 metres along the east, west and south **main walls**, and by a maximum of 1.65 metres along the north **main wall**, as shown on Diagram 6 of By-law [Clerks to insert By-law number]
  - (iii) despite (ii) above, above a height of 17.0 metres, no projecting balconies may be located within 1.5 metres of the end of the north **main wall** facing Dundas Street West;
  - (iv) canopies and awnings with a minimum depth of 1.0 and 2.0 metres are required in the hatched areas as shown on Diagram 7 of By-law [Clerks to insert By-law number];
    - (a) despite (iv) above, canopies and awnings are permitted to encroach for a maximum of 2.0 metres;
    - (b) despite (a) above, canopies and awnings are permitted to encroach for a maximum of 3.5 metres in the hatched area as shown on Diagram 7 of By-law [Clerks to insert By-law number];
  - (v) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
  - (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.35 metres;
  - (vii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.5 metres;
  - (viii) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (ix) eaves, by a maximum of 1.5 metres; and,
  - (x) air conditioners, satellite dishes, antennae, vents, pipes,

mechanical screens and enclosures, by a maximum of 1.5 metres.

- (N) Projecting balconies may occupy a maximum of 60% of the horizontal width of any **main wall** facing a **lot line** abutting Dundas Street West;
- (O) Despite Regulation 200.5.10.1.(1) and Table 200.5.10.1, no visitor **parking spaces** for **dwelling units** are required;
- (P) Despite Regulation 200.5.10.1.(1) and Table 200.5.10.1, no **parking spaces** for non-residential uses are required;
- (Q) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (R) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path.
- (S) Despite regulation 200.15.1(4), a maximum of 3 accessible **parking spaces** may be located within 30.0 metres of:
  - (i) an entrance to a **building**; or,
  - (ii) a passenger elevator that provides access to the first **storey** of the **building**;
- (T) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (U) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 60 metres from a pedestrian entrance to a **building** on the **lot**;
- (V) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 21 percent of the total number of **dwelling units** must have 2 or more bedrooms

- (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (W) A “privately-owned publicly accessible space” with a minimum size of 130 square metres must be provided in the area shown generally on Diagram 9 of By-law [Clerks to insert By-law number];
- (X) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “Privately-owned publicly accessible space” means a space on the **lot** situated at ground level that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plaza, and ornamental **structures** and is used principally for the purpose of sitting, standing, and other **recreational uses**.

Prevailing Sections and Prevailing By-laws: (None Apply)

- (xv) Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- (xvi) Holding Symbol Provisions:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
  - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
    - (i) The owner or applicant, at their sole cost and expense, is required to submit a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the

satisfaction of the Director, Engineering Review, Development Review and General Manager, Toronto Water; and

- (ii) If the accepted and satisfactory Functional Servicing and Stormwater Management Report from (B)(i) above requires any new required municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
  - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
  - (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (B)(i) above are constructed and operational, all to the satisfaction of the General Manager, Toronto Water; and
- (iii) The required realigned municipal storm sewers on Dundas Street West and through the subject property are constructed and operational, to the satisfaction of the General Manager, Toronto Water; and
- (iv) The owner has provided an easement in favour of the City for the purpose of access, construction, maintenance and repair of the new storm sewers, and the existing storm sewer easement has been released by the City, to the satisfaction of the General Manager, Toronto Water; and
- (v) The owner is to undertake the City's environmental peer review process for the storm sewer easement, including but not limited to retaining a Qualified Person, paying all costs associated with the City retaining a third-party Peer Reviewer, preparation of all required environmental documents, and filing of any required Record of Site Condition for the storm sewer easement area, to the satisfaction of the Director, Engineering Review, Development Review; and

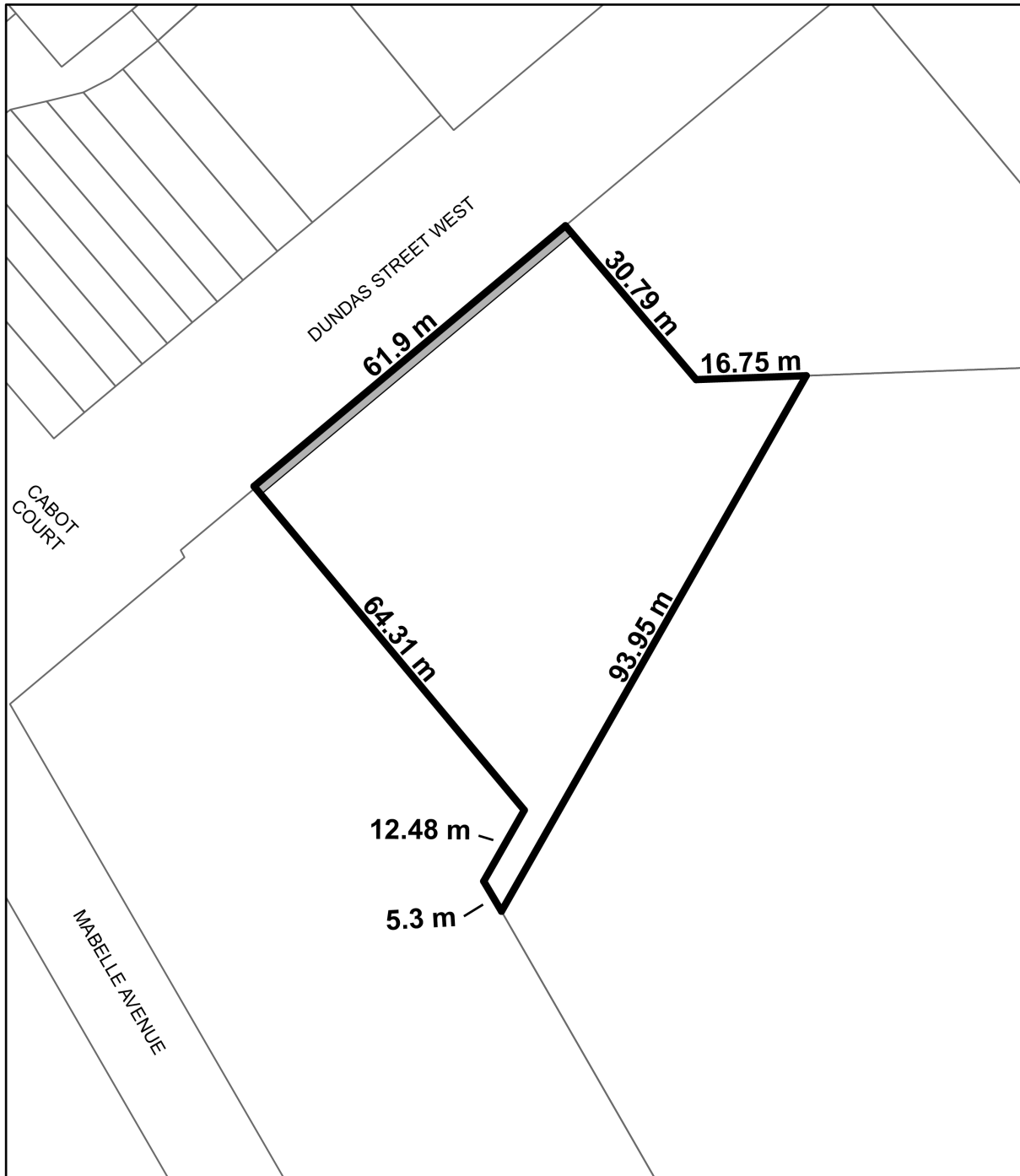
- (vi) The owner or applicant, at their sole cost and expense, is required to submit a revised Pedestrian Level Wind Study, including a Wind Tunnel Study, identifying any required mitigation measures to address wind safety exceedances and improve pedestrian comfort, all to the satisfaction of the Executive Director, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1

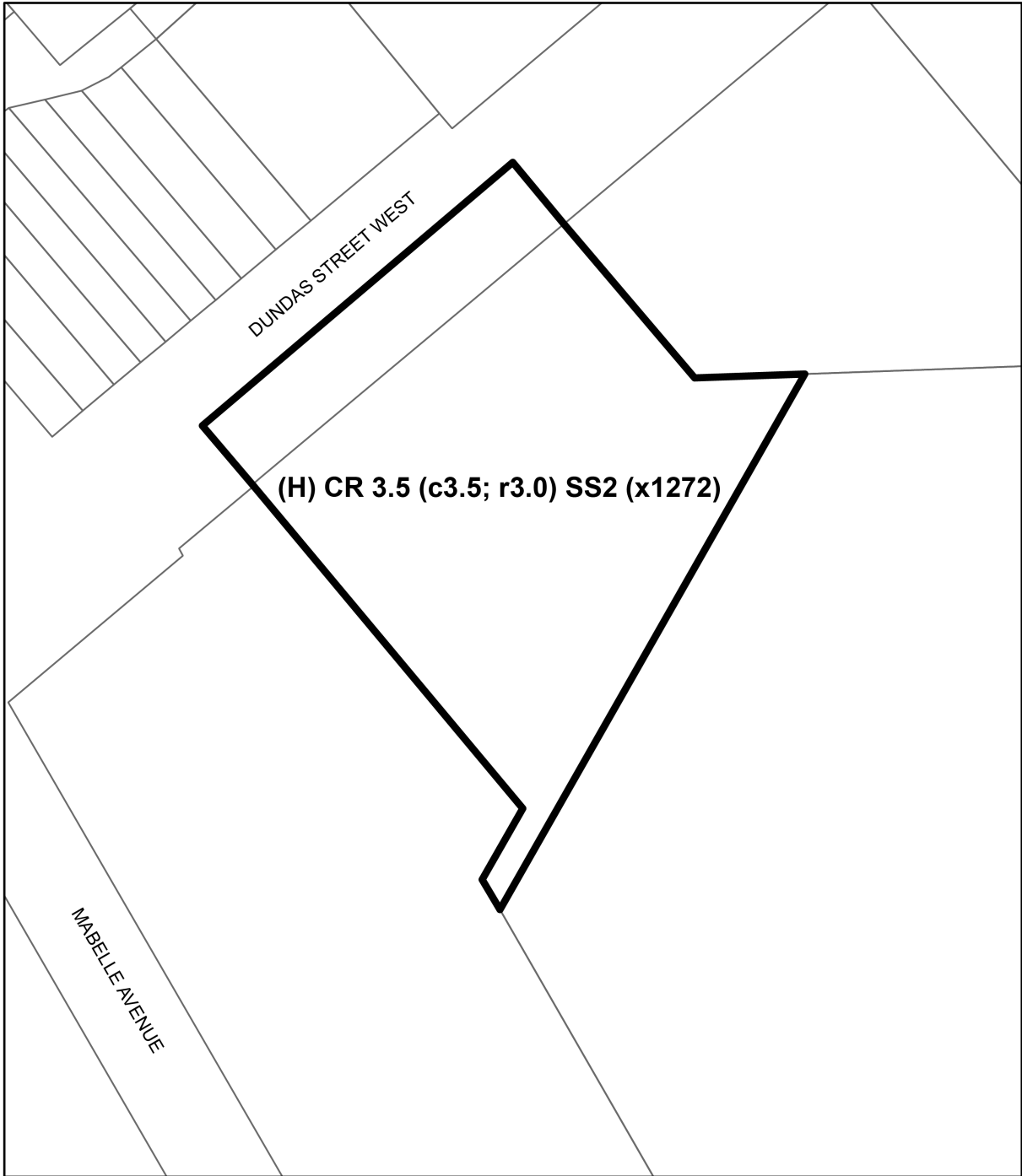
4975 Dundas Street West

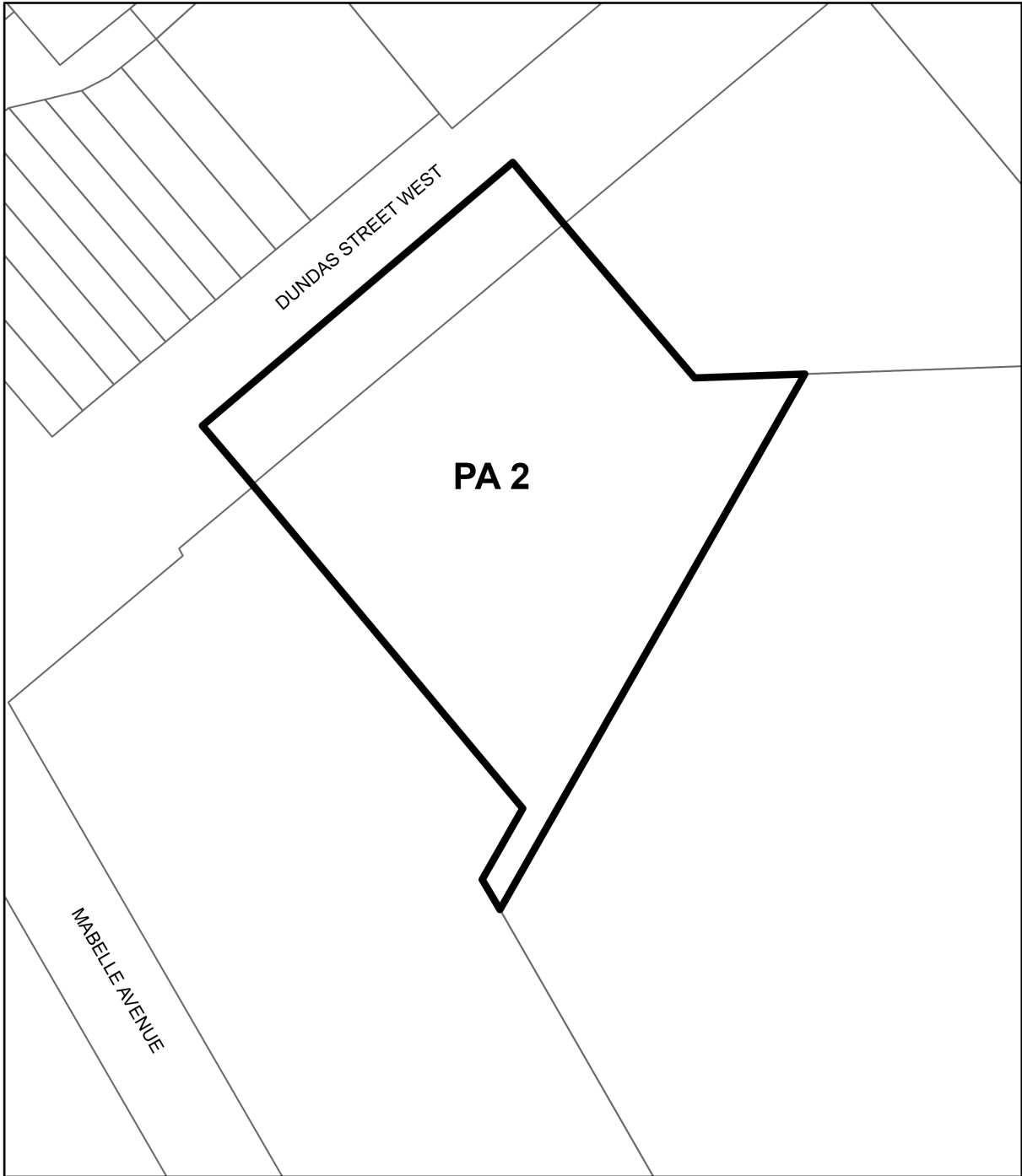
File # 25 213384 WET 03 OZ

 Road Widening 1.65 m



City of Toronto By-law 569-2013  
Not to Scale  
06/04/2026





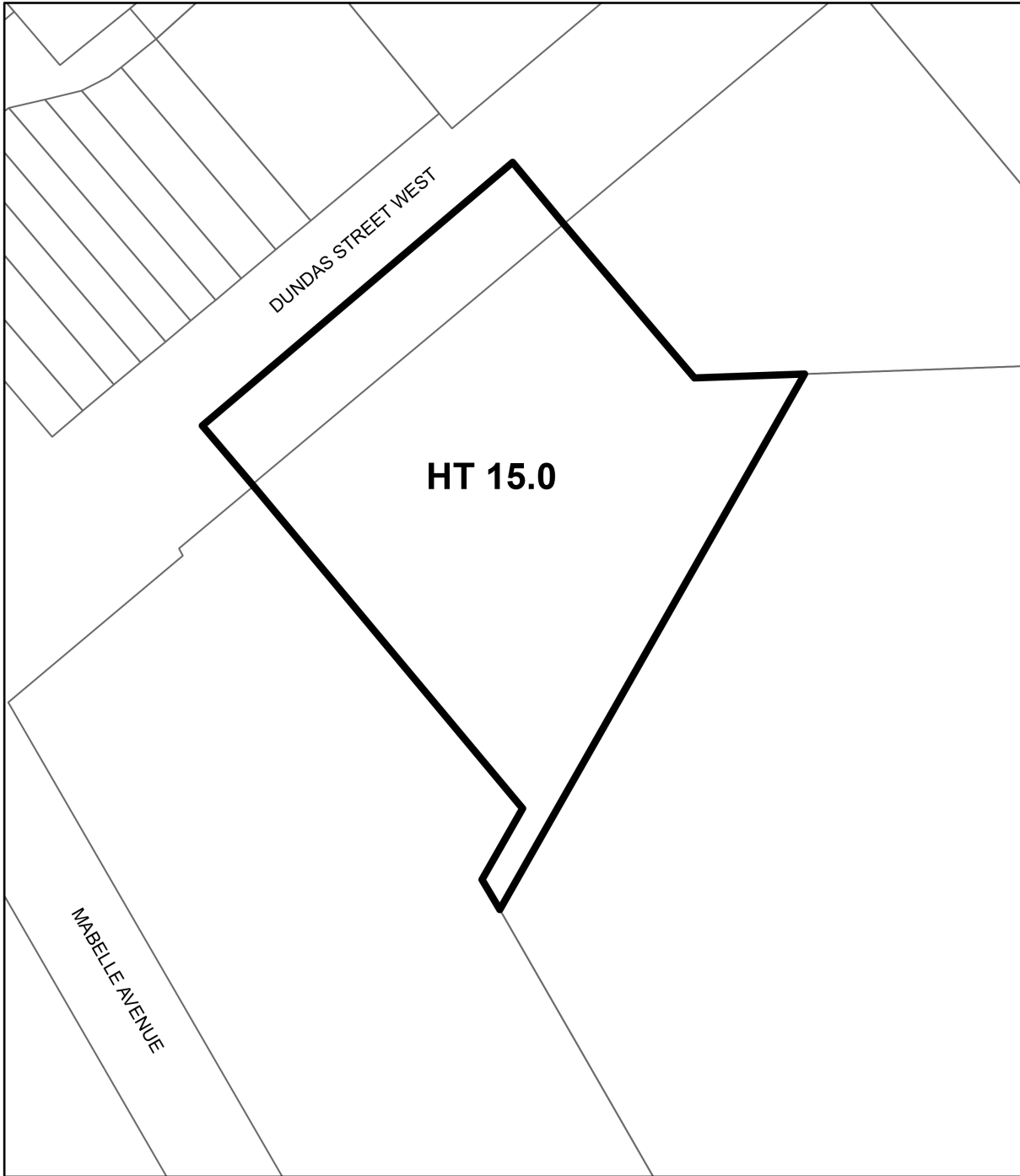
 **TORONTO**  
Diagram 3

**4975 Dundas Street West**

File # 25 213384 WET 03 0Z



City of Toronto By-law 569-2013  
Not to Scale  
06/04/2026



 **TORONTO**  
Diagram 4

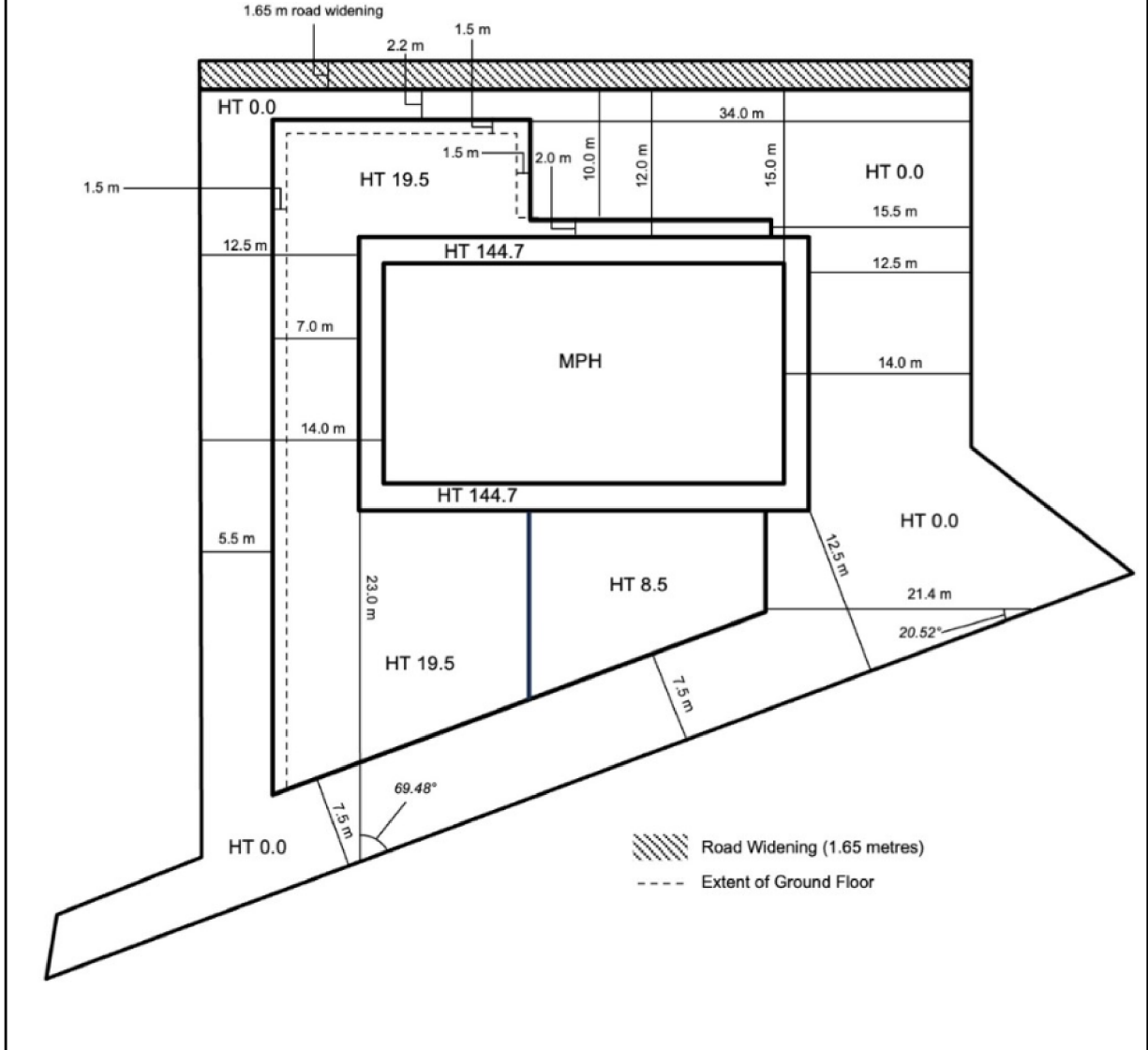
4975 Dundas Street West

File # 25 213384 WET 03 0Z



City of Toronto By-law 569-2013  
Not to Scale  
06/04/2026

# DUNDAS STREET WEST




Note: All dimensions are in metres

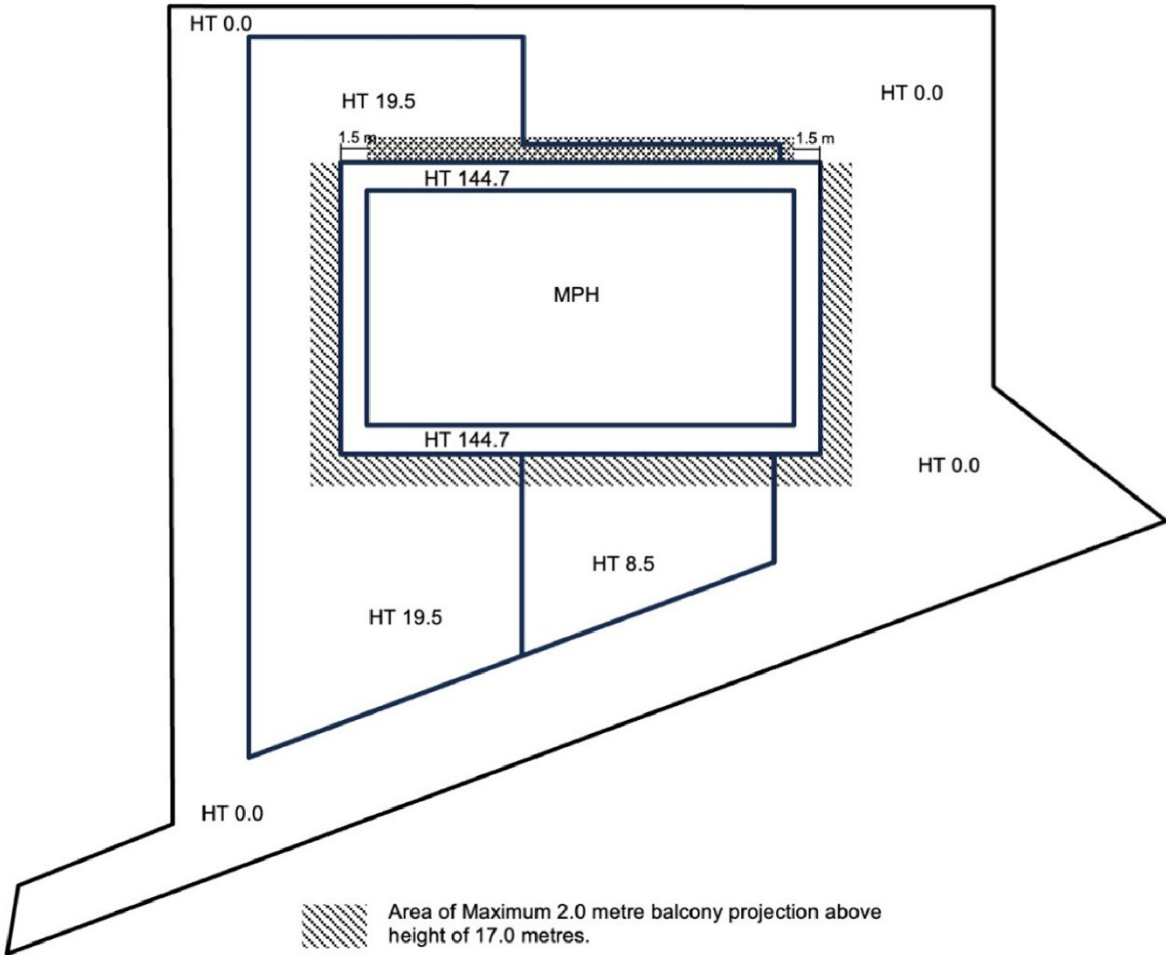


## 4975 Dundas Street West

File #: 25 213384 WET 03 0Z

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 06/05/2026

# DUNDAS STREET WEST



- Area of Maximum 2.0 metre balcony projection above height of 17.0 metres.
- Area of Maximum 1.65 metre balcony projection above height of 17.0 metres

Note: All dimensions are in metres

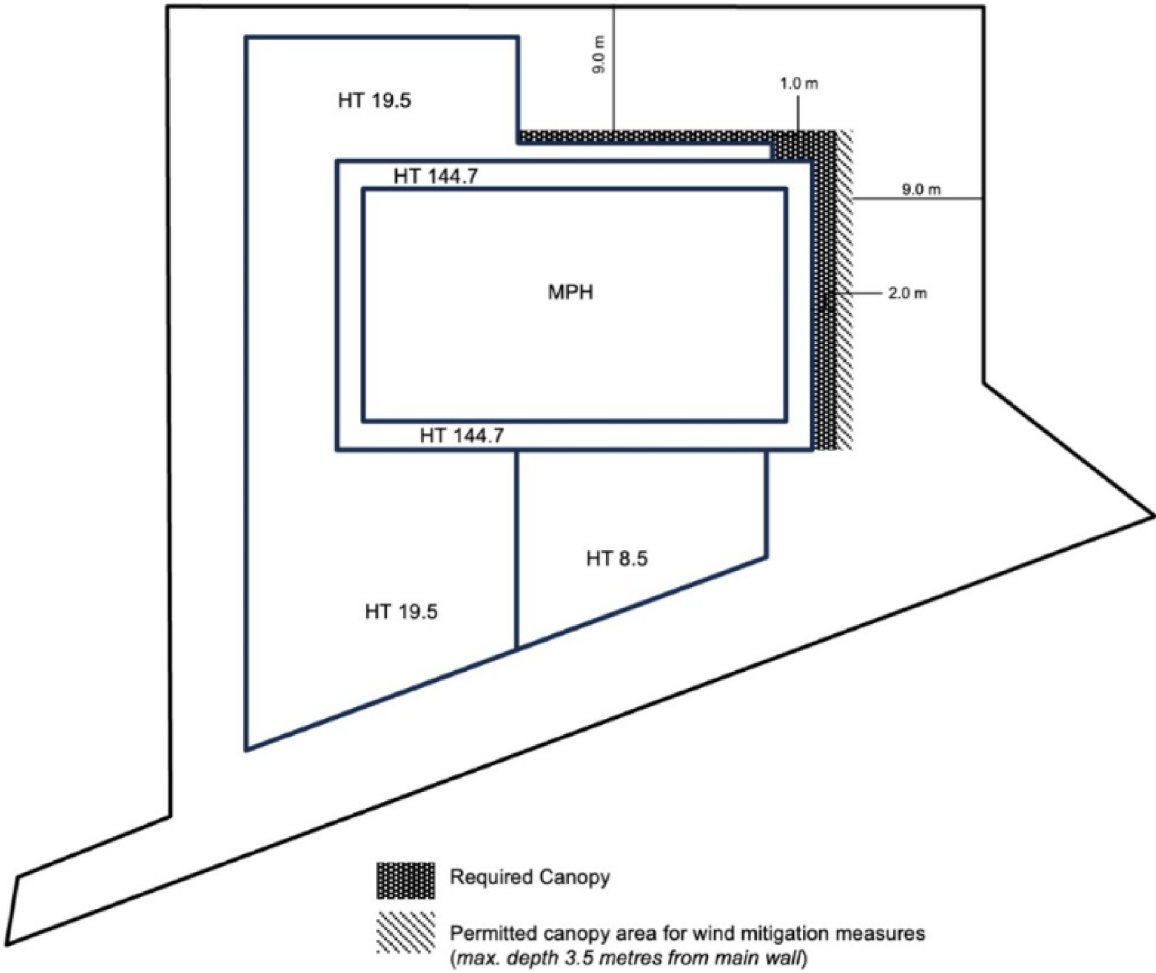


## 4975 Dundas Street West

File #: 25 213384 WET 03 0Z

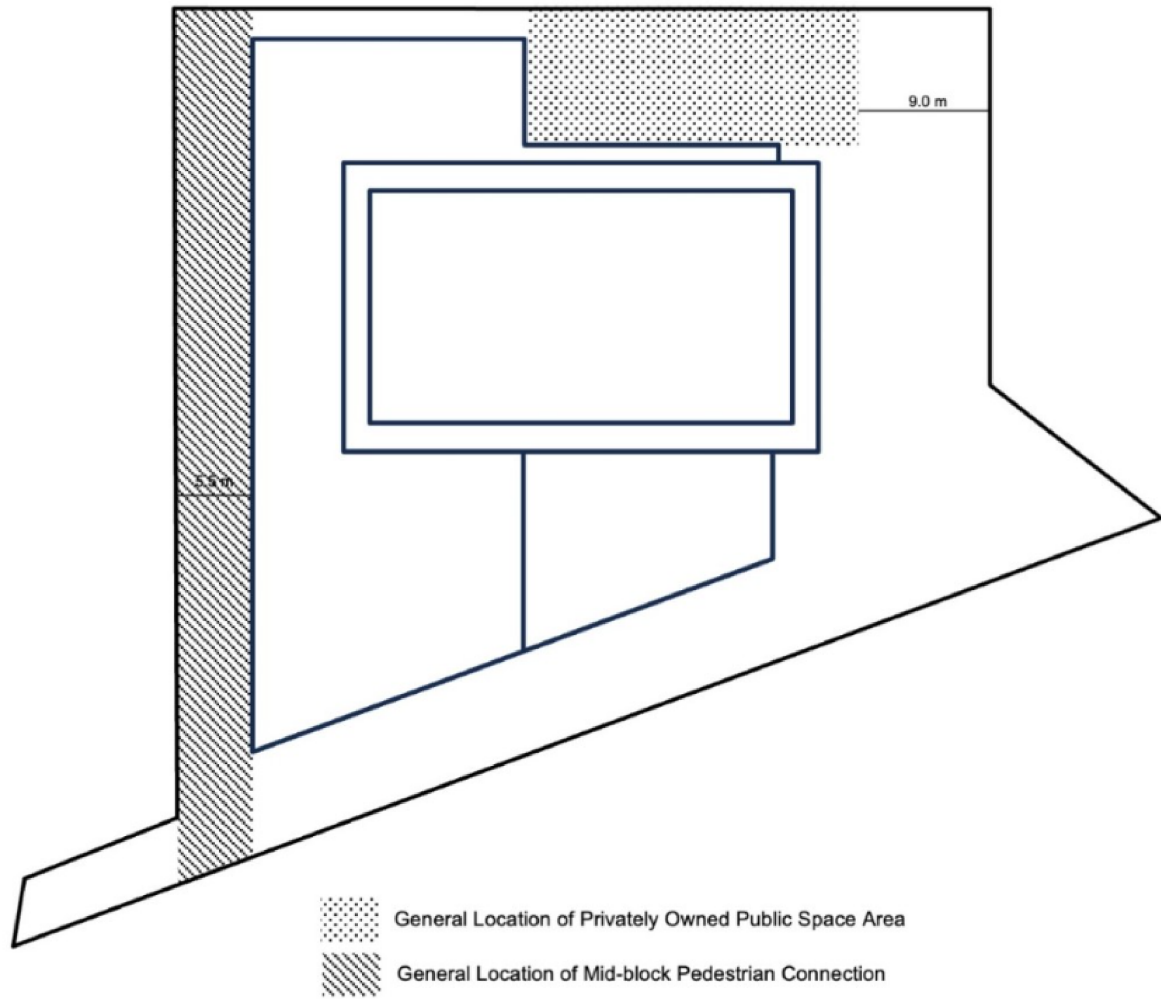
City of Toronto By-law 569-2013  
Not to Scale  
06/05/2026

DUNDAS STREET WEST



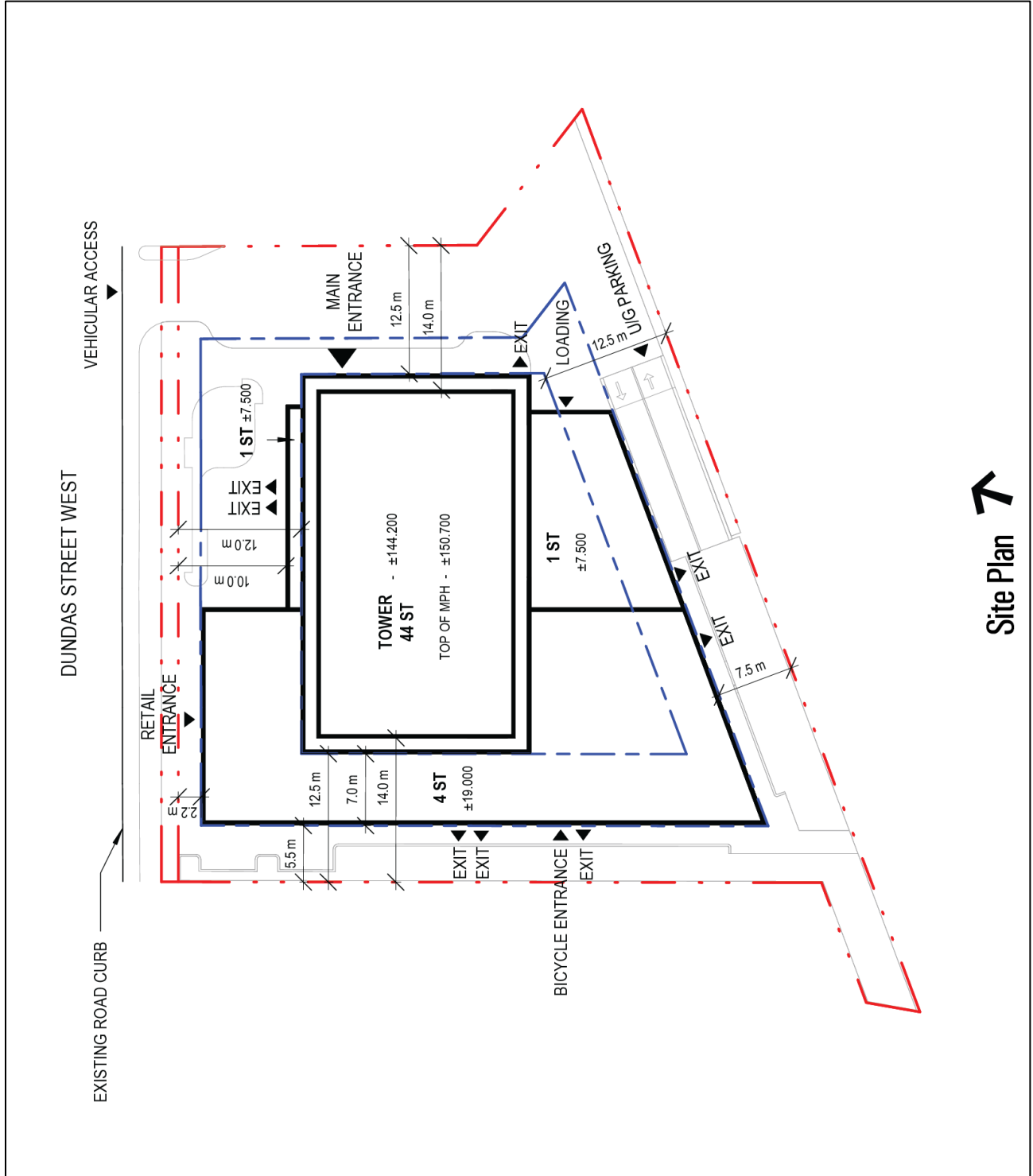
Note: All dimensions are in metres

# DUNDAS STREET WEST



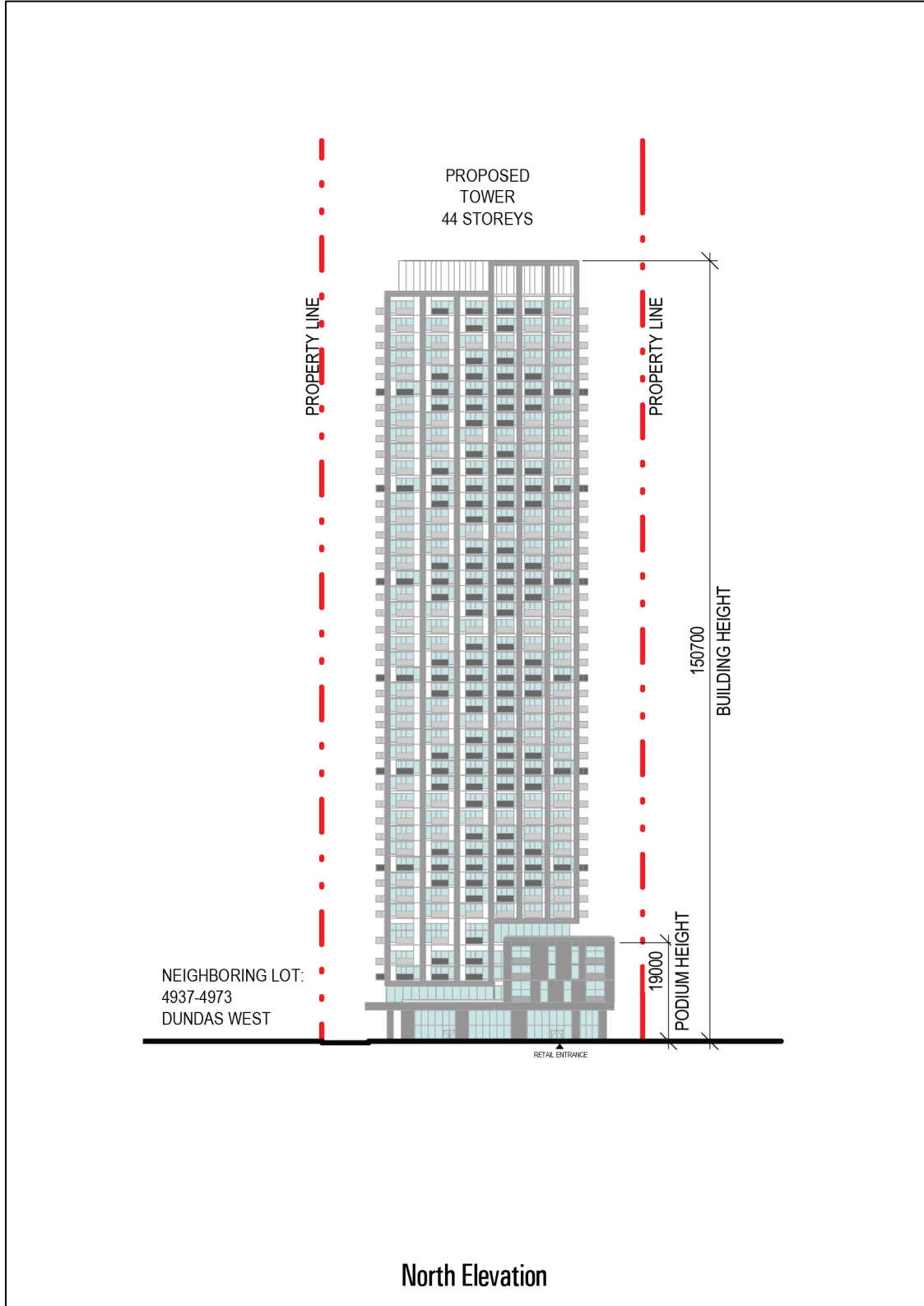
Note: All dimensions are in metres

Attachment 9: Simplified Site Plan

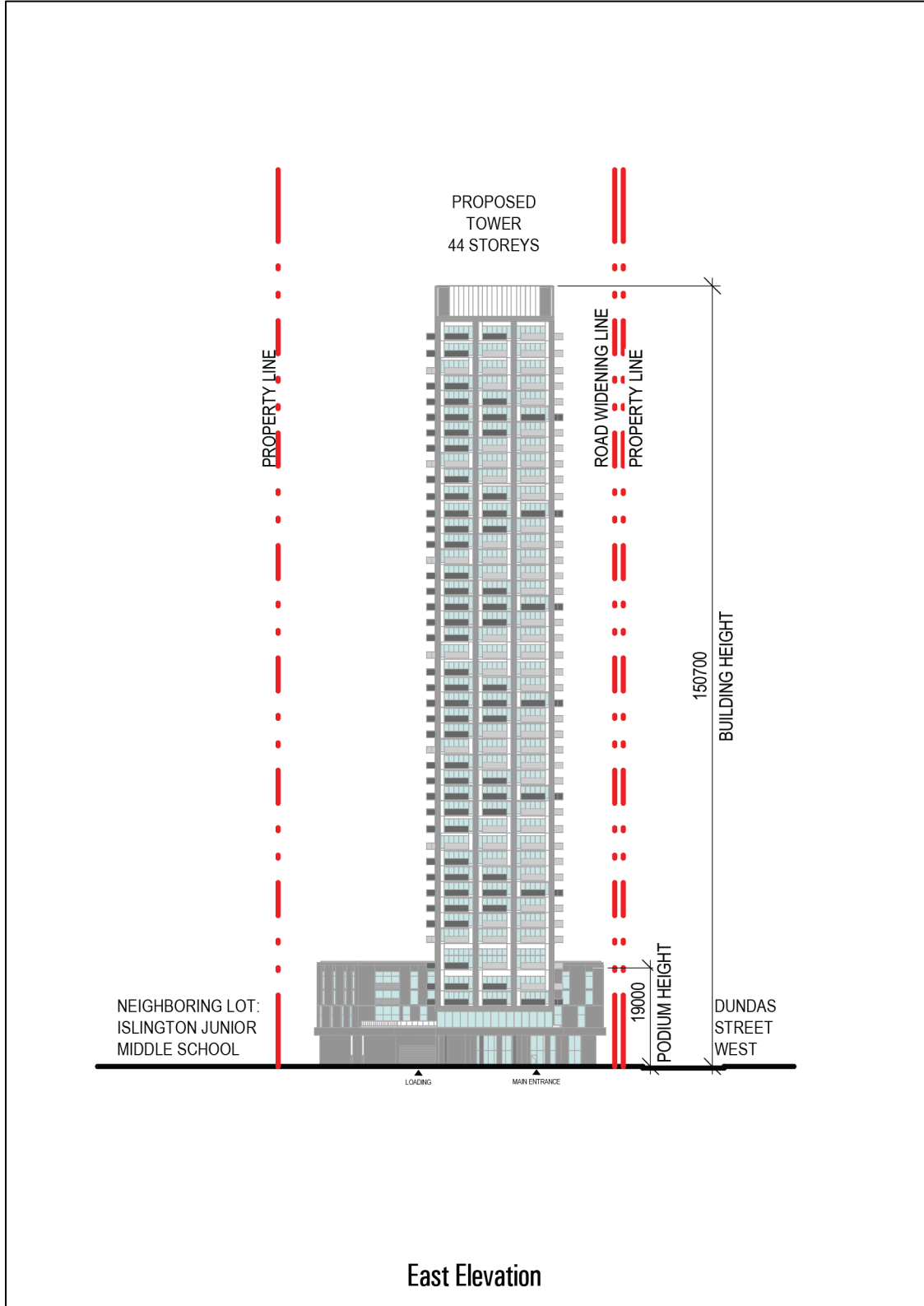


Site Plan ↑

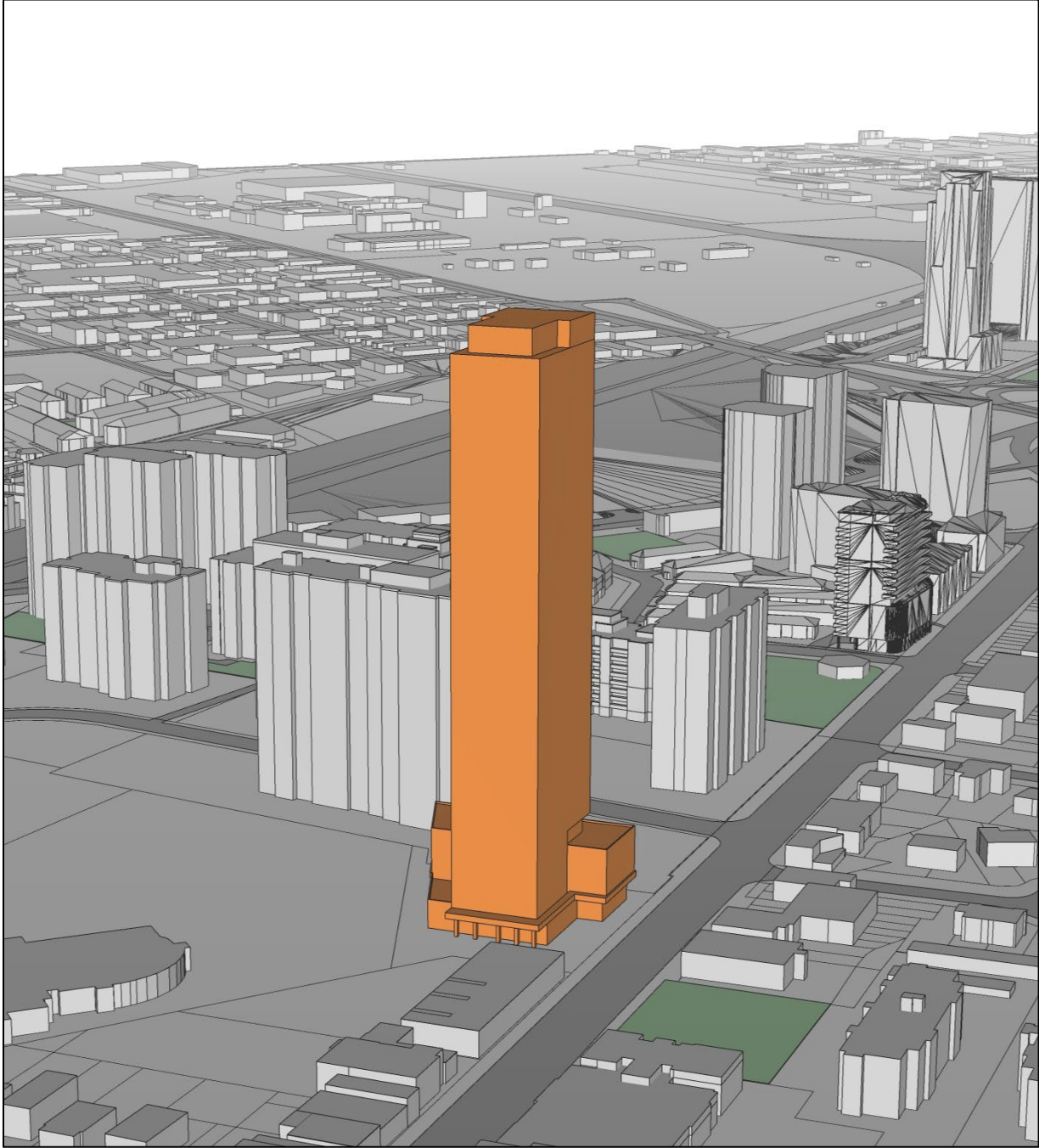
Attachment 10: Elevation (North)



Attachment 11: Elevation (East)



Attachment 12: 3D Massing Model (Looking Southwest)



Attachment 13: 3D Massing Model (Looking Northwest)

