

4686 and 4690 Dundas Street West and 56 Nottingham Drive – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 24 217174 WET 02 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 10-unit condominium townhouse development at 4686 and 4690 Dundas Street West and 56 Nottingham Drive.

The proposed Official Plan and Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. The proposal represents an appropriate townhouse infill development and meets the intent of the Townhouse and Low-Rise Apartment Guidelines.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 56 Nottingham Drive substantially in accordance with the draft Official Plan Amendment included as attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 4686 and 4690 Dundas Street West and 56 Nottingham Drive substantially in accordance with the draft Zoning By-law Amendment included as attachment 6 to this report.
3. 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.

DECISION HISTORY

The properties at 4686 and 4690 Dundas Street West, are identified through the Expanding Housing Options in Neighbourhoods (EHON) Major Street Study Final Report as Neighbourhood-designated lands located on a Major Street. On May 22, 2024, City Council amended the Official Plan and Zoning By-law to permit townhouses and small-scale apartment buildings along Major Streets in Neighbourhoods. On September 11, 2025, the Ontario Land Tribunal issued a decision resolving the appeal of EHON Major Street Study, being Official Plan Amendment (OPA 727), By-law 1061-2025 and Zoning By-law Amendment 1062-2025 (OLT), bringing both into force and effect. Information on the EHON Major Street Study can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/major-streets-study/>

THE SITE AND SURROUNDING LANDS

Description

The subject site is located near the northeast corner of Dundas Street West and Islington Avenue and comprises three properties: 4686 and 4690 Dundas Street West and 56 Nottingham Drive. The site is generally flat and L-shaped and is approximately 2,476 square metres in area with frontages of approximately 29.36 metres on Dundas Street West, 75.88 metres on Chestnut Hills Crescent, 9.1 metres on Chestnut Hills Parkway, and 9.45 metres on Nottingham Drive.

The existing buildings include a one-storey residential dwelling at 4686 Dundas Street West and two, two-storey residential dwellings at 4690 Dundas Street West and 56 Nottingham Drive. See attachment 2 for the Location Map.

Surrounding Uses

North: A low-density residential neighbourhood characterized by detached dwellings.

South: Commercial uses fronting onto Dundas Street West and a residential neighbourhood characterized by detached dwellings and the low-rise apartment buildings to the south west and south east.

East: A low-density residential neighbourhood consisting of detached dwellings and townhouse blocks.

West: A low-density residential neighbourhood characterized by detached dwellings.

THE APPLICATION

Description

The proposed development is comprised of ten townhouse units organized in two residential blocks with shared underground parking. Six two-and-a-half-storey

townhouses oriented toward Dundas Street West are proposed at 4686 and 4690 Dundas Street West (Building 1) and four two-storey townhouses (three facing Chestnut Hills Crescent and one facing Nottingham Drive) are proposed at 56 Nottingham Drive (Building 2). A shared outdoor amenity space is located between the two buildings.

Density

The proposal has a density of 0.81 times the area of the lot.

Dwelling Units

Each townhouse dwelling would contain three-bedroom units, with a total of 10 units proposed.

Access, Parking and Loading

Vehicular access to the development is provided via a shared driveway from Chestnut Hills Crescent, which connects to a covered ramp leading to an underground parking garage that serves all the townhouse units. One unit within Building 2 facing 56 Nottingham Drive will have direct vehicular access from Nottingham Drive.

The proposed development contains a total of 13 vehicular parking spaces. Of these, 10 resident parking spaces and one visitor accessible parking space are located within the underground parking garage located under Building 1 at 4686 and 4690 Dundas Street West. Also provided is one parking space located within Building 2 along with one surface parking space accessed from 56 Nottingham Drive.

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://toronto.ca/4686DundasStW>.

Reasons for Application

Although townhouses are permitted within *Neighbourhoods*, development in established *Neighbourhoods* is required to respect and reinforce the existing physical character of the surrounding area, including the prevailing size and configuration of lots, prevailing building types and prevailing patterns of rear and side yard setbacks and landscaped open space. The prevailing physical character of the immediate area surrounding 56 Nottingham Drive is detached dwellings with corresponding lot size and configuration and setbacks and landscape open space for that building type. The proposed Official Plan Amendment provides an exception to the policy framework in order to permit the proposed townhouse development at 56 Nottingham Drive.

An Official Plan Amendment is not required for the proposed townhouse development at 4686 and 4690 Dundas Street West, as these properties are identified as Neighbourhoods-designated lands located on a Major Street, where intensification

beyond the prevailing building type is permitted subject to compliance with the criteria outlined in Sections 4.1.5 a), h) and (i), 4.1.12 and 4.1.13.

The Zoning By-law Amendment is required to modify the zoning standards to permit the proposed Residential Townhouse use on the lands at 56 Nottingham Drive and to establish site-specific performance standards including building height, number of storeys, main wall separation distances, building setbacks, among other standards that are needed for the site in its entirety (including 4686 and 4690 Dundas Street West).

APPLICATION BACKGROUND

A Pre-Application Consultation (PAC) meeting was held on Dec 20, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 3, 2024 and deemed complete on September 25, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: <http://toronto.ca/4686DundasStW>.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the appropriate Official Plan amendment and Zoning By-law amendment 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 subject site is designated *Neighbourhoods* on Land Use Plan Map 14 of the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings. Policy 4.1.5 provides that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including prevailing building types.

Dundas Street West is identified as a Major Street in Map 3 of the Official Plan. The properties at 4686 and 4690 Dundas Street West are identified as Neighbourhood-designated lands located on a Major Street through the Expanding Housing Options in Neighborhoods (EHON) Major Street Study Final Report. Section 4.1.7 of the Official Plan states that "Properties in Neighbourhoods that are located along major streets shown on Map 3 may intensify beyond the prevailing building type and be assembled to

include the development of townhouses and apartment buildings provided the development meets the criteria set out in Sections 4.1.5 a), h) and (i), 4.1.12 and 4.1.13".

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.

Zoning

The subject site is zoned Residential Detached Zone (RD) (f13.5; a510; d0.45) (x28) under Zoning By-law 569-2013. EHON Major Street Zoning By-law 1062-2025 (OLT) is also applicable to 4686 and 4690 Dundas Street West, permitting various building types including detached houses, duplexes, triplexes, fourplexes, as well as townhouses and apartment buildings on lots abutting a Major Street, subject to various development standards. See attachment 4 of this report for the existing Zoning By-law Map.

Through this Zoning By-law Amendment application, the entire site will be rezoned to the Residential Townhouse (RT) zoning category.

Design Guidelines

Townhouse and Low-Rise Apartment Guidelines have been used in the evaluation of this application.

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at:

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

PUBLIC ENGAGEMENT

Community Consultation

On December 2, 2025, an in-person Community Consultation Meeting took place with approximately 45 community members in attendance. Community feedback received included:

- Concerns about impacts from the parking supply and removal of existing on-street parking;

- Concerns about impacts to the existing stormwater, drainage, and basement flooding issues in the neighbourhood;
- Concerns regarding impacts from construction-related disruption and site management; and
- Concerns regarding the privacy, especially privacy impacts from second-floor balconies overlooking neighbouring properties.

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

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The existing context includes other townhouse blocks and low-rise apartments along Dundas Street West. Staff evaluated the proposed residential townhouse building (Building 1) at 4686 and 4690 Dundas Street West and determined that it meets the development criteria set out in the Official Plan for new development on Major Streets and it fits within the existing physical character.

The property at 56 Nottingham Drive is uniquely positioned within the surrounding neighbourhood context. The site abuts Chestnut Hills Crescent, a four-lane street, and is located between the intersections of Chestnut Hills Crescent and Chestnut Hills Parkway, and Nottingham Drive and Chestnut Hills Parkway, creating a more open and prominent streetscape condition than a typical interior lot. The property benefits from generous public rights-of-way along all three street frontages, which also distinguishes the property from the other lots on Nottingham Drive.

Three of the proposed townhouse units would be oriented to face Chestnut Hills Crescent. The townhouse unit along Nottingham Drive would be oriented to face, and take pedestrian and vehicular access from Nottingham Drive. The unit's proposed

orientation, massing, setbacks, as well as its two storey height, are designed to respect the character of the neighbourhood along Nottingham Drive.

The 4-unit townhouse proposal at 56 Nottingham Drive introduces a modest increase in residential density through a low-rise townhouse built form while respecting the residential character that is consistent with the surrounding area. The development mitigates potential impacts on adjacent properties with a built form that respects the established character of the neighbourhood through its limited scale and unit count and maintains an appropriate relationship with surrounding properties through landscaped setbacks and open space, and limited overlook.

Height and Massing

The proposed townhouse dwellings' height of two and two and half storeys meets the City's Townhouse and Low-rise Apartment Guidelines and is below the maximum height permissions within the in-force EHON Major Street Zoning By-law Amendment 1062-2025. The townhouse building at 56 Nottingham Drive is 2 metres lower than the townhouse building proposed along Dundas Street West, which serves to transition the height between the detached neighbourhood and the Major Street. As such, the proposed building height is appropriate for an infill development and compatible with the existing and planned context.

Public Realm

The application conforms with the applicable public realm policies of the Official Plan and is in keeping with the Townhouse and Low-Rise Apartment Guidelines.

Official Plan Policy 3.1.3.4 directs proponents to locate and organize vehicular access, parking, ramps, loading, servicing, storage areas, and utilities to minimize impacts on the public realm and enhance the safety and attractiveness of the site and surrounding area, including through shared access, underground parking, and limiting surface parking and vehicular access between buildings and public sidewalks. Consistent with this policy, the development is accessed primarily via a single driveway from Chestnut Hills Crescent leading to an underground parking garage that provides the majority of required parking spaces.

Further, a 2.1-metre public sidewalk is proposed along both Dundas Street West and Chestnut Hills Crescent frontages, with direct private walkways to the public sidewalk from the townhouse entrances.

Servicing

Engineering Review staff have reviewed the submitted materials and identified outstanding items that require the submission of a revised Functional Servicing and Stormwater Management Report for review and acceptance by the City. The proposed Zoning By-law Amendment includes a Holding provision to ensure that a revised Functional Servicing and Stormwater Management Report is submitted to demonstrate that the existing sanitary sewer and watermain infrastructure have sufficient capacity to

support the proposed development and to identify any necessary municipal infrastructure upgrades or improvements.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Dundas Street West, a 0.4-metre road widening dedication along the Dundas Street West frontage of the site is required. The road widening is identified in the Zoning By-law and is proposed to be conveyed to the City.

Traffic Impact, Access, Parking

The applicant submitted a Transportation Impact Study, prepared by CGHT, dated April 2024. The proposed development is anticipated to generate approximately four two-way vehicle trips during the AM peak hour and five two-way vehicle trips during the PM peak hour. Transportation Review staff are satisfied that the projected traffic volumes are minimal and can be accommodated within the existing road network without resulting in any measurable impacts to the operation or performance of intersections along Dundas Street West and Chestnut Hills Crescent.

Access to the site is provided via a consolidated driveway from Chestnut Hills Crescent, which connects to a covered ramp leading to the underground parking garage serving all the townhouse units. In addition, a private driveway from 56 Nottingham Drive is proposed to provide access to one unit within Building 2 facing 56 Nottingham Drive.

The proposed development provides a total of 11 vehicular parking spaces within the below-grade parking facility, consisting of 10 resident spaces and 1 visitor space, which is designated as a Type A accessible parking space. Three of the resident parking spaces within the underground parking garage are intended to serve units within Building 2. In addition, the proposal includes one resident parking space integrated into Building 2, as well as one additional surface parking space located beside 56 Nottingham Drive.

A shared garbage room is provided within the underground parking level to serve the townhouse units from both buildings, with adequate space for internal waste storage. Collection of waste materials for this development would occur at the curb on Chestnut Hills Crescent. Although the proposed development is exempted from Site Plan Control, the proposed development is required to be built in accordance with the City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments and Chapter 844, Solid Waste of the Municipal Code.

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

Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant will be required to submit a Tree Permit application to Urban Forestry to review tree removals and injuries and tree planting replacement.

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 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. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner or applicant, at their sole cost and expense, has submitted 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
- If the Functional Servicing and Stormwater Management Report is accepted and satisfactory and requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - 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 are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review; or
 - 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.

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.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations - Building 1
- Attachment 9: Elevations - Building 2
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 4686 and 4690 Dundas Street West and 56 Nottingham Drive Date Received: October 3, 2024

Application Number: 24 217174 WET 02 OZ

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

Project Description: A 10-unit condominium townhouse development with associated underground parking and outdoor amenity space

Applicant	Architect	Owner
The Remington Group Inc. 7501 Keele Street, Suite 100 Vaughan ON L4K 1Y2	Q4 Architects Inc 4110 Yonge St Suite 602, Toronto, ON M2P 2B7	Optimal Planning Solutions Inc 7501 Keele St Unit 100 Vaughan ON L4K 1Y2

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: No

Zoning: RD Heritage Designation: No

Height Limit (m): 9.5 metres Site Plan Control Area: No

PROJECT INFORMATION

Site Area (sq m): 2,476 Frontage (m): 35 Depth (m): 91

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	418	0	0	0
Residential GFA (sq m):	418	0	2008	2008
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):	418	0	2008	2008
Height - Storeys:			2 and 2.5	2 and 2.5
Height - Metres:			9 and 11	9 and 11

Lot Coverage Ratio (%): 34.88 Floor Space Index: 0.81

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2008	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	3	0	0	0
Condominium:			10	10
Other:				
Total Units:			10	10

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					10
Total Units:					10

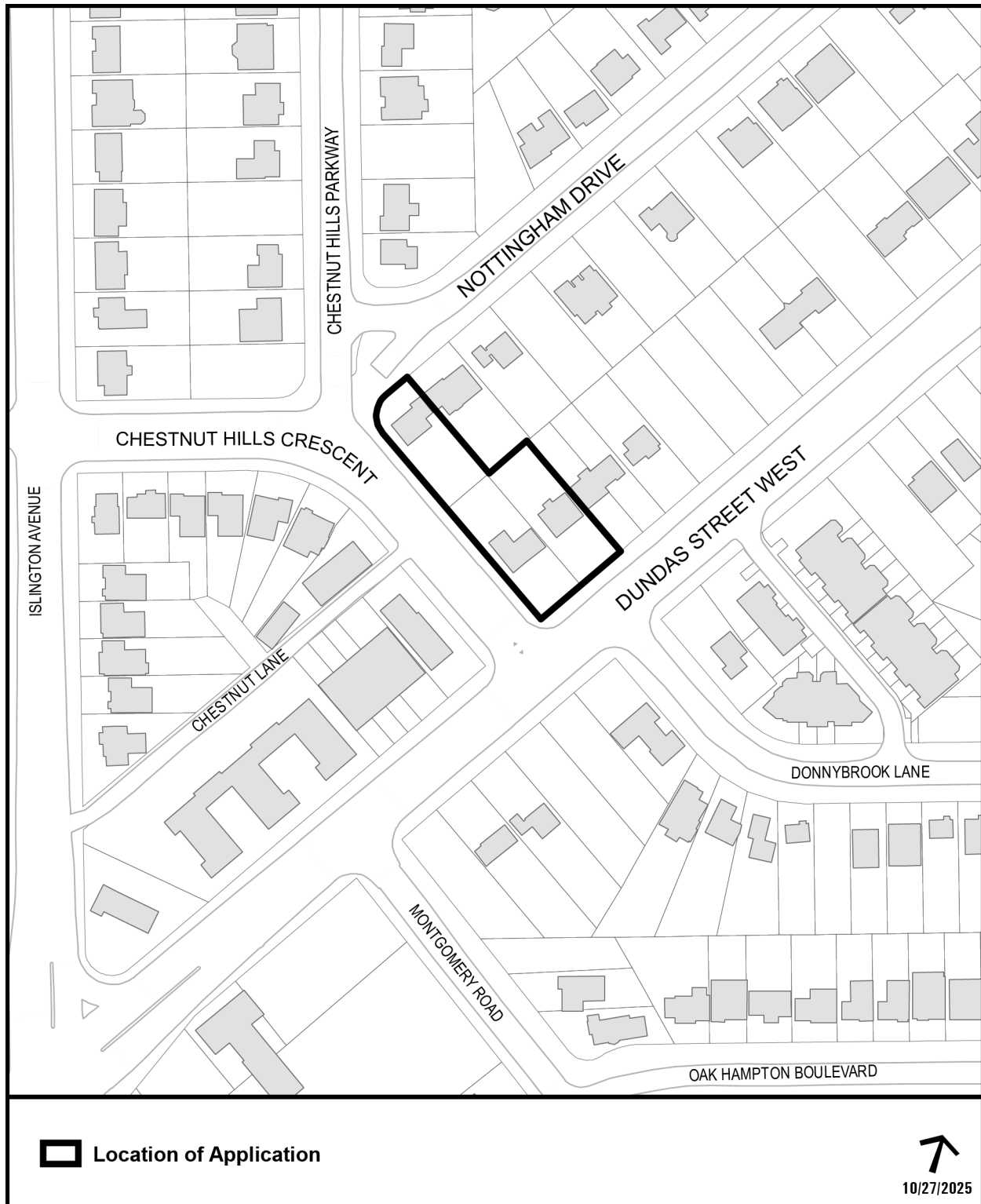
Parking and Loading

Parking Spaces:	13	Bicycle Parking Spaces:	2	Loading Docks:	0
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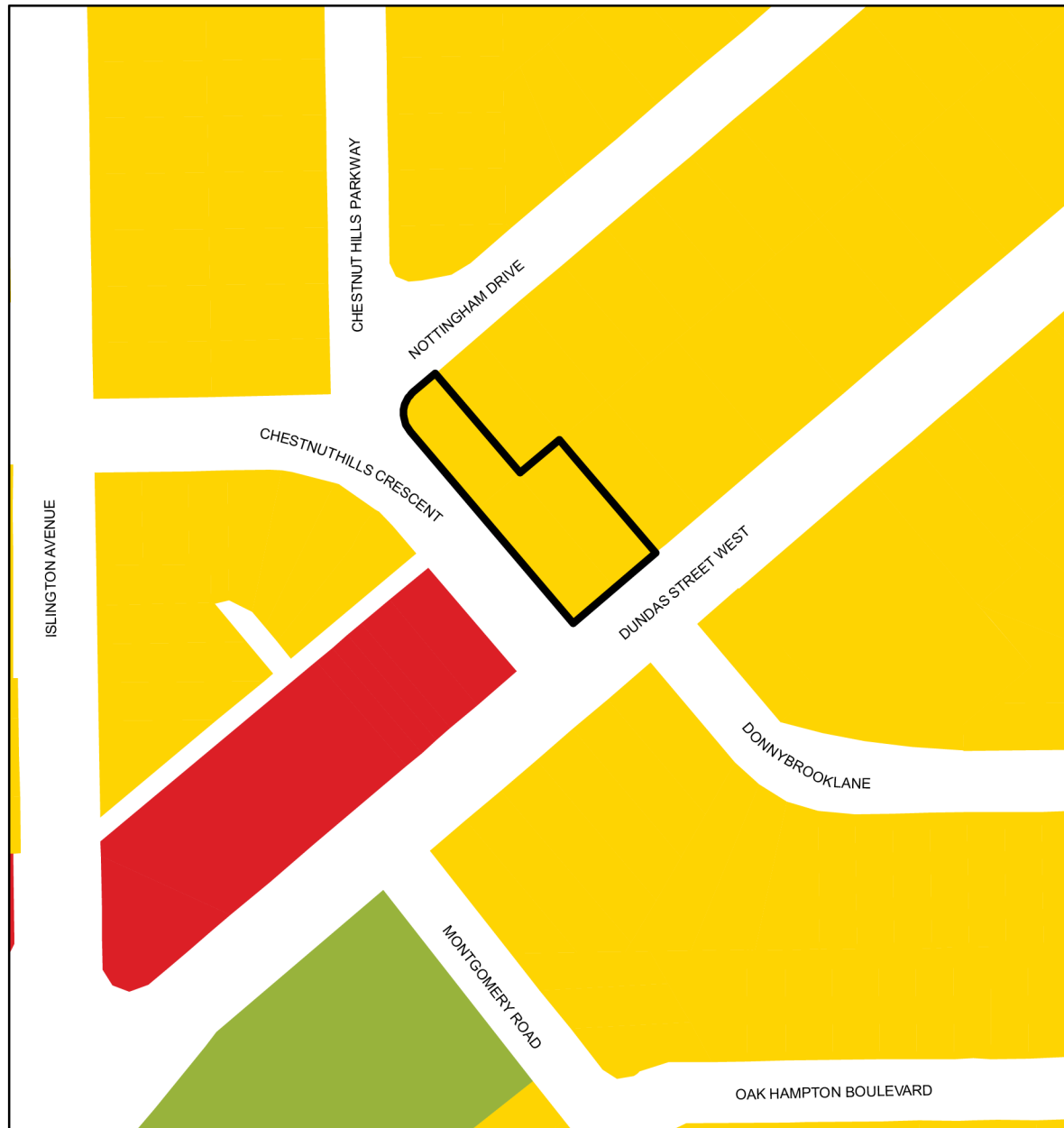
CONTACT:

Nevra Gursoy, Planner, 416-394-2947, Nevra.Gursoy@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



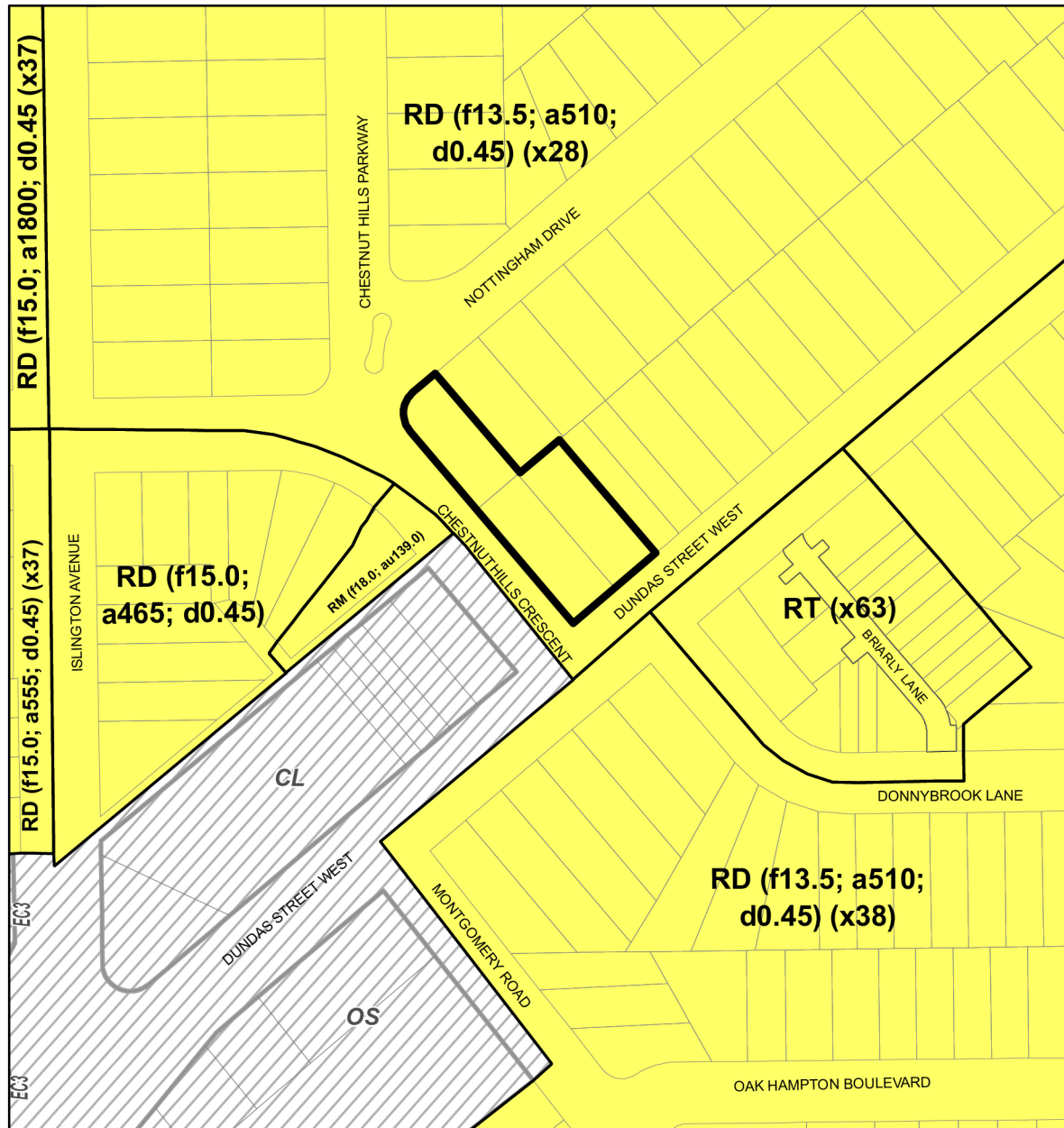
Official Plan Land Use Map # 14

4686-4690 Dundas Street West and
56 Nottingham Drive
File # 24 217174 WET 02 02

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks


Not to Scale
Extracted: 10/27/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

4686-4690 Dundas Street West and
56 Nottingham Drive
File # 24 217174 WET 02 02

- Location of Application
- RD Residential Detached
- RT Residential Townhouse
- RM Residential Multiple

- See Former City of Etobicoke By-law No. 11,737
- OS Public Open Space Zone
- CL Limited Commercial Zone
- EC3 Etobicoke Centre 3



Not to Scale
Extracted: 10/27/2025

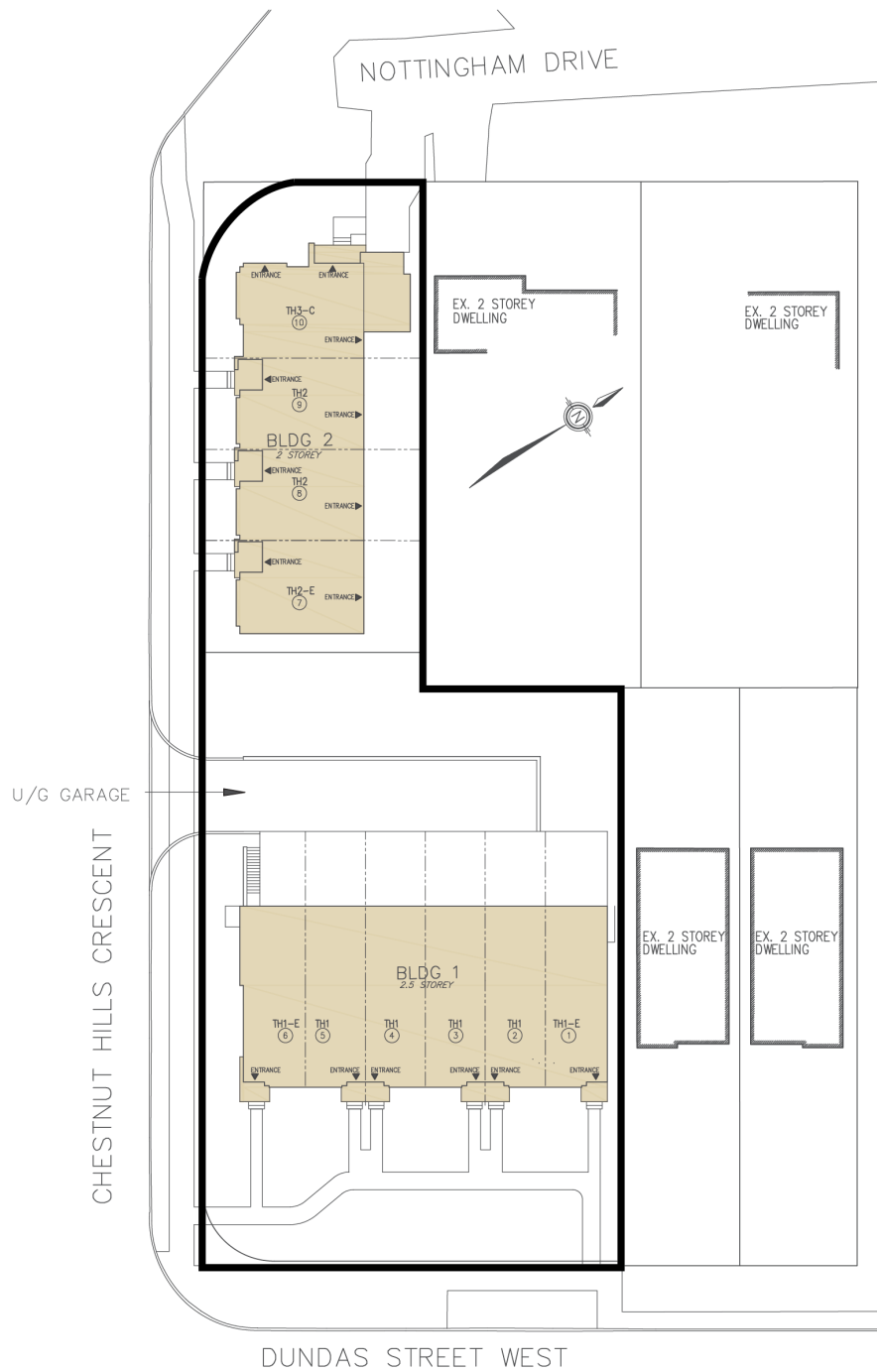
Attachment 5: Draft Official Plan Amendment

To be submitted separately.

Attachment 6: Draft Zoning By-law Amendment

To be submitted separately.

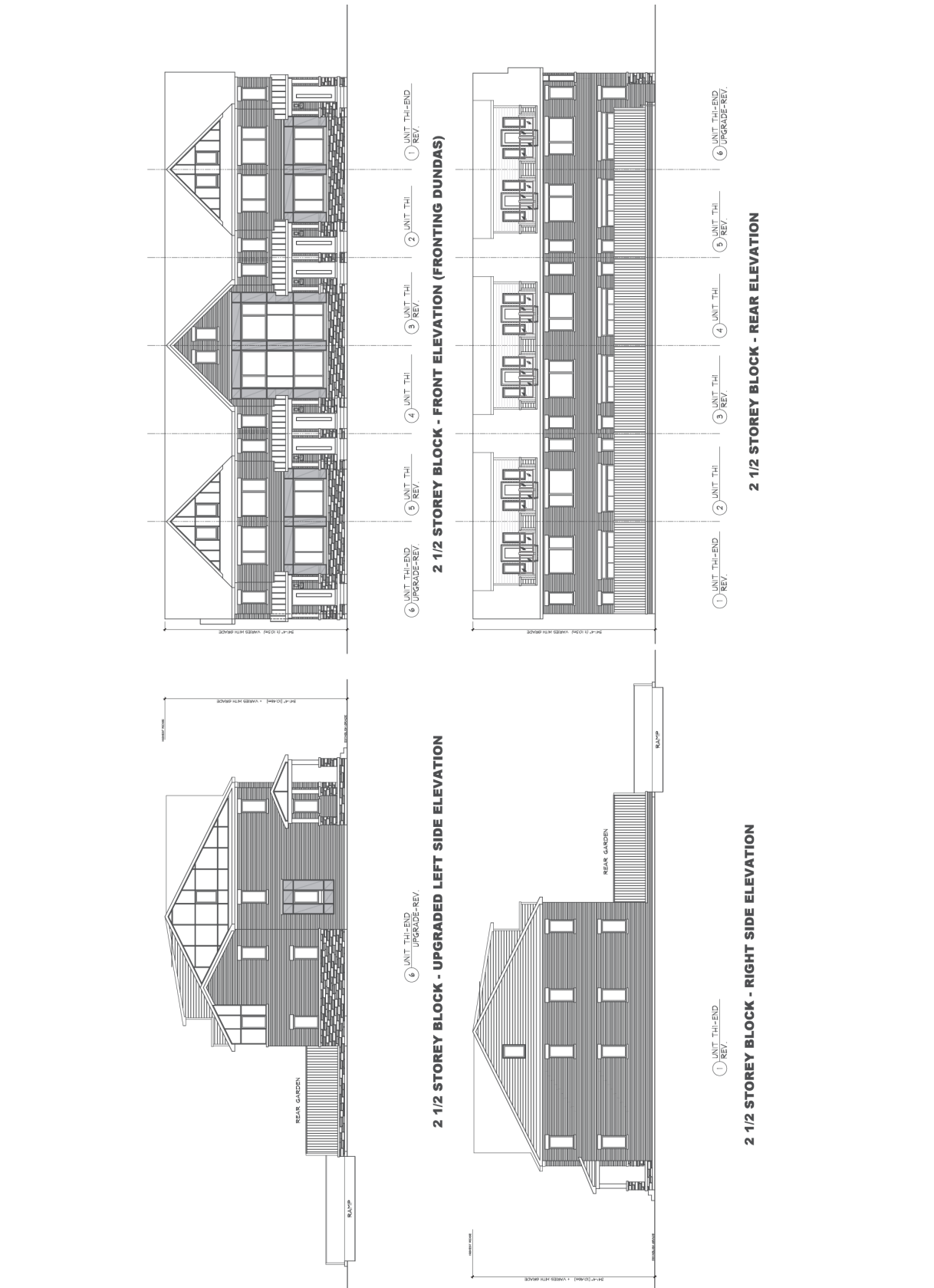
Attachment 7: Site Plan



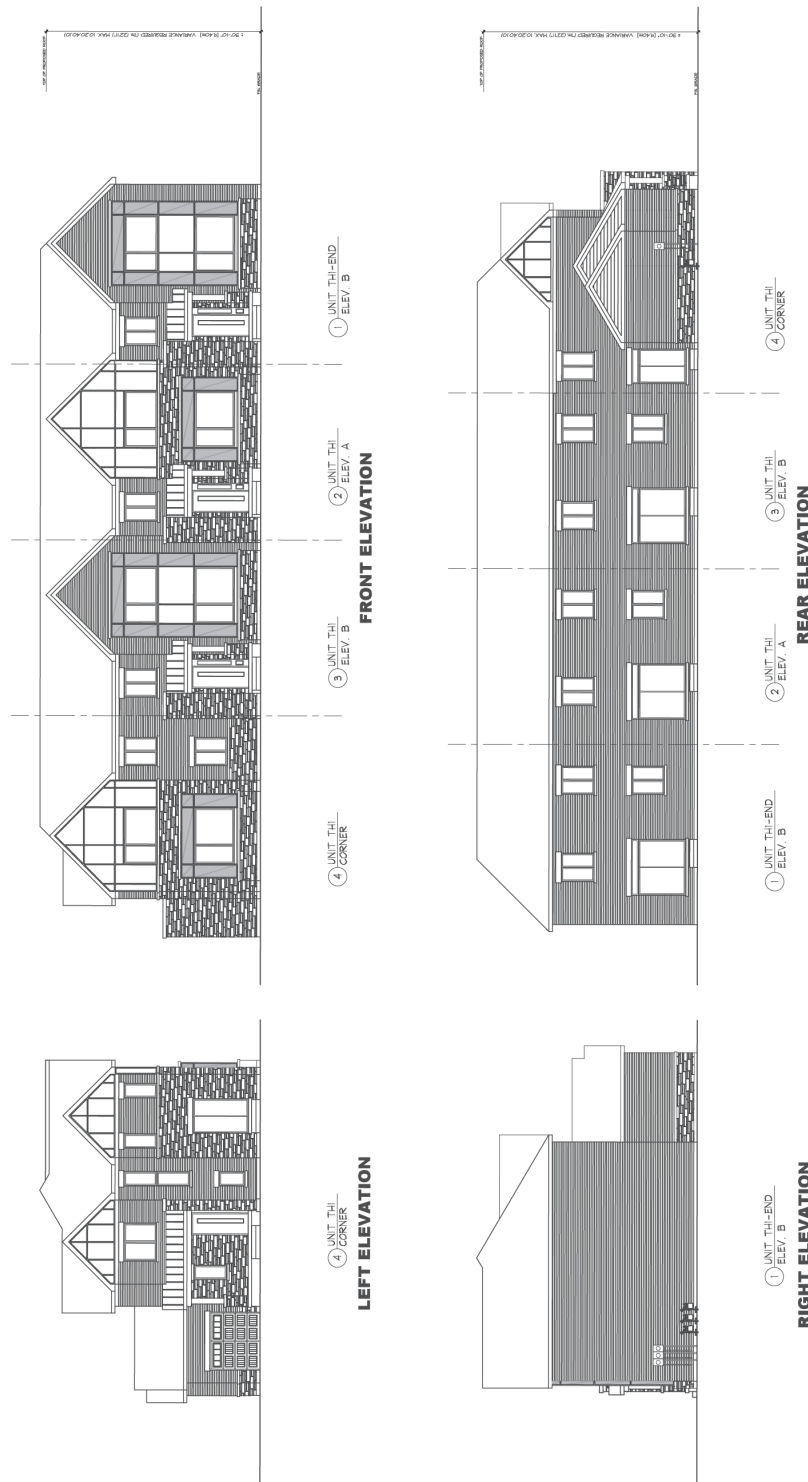
Site Plan



Attachment 8: Elevations - Building 1



Attachment 9: Elevations - Building 2



Attachment 10: 3D Massing Model

