

3459 and 3461 Dundas Street West – Zoning By-law Amendment – Decision Report – Approval

Date: March 13, 2026

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 25 124531 STE 04 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a seven-storey mixed-use building at 3459 and 3461 Dundas Street West. The application proposes a total of 2,520 square metres of gross floor area (GFA), including 45 dwelling units and 65 square metres of non-residential GFA.

The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement, 2024 (PPS, 2024) and conforms to the City's Official Plan. The proposed development will provide a diversity of unit types, retail space at grade along Dundas Street West and an improved public realm.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 3459 and 3461 Dundas Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 3459 and 3461 Dundas Street West from Permit Parking Area 1E.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Dundas Street West, midway between Willard Avenue and Windermere Avenue. The site is rectangular in shape, with an overall area of 630 square metres, an approximate frontage of 22 metres along Dundas Street West and with a lot depth of approximately 31 metres.

The site consists of two adjoined buildings: a one-storey commercial building and a two-storey residential building. The site also features a combined surface parking area and driveway in front of the buildings.

See Attachment 2 for the Location Map, which depicts the site within its immediate context.

Surrounding Uses

North: On the north side of Dundas Street West to the north of the site are a variety of commercial and light industrial buildings at 3466 and 3446 Dundas Street West. A six-storey self-storage facility is under construction located directly north-west of the site at 3470-3486 Dundas Street West. Further north of these uses is the Canada Pacific rail corridor.

South: Low-rise residential dwellings are located immediately south of the site along Jillson Avenue.

East: An Esso gas station with associated retail and commercial units is located immediately east of the site at 3449 Dundas Street West, and a vehicle rental establishment is located further east at 3441 Dundas Street West.

West: A two-storey commercial building with a surface parking lot shared with the western property line of the site. Further west are residential and commercial uses.

THE APPLICATION

Description

The application proposes a seven-storey mixed-use building (26 metres in height including the mechanical penthouse) fronting Dundas Street West. A total of 45

residential units with 2,454 square metres of residential GFA and 65 square metres of retail GFA is proposed. The proposal also contains 184 square metres of combined indoor and outdoor amenity space.

Density

The proposal has a density of 4.0 times the area of the lot.

Residential Component

The proposal includes 45 dwelling units, including 13 studio (29%), 22 one-bedroom (49%), 4 two-bedroom (9%) and 6 three-bedroom units (13%).

Non-Residential Component

The proposal includes 64 square metres of retail space at-grade fronting onto Dundas Street West.

Access, Parking and Loading

The proposal includes zero vehicular parking spaces and 50 bicycle parking spaces (41 long-term and 9 short-term). Bicycle parking is proposed in the below grade basement floor in a consolidated bicycle storage room. No loading space is proposed.

Both residential pedestrian access and the retail entrance are proposed to be located along Dundas Street West while the bicycle parking area will be accessed from the basement floor.

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: www.toronto.ca/3459DundasStW

Reasons for Application

The Zoning By-law Amendment application is required to bring the site into City-wide Zoning By-law 569-2013 and to create appropriate performance standards including building height, density, number of storeys, depth and building setbacks.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on May 14, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 4, 2025 and deemed complete on June 19, 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: www.toronto.ca/3459DundasStW.

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 an appropriate Zoning By-law amendment.

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 PPS, 2024, and shall conform to provincial plans.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as on an Avenue. The Official Plan Land Use Map 14 designates the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The new Avenues policies, implemented through OPA 778 and By-law 103-2025, direct lands designated as Mixed Use Areas along Avenues to play a 'main street' role in meeting the daily needs of the residents. They direct growth and intensification in the form of mid-rise buildings in Mixed Use Areas along Avenues.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area/Major Transit Station Area.

Zoning

The site is zoned as Commercial Employment (CE) under former City of York Zoning By-law No 1-83. The Commercial Employment zoning category permits retail, office and industrial uses; however, the CE zone does not permit residential uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Mid-Rise Building Design Guidelines

- Growing Up: Planning for Children in New Vertical Communities
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a site plan agreement.

Site Plan Control

A Site Plan Control application was submitted on March 13, 2025, was deemed complete on June 19, 2025, and is under review.

PUBLIC ENGAGEMENT

Community Consultation

On September 3, 2025, a virtual community consultation meeting was hosted by City staff with approximately 39 members of the public, the Ward Councillor and the applicant's team also attending the meeting. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff and the applicant answered questions from members of the public. The following comments and questions were provided by participants at the meeting and via email:

- Concerns around privacy for the existing residential dwellings located directly south of the proposed development;
- Construction management, particularly related to parking, staging, noise and impact to residents;
- Questions about setbacks from the curb and rear of the site;
- Capacity in adjacent schools;
- Adequacy of public realm space;
- Concerns with proposed zero vehicular parking and potential overuse of existing on-street parking;
- Desire for retail space at-grade;
- Desire for evergreen mature trees in the rear for privacy of existing residents;
- Questions about how the building entrances, garbage collection and the pedestrian clearway will be aligned; and
- Desire for larger units.

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

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement (PPS) 2024 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. Staff find the proposal consistent with the PPS, 2024.

Built Form, Height, Massing

The proposed seven-storey mixed-use building (26 metres in height including the mechanical penthouse) conforms to the applicable Official Plan policies and design guidelines with respect to the built form, setbacks and massing.

The proposed development is consistent with the new Avenue policies. The proposed streetwall height of five storeys (17.0 metres) maintains the intent of the 2024 Mid-Rise Building Design Guidelines and ensures a pedestrian-friendly scale along Dundas Street West. At the rear, the building is set back from the rear lot line by 7.5 metres while the upper portion above the sixth floor is set back 10.0 metres, providing appropriate transition with the neighbourhood area located just south of the site.

The proposed building is compatible with the surrounding context with respect to the built form, massing and transition to the surrounding area.

Public Realm

The proposed seven-storey building is set back 4.8 metres from the curb to the building face on the ground floor, including a 1.7 to 1.8 metre setback from the property line. At the 6th storey the building steps back by 3.0 metres as measured from the front property line along Dundas Street West. Streetscape details along Dundas Street West includes a 2.1 metre of pedestrian sidewalk, a staging area for garbage pick-up and to accommodate a 2.1 metre concrete pad layby area for Wheel-Trans service by Toronto Transit Commission (TTC).

The proposed retail unit at grade accessible from Dundas Street West contributes to the existing main street character of the area and fits within the existing character of the neighbourhood.

The proposed development includes three new trees along the southern property line and in the rear yard to minimize privacy concerns and overlook impacts on the adjacent neighborhood.

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 a diversity of new units, with a unit mix that is generally consistent with the intent of the Growing Up Guidelines. Two residential units are proposed in the rear of ground floor (these units extend to the basement floor as well) facing southern portion of the site. These units are proposed to be used as Home Occupation units.

Staff recommend provisions in the Draft Zoning By-law (Attachment 5) for a minimum percentage of two- and three-bedroom units to ensure the general intent of the Growing Up Guidelines is maintained.

Amenity Space

Zoning By-law 569-2013 requires a combined amenity space of four square metres per unit, of which at least two square metres for each dwelling unit is for indoor amenity space located at or above grade and at least 40 square metres is for outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space. The application proposes a total of 183.5 square metres of amenity space (4 square meters per unit) of which 93.5 square meters is indoor amenity and 90 square metres is outdoor amenity space.

Shadow Impact

A Sun/Shadow Study was submitted in support of the application. Staff have reviewed the study and determined that the shadow impacts from the proposed development are acceptable. Any net-new shadows are limited.

Servicing

A Functional Servicing Report, Site Servicing Plans, Stormwater Management and Groundwater Summary Report have been submitted in support of the proposed application. These reports and plans are acceptable to Development Engineering.

Access, Vehicular and Bicycle Parking and Loading

The parking space requirements for this site are governed by City of Toronto Zoning By-law No. 569-2013, as amended by By-law Nos. 89-2022 and 223-2025. The site is required to provide a minimum of four visitor parking spaces and three accessible parking spaces. However, given the site-specific constraints, the proposed zero vehicular parking is acceptable to Transportation Review. To promote alternative modes of transport, the applicant has proposed Transportation Demand Management (TDM) measures, including bike-share membership, car-share membership and a bicycle repair station on site.

The site does not include any proposed vehicular driveway access, as no vehicle parking or loading is provided on-site. Given the scale of the development and with no on-site vehicular parking being proposed, Transportation Review anticipate a small

number of expected auto trips from the proposed development and have no traffic-related concerns along Dundas Street West.

A 2.1-metre-wide unobstructed pedestrian clearway is proposed within the site frontage to connect with the existing sidewalks to the east and west. A concrete staging pad is proposed within the public right-of-way for collection of waste materials for this development via curbside pickup on Dundas Street West.

As per Zoning By-law 569-2013, as amended by By-laws 839-2022 and 223-2025, and the Toronto Green Standard Version 4.0, a total of 50 bicycle parking spaces are required for this site. The proposed development meets this requirement by providing 41 long-term and 9 short-term bicycle parking spaces including 8 spaces with energized outlets.

All long-term and short-term bicycle parking spaces are proposed within the basement level in a consolidated bicycle storage room accessed through the lobby entrances proposed along Dundas Street West. One bicycle repair station has also been provided on-site in the basement level meeting the minimum requirements of Zoning By-law No. 569-2013.

Solid Waste

Solid Waste Management staff have reviewed the proposal and confirmed that the development is eligible for the City's multi-residential curbside collection service for new buildings under 12 storeys with 60 or fewer residential units, subject to compliance with all Solid Waste Management Requirements. Garbage will be stored on the ground floor in a waste room located at the eastern entrance of the building. A staging area is being provided along the Dundas Street West frontage to facilitate curb-side garbage pick-up.

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, [Toronto Municipal Code Chapter 415-28](#) requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Planting

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

Existing utility conflicts within the right-of-way and to accommodate the required solid waste staging area for curb-side pickup limit the ability to provide trees along Dundas Street West. Given these constraints and the narrow site frontage, Urban Forestry accepts the trees proposed only on private property.

The three trees proposed in the rear of the site can meet the soil volume requirements stipulated in Version 4.0 of the as per the Toronto Green Standard.

Land Use Compatibility and Noise Study

The site is located across the street from lands designated General Employment Areas on the north side of Dundas Street West. City-initiated peer reviews of the applicant's submitted Land Use Compatibility and Noise Impact Study have been completed and confirm that the proposed development is compatible with the existing environment. Mitigation measures recommended in the peer review of the Noise Impact Study will be secured through the Site Plan Control process.

Toronto Green Standard (TGS)

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Performance measures for the Tier 1 development features will be secured through the deployment of cycling infrastructure on site, including spaces with energized outlets to accommodate electric bicycles, the TDM strategies discussed above. The provision of adequate soil volumes, a waste collection and sorting system and accessible waste storage area would be among the other performance measures to be secured.

The Zoning By-law Amendment will secure bicycle parking spaces proposed within the basement level. Other applicable TGS performance measures will be secured through the Site Plan Control process

Conclusion

The proposal is consistent with PPS, 2024. The proposal conforms with the Official Plan, particularly as it relates to the provision of appropriate mid-rise development in Mixed Use Areas along Avenues. Staff have worked with the applicant to address some of the key community issues including the privacy of the adjacent neighbourhood to the south, refinements to public right-of-way and the desire for retail space on site.

The proposal represents a suitable level of intensification in a Mixed Use Area along an Avenue, provides for a mix of new housing units and retains the main street character of Dundas Street West by providing retail at grade and public realm improvements. Staff recommend that Council support approval of the Zoning By-law Amendment application.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East 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 Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Ground Floor Plan
- Attachment 8: North Elevation
- Attachment 9: South Elevation
- Attachment 10: East Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Massing Model - Northwest
- Attachment 13: 3D Massing Model - Southeast

Attachment 1: Application Data Sheet

Municipal Address: 3459-3461 DUNDAS ST W **Date Received:** March 4, 2025

Application Number: 25 124531 STE 04 OZ

Application Type: Zoning By-Law Amendment

Project Description: Zoning By-law Amendment application to permit a 7-storey mixed-use building including 45 dwelling units, ranging in size from bachelor to 3-bedroom units and 65 square metres of retail gross floor area at grade. The proposal contemplates a total gross floor area of approximately 2,519 square metres.

Applicant	Agent	Architect	Owner
ADAM LAYTON, GOLDBERG GROUP			NGA THIEU MAC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	Former City of York By-Law No 1-83	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 630 Frontage (m): 22 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	329		415	415
Residential GFA (sq m):	164		2,371	2,454.7
Non-Residential GFA (sq m):	247		65	65
Total GFA (sq m):	411		2,519	2,519
Height - Storeys:	2		7	7
Height - Metres:	7		26	26

Lot Coverage Ratio (%): 0.725 Floor Space Index: 4.0

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,371	83

Retail GFA: 65
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:			45	45
Other:				
Total Units:	1		45	45

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		13	22	4	6
Total Units:		13	22	4	6

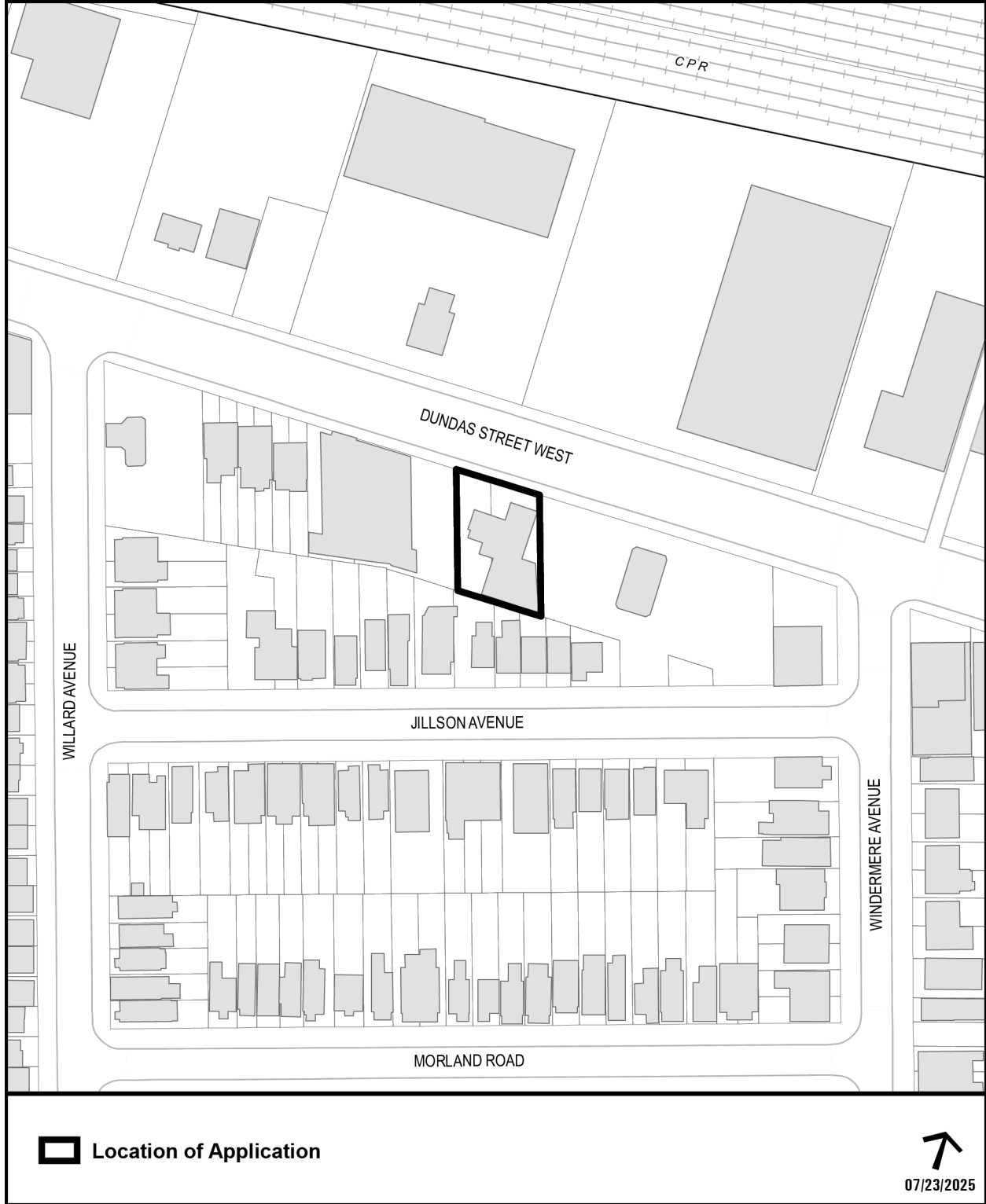
Parking and Loading

Parking Spaces: 0 Bicycle Parking Spaces: 50 Loading Docks:

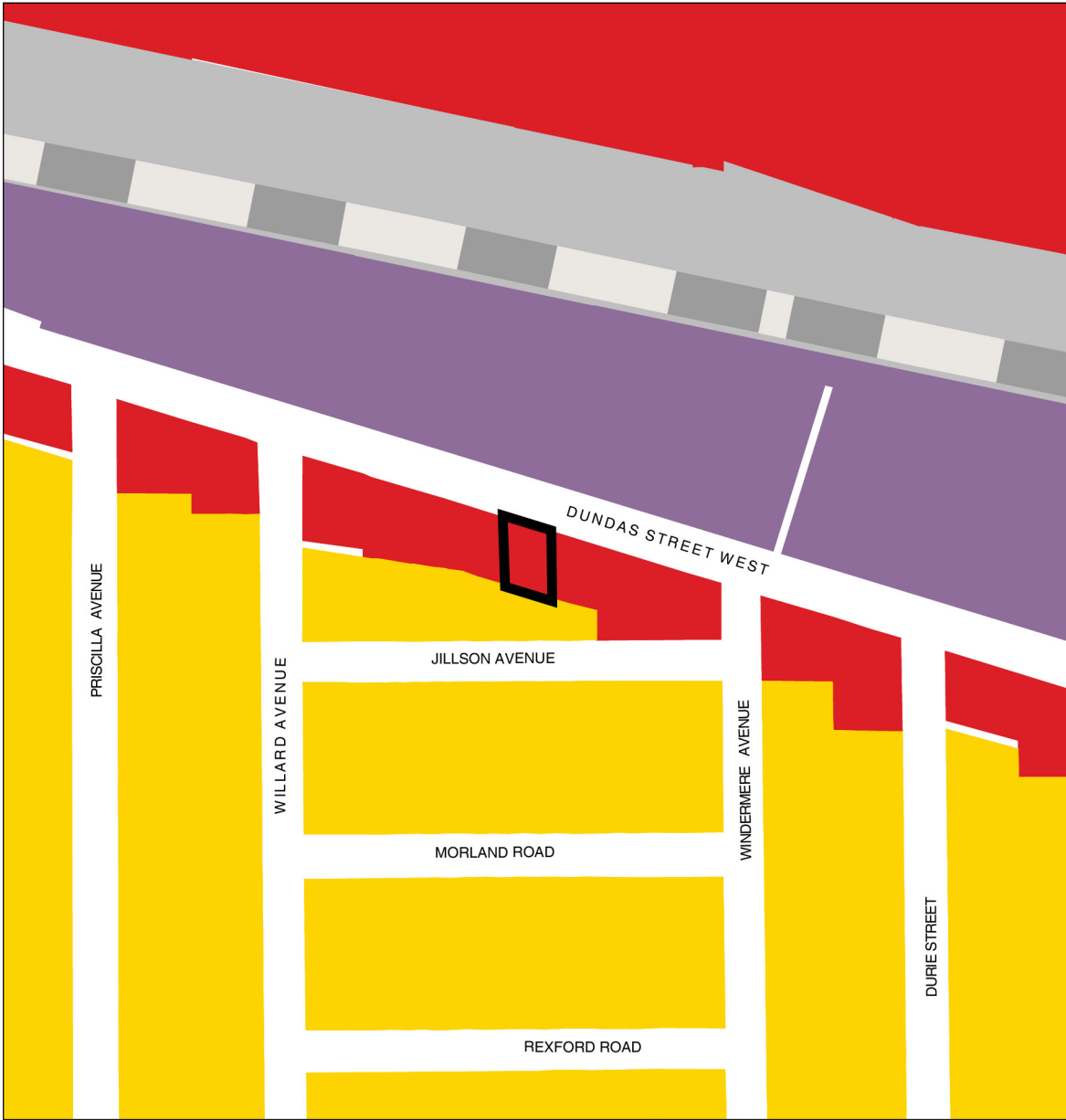
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

3459 Dundas Street West

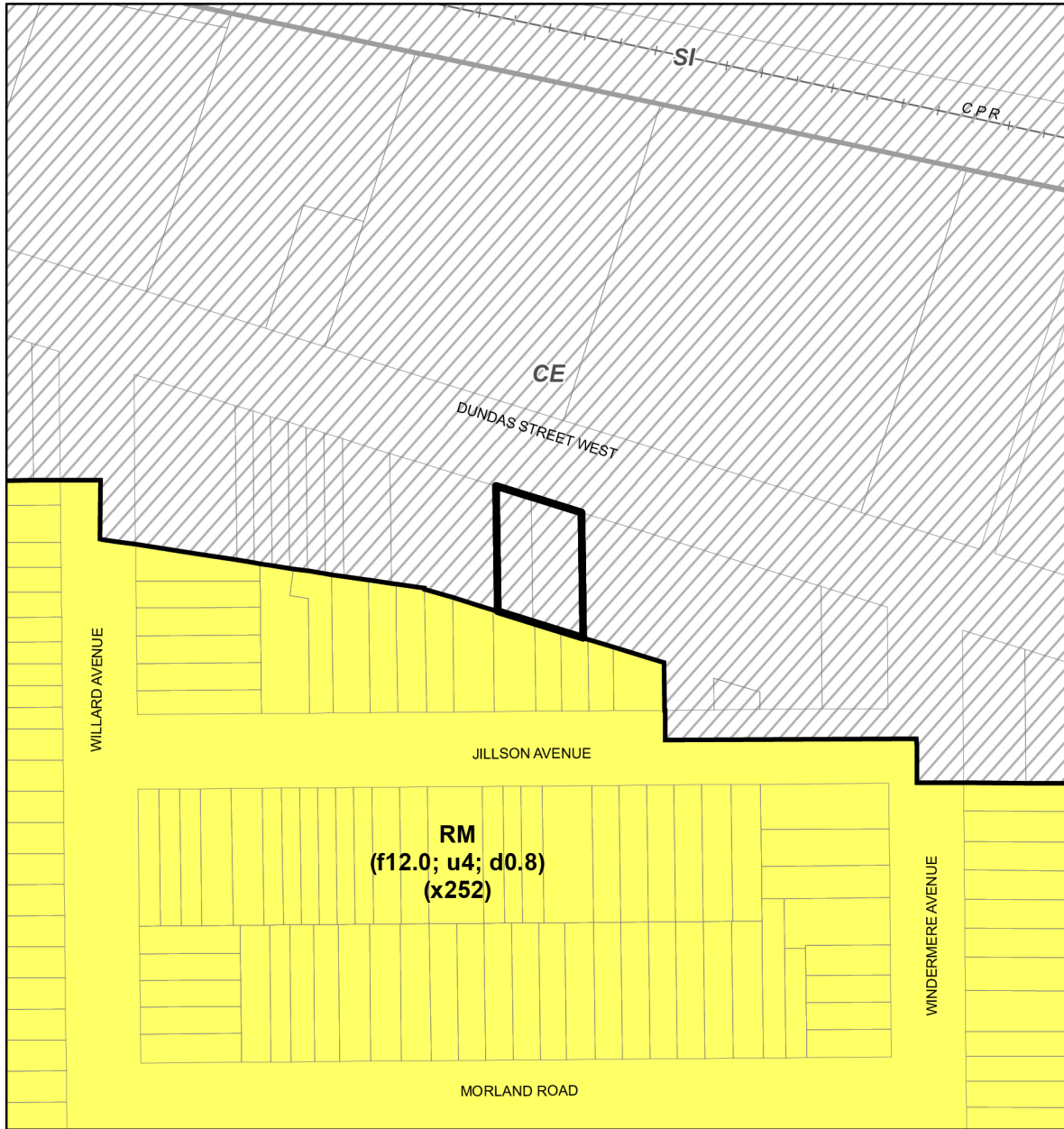
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- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Utility Corridors
- General Employment Areas

Not to Scale

 Extracted: 03/10/2025



Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

3459-3461 Dundas Street West

File # 25 124531 STE 04 0Z

 Location of Application
 RM Residential Multiple

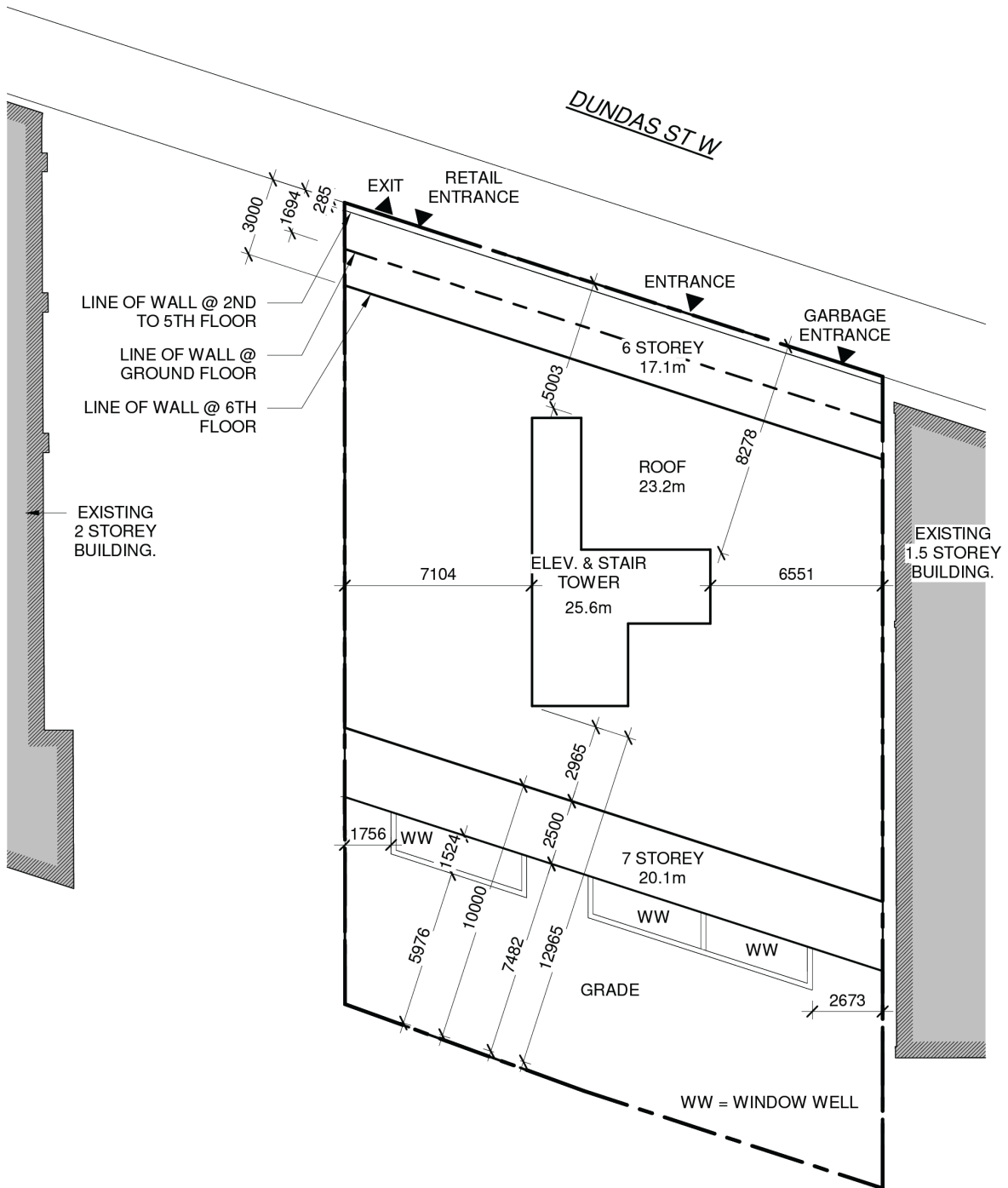
 See Former City of York By-law No. 1-83
 S1 Strategic Industrial Employment Zone
 CE Commercial Employment Zone


 Not to Scale
 Extracted: 07/23/2025

Attachment 5: Draft Zoning By-law Amendment

Attachment will be made available prior to the April 1, 2026 Toronto and East York Community Council meeting.

Attachment 6: Site Plan



Site Plan



Attachment 8: North Elevation



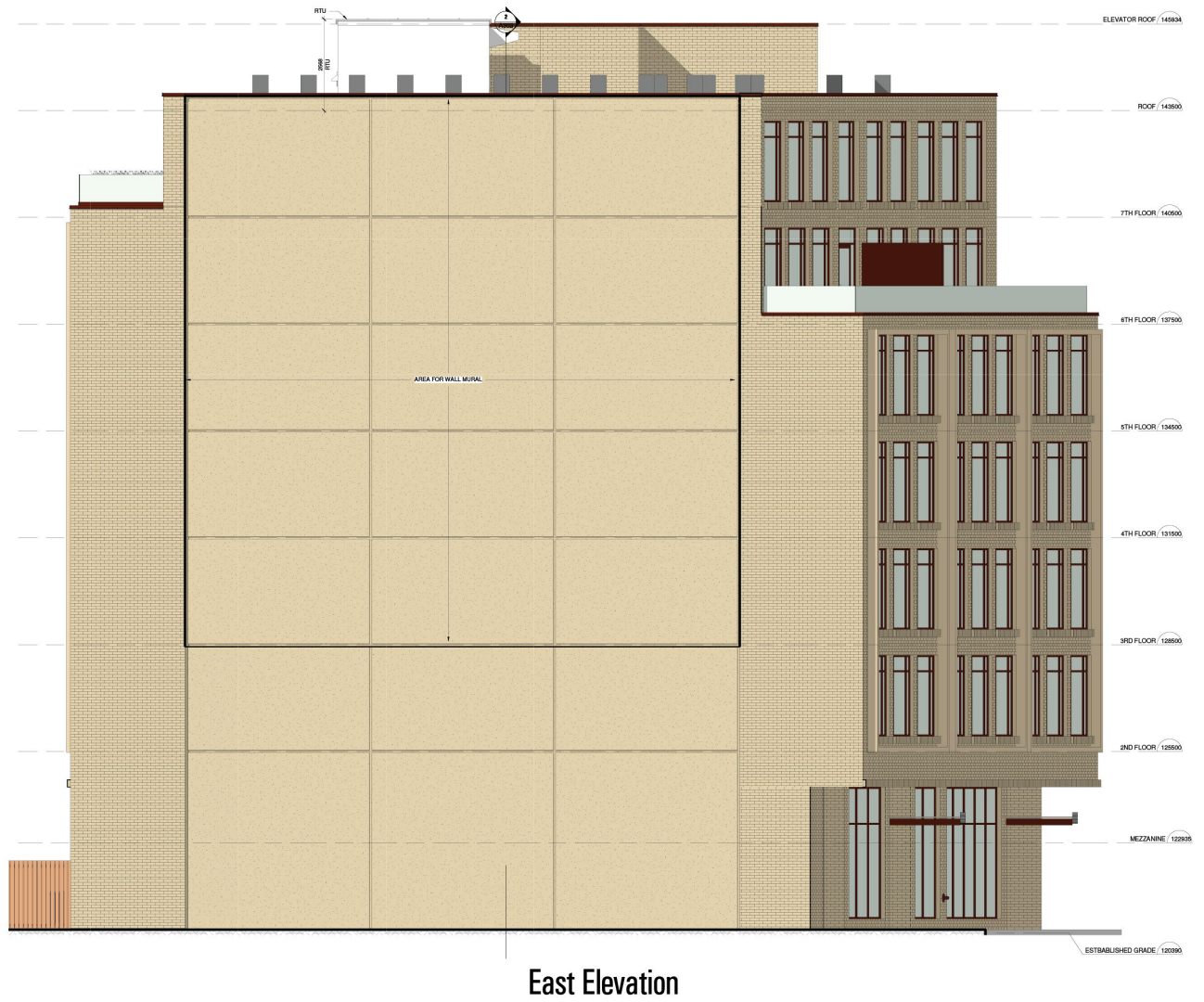
North Elevation

Attachment 9: South Elevation

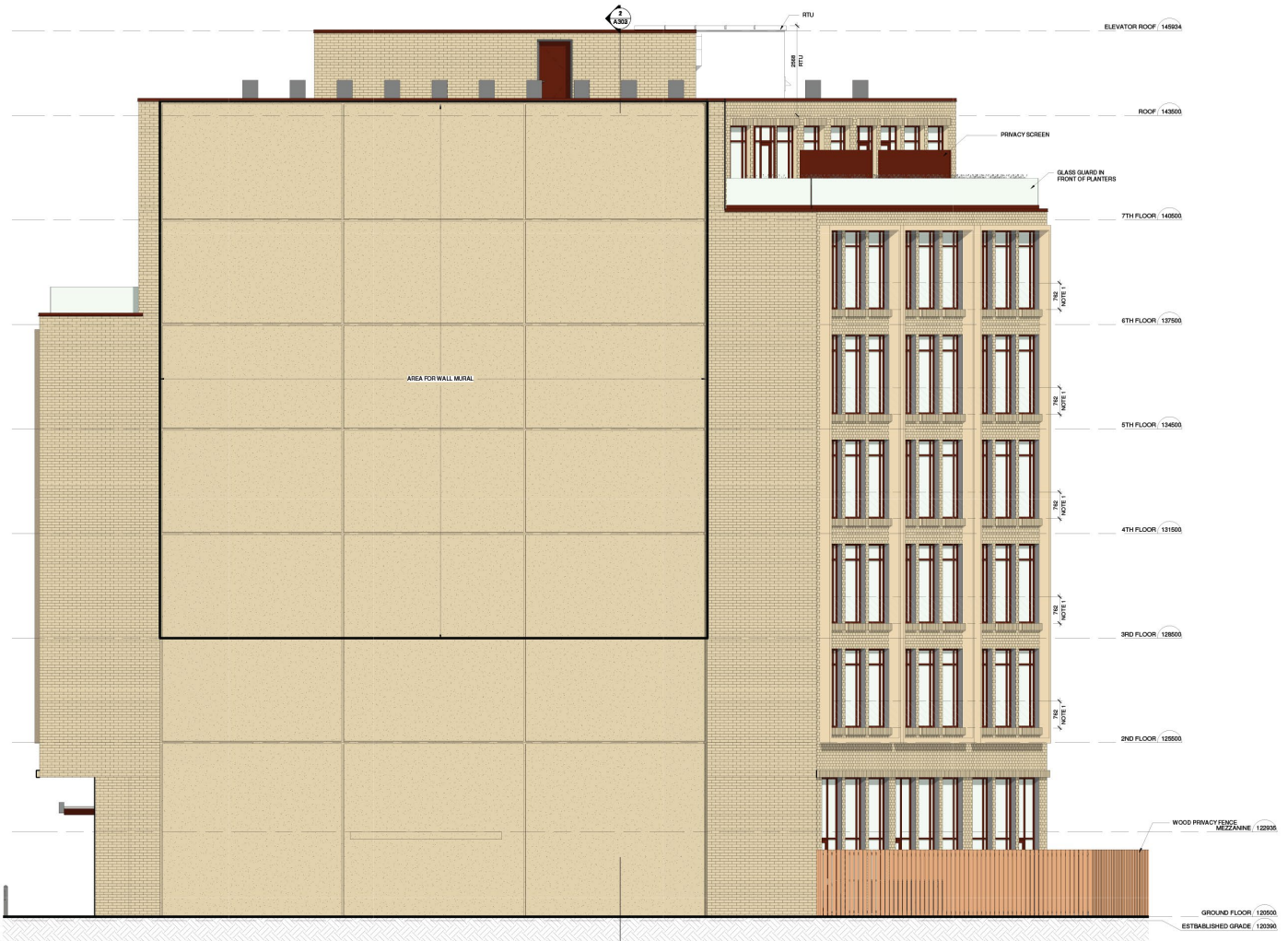


South Elevation

Attachment 10: East Elevation



Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Massing Model - Northwest

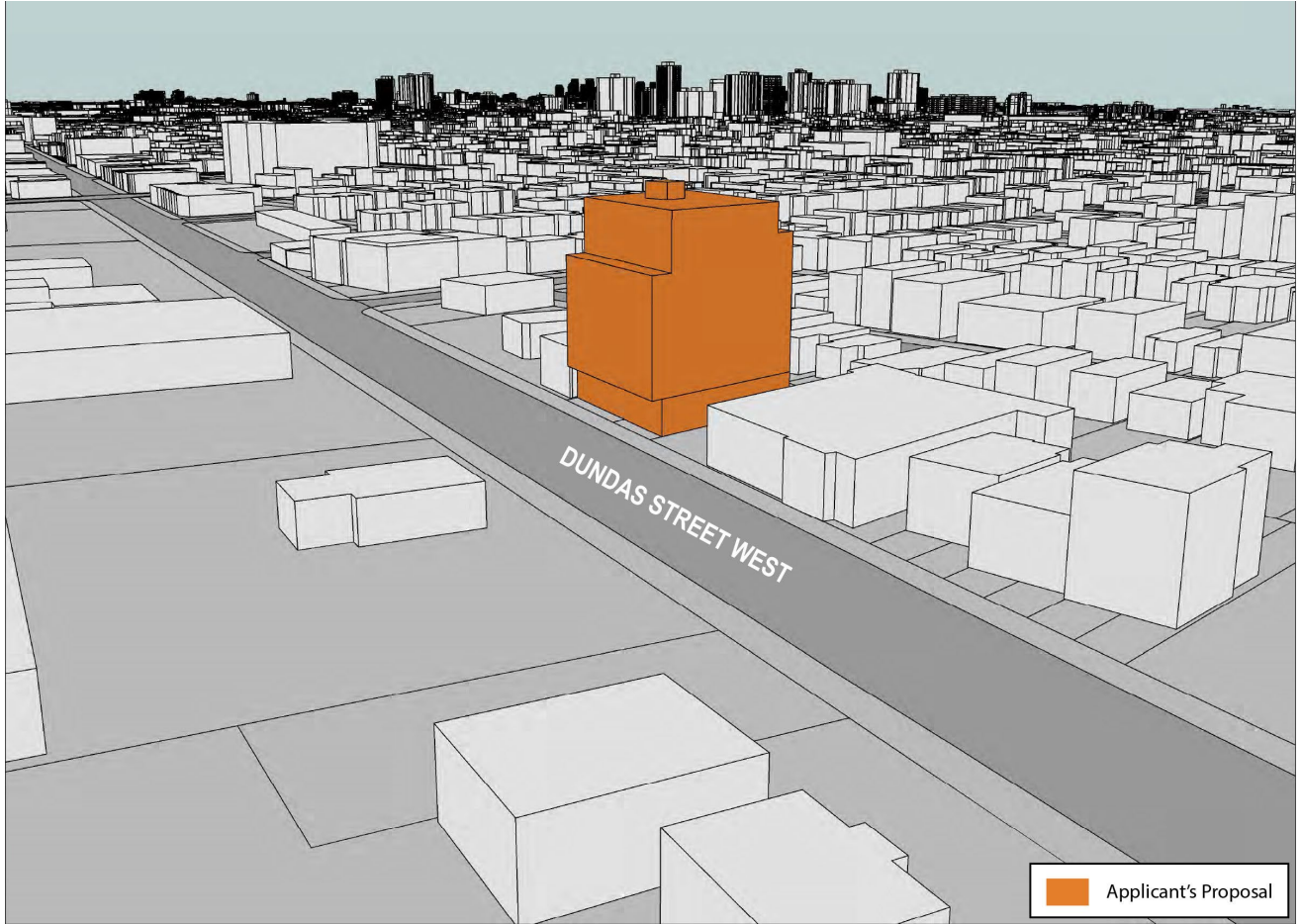


View of Applicant's Proposal Looking Northwest



03/14/2025

Attachment 13: 3D Massing Model - Southeast



View of Applicant's Proposal Looking Southeast



03/14/2025