

1423 Dufferin Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 13, 2026

To: Toronto and East York Community Council

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

Ward: 9 - Davenport

Planning Application Number: 25 240145 STE 09 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 9 storey mixed-use building at 1423 Dufferin Street. The proposed building includes 60 purpose-built rental units, with a total gross floor area of 3,961 square metres including 123 square metres of ground floor commercial-retail space along Dufferin Street. The proposed development includes a 1.37 metre laneway widening on Lane W Bristol N Geary. The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

RECOMMENDATIONS

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

1. City Council amend Zoning By-law 569-2013 for the lands municipally known as 1423 Dufferin Street 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 1423 Dufferin Street from Permit Parking.

FINANCIAL IMPACT

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

THE SITE AND SURROUNDING LAND

Description

The site is located on the east side of Dufferin Street, with Davenport Road to the north and Dupont Street to the south. The site is rectangular in shape with a total area of 711 square metres. The site has a frontage of 14 metres along Dufferin Street and an approximate depth of 52 metres. The site is currently occupied by a 2 storey vacant residential dwelling. See Attachment 2 for the Location Map.

Surrounding Uses

North: Low-rise residential dwellings along Dufferin Street as well as St Mary of the Angels Catholic School and St Mary of the Angels Church.

South: Low-rise residential dwellings along Dufferin Street with Bristol Avenue Parkette south-east of the site. There is also a Hydro Corridor with the Green Line pathway that connects Dufferin Street to Bristol Avenue Parkette West.

East: Low-rise residential dwellings.

West: Low-rise residential dwellings with some small scale non-residential uses along Dufferin Street.

THE APPLICATION

Description

A 9 storey (28.55 metres) mixed-use building containing 60 purpose-built rental units and 123 square metres of non-residential space with an overall gross floor area of 3,961 square metres.

Density

The proposal has a density of 5.57 times the area of the lot.

Residential Component

The proposal includes 60 purpose-built rental dwelling units, 12 studio units (20%), 30 one-bedroom units (50%), and 18 two-bedroom units (30%).

Non-Residential Component

The proposal includes 123 square metres of commercial-retail space along Dufferin Street that is connected with the outdoor amenity space at grade.

Access, Parking and Loading

The proposal includes one visitor parking space accessed from the rear lane and 39 bike parking spaces. A 1.37 metre land conveyance is provided at the rear of the site to widen the current laneway.

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/1423DufferinSt

Reasons for Application

A zoning by-law amendment is required to bring the lands into Zoning By-law 569-2013, and to establish the proposed height, density, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 27, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 15, 2025 and deemed complete on November 12, 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/1423DufferinSt

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, 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 (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as located on an Avenue and designates the site as Mixed Use Areas on Map 17. 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.

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 CR (T1.5 C1.0 R1.5) under the former Zoning By-law 438-86. The Commercial Residential zoning category permits a range of residential, commercial, and institutional 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 Performance Standards
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual
- 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 or the approval of a Plan of Subdivision.

Site Plan Control

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

PUBLIC ENGAGEMENT

Community Consultation

On December 4, 2025 City staff held a virtual community consultation meeting with approximately 14 people in attendance along with the Ward Councillor. At the meeting, City staff and the applicant's team presented information about the site and proposal and answered questions from members of the public. Issues and questions raised at the meeting include:

- Concerns over the lack of parking and traffic;
- Concerns over the scale of the proposed building including concerns related to privacy and shadowing;
- Concerns over the servicing of the building taking place from the rear laneway; and
- Questions about the hydro corridor to the south.

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).

Density, Height, Massing

The proposed mixed-use building conforms to the applicable Official Plan policies and meets the intent of the Mid-Rise Building Design Guidelines with respect to the built form and massing. The building has been designed to appropriately fit within its existing

and planned context along Dufferin Street. The proposed development is designed with a 5 storey (16.5 metres) street wall height that appropriately frames Dufferin Street with good proportion and supports the main street character envisioned for the Avenue. Above the streetwall height, the proposed building is setback 2.5 metres to further help maintain a pedestrian friendly scale along Dufferin Street.

At grade, the proposed development provides a 3.5 metres setback from the front (western) property line on Dufferin Street. The proposed development will also provide a 6 metre building face to curb distance. The proposed second storey features a small cantilever, projecting 1.25 metres over the 6 metre building face to curb distance face setback provided at ground floor.

Along the east property line, the base of the building is setback 3.03 metres from the rear (east) property line providing a 7.94 metre to 8.28 metre distance between the proposed base of the building to the opposite side of the public lane. Above the 6th storey, the proposed building provides a 2.5 metre upper stepback at the rear. The combined rear setback and upper stepback above the 6th storey provide an appropriate transition to the neighbourhood to the east in line with the Mid-Rise Building Design Guidelines.

The proposed 9 storey height includes the mechanical penthouse, exit stairs, and a small amenity area. The 9th storey is setback substantially from both the front and rear property lines. Overall, the height of the proposed mixed-use development maintains a mid-rise building scale with good street proportion and provides appropriate setbacks and stepbacks making it a compatible and appropriate development along this segment of Dufferin Street.

Public Realm

The proposed development provides a 6 metre building face to curb distance in line with the Mid-Rise Building Design Guidelines. The 6 metres distance will provide dedicated space for a 2.1 metre pedestrian clearway, space along the curb on Dufferin Street for waste pickup, and a furnishing zone along the building edge.

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. The development is proposed as a purpose-built rental building with a unit mix that generally meets the intent of the Growing Up Guidelines.

Sun, Shadow and Wind

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 in extent.

A Pedestrian Level Wind Study, which assesses pedestrian wind conditions within and surrounding the site to ensure comfort and safety, was submitted in support of the proposed development. Wind conditions over the surrounding sidewalks, entrances, transit stops, parking lots, and park spaces are generally comfortable for sitting and standing.

Servicing

Functional Servicing, Stormwater Management, Geo-technical and Hydrogeological reports have been submitted in support of the proposed development. The reports submitted are acceptable to Engineering Review.

Lane Widening

In order to satisfy the Official Plan laneway width requirements, a 1.37 metre wide lane widening dedication along Lane W Bristol N Geary is identified in the Zoning By-law for the site and will be conveyed through the Site Plan Control process.

Amenity Space

The application proposes a total of 268.15 square metres of amenity space of which 166.14 square meters (2.77 square metres per dwelling unit) is outdoor amenity space and 102.01 square meters (1.7 square metres per dwelling unit) is indoor amenity space. The proposed amenity space is acceptable.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian access to the building is provided directly from Dufferin Street and at the rear of the building using the rear public lane. Vehicular access to the site is proposed from the rear laneway with access into the building through a rear access door.

The development proposes one vehicular visitor parking space and 39 bicycle parking spaces. 27 of these bicycle parking spaces are proposed for long-term bicycle parking of which 1 is oversized and 4 are for EV bicycles. 12 short-term bicycle parking spaces are proposed at the front and rear of the proposed building.

A Type G loading space is not being provided. Due to the scale of the proposal, Transportation Review has deemed this to be acceptable.

Traffic Impact

A Transportation Impact Study (TIS) has been submitted in support of the Zoning By-law Amendment application.

Based on the TIS reports submitted, the proposed development is projected to generate approximately two to four two-way vehicular trips during the morning and afternoon peak hours. Given this level of trip generation and the results of the traffic analyses, the

consultant concludes that the projected traffic from the development will have minimal impacts on the surrounding road network. Transportation Review has reviewed the TIS reports and accepted the conclusions.

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 at the rear of the building. A staging area is being provided along the Dufferin Street 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, 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 City of Toronto Municipal Code, Chapter 813, Article III (Private Tree By-law). An arborist report and tree protection plan was submitted that note a total of four trees in proximity to the site are being preserved. One new tree is being proposed in the center of the court yard.

Toronto Green Standard

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.

Conclusion

Staff are of the opinion that the proposal is consistent with the PPS and conforms with the applicable Official Plan policies. Staff have worked with the applicant to address some of the community concerns regarding parking by securing a visitor parking space within the building. Staff have also worked with Solid Waste Management staff to ensure the building is eligible for City's multi-residential curbside collection service and secured refinements to the upper setbacks to better fit within the surrounding neighbourhood. Staff recommend that Council approve the Zoning By-law Amendment application.

CONTACT

Pavel Kopec, Planner, Community Planning, Tel. No. (416) 394-8016, E-mail:
Pavel.Kopec@toronto.ca

SIGNATURE

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

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

ATTACHMENTS

City of Toronto 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
- Attachment 6: Site Plan
- Attachment 7: West Elevation
- Attachment 8: East Elevation
- Attachment 9: South Elevation
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 1423 Dufferin Street **Date Received:** October 15, 2025

Application Number: 25 240145 STE 09 OZ

Application Type: Rezoning

Project Description: A 9 storey mixed-use building.

Applicant	Agent	Architect	Owner
Batory Planning and Management			TS 1423 DUFFERIN INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	By Law No. 438-86	Heritage Designation:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 711 Frontage (m): 14 Depth (m): 52

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	162		535	535
Residential GFA (sq m):	324		3,838	3,838
Non-Residential GFA (sq m):			123	123
Total GFA (sq m):	324		3,961	3,961
Height - Storeys:	2		9	9
Height - Metres:	8		28.55	28.55

Lot Coverage Ratio (%): 75.31 Floor Space Index: 5.57

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,838	
Retail GFA:	123	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3		60	60
Freehold:				
Condominium:				
Other:				
Total Units:	3		60	60

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		12	30	18	
Total Units:		12	30	18	

Parking and Loading

Parking Spaces: 1 Bicycle Parking Spaces: 39 Loading Docks: 0

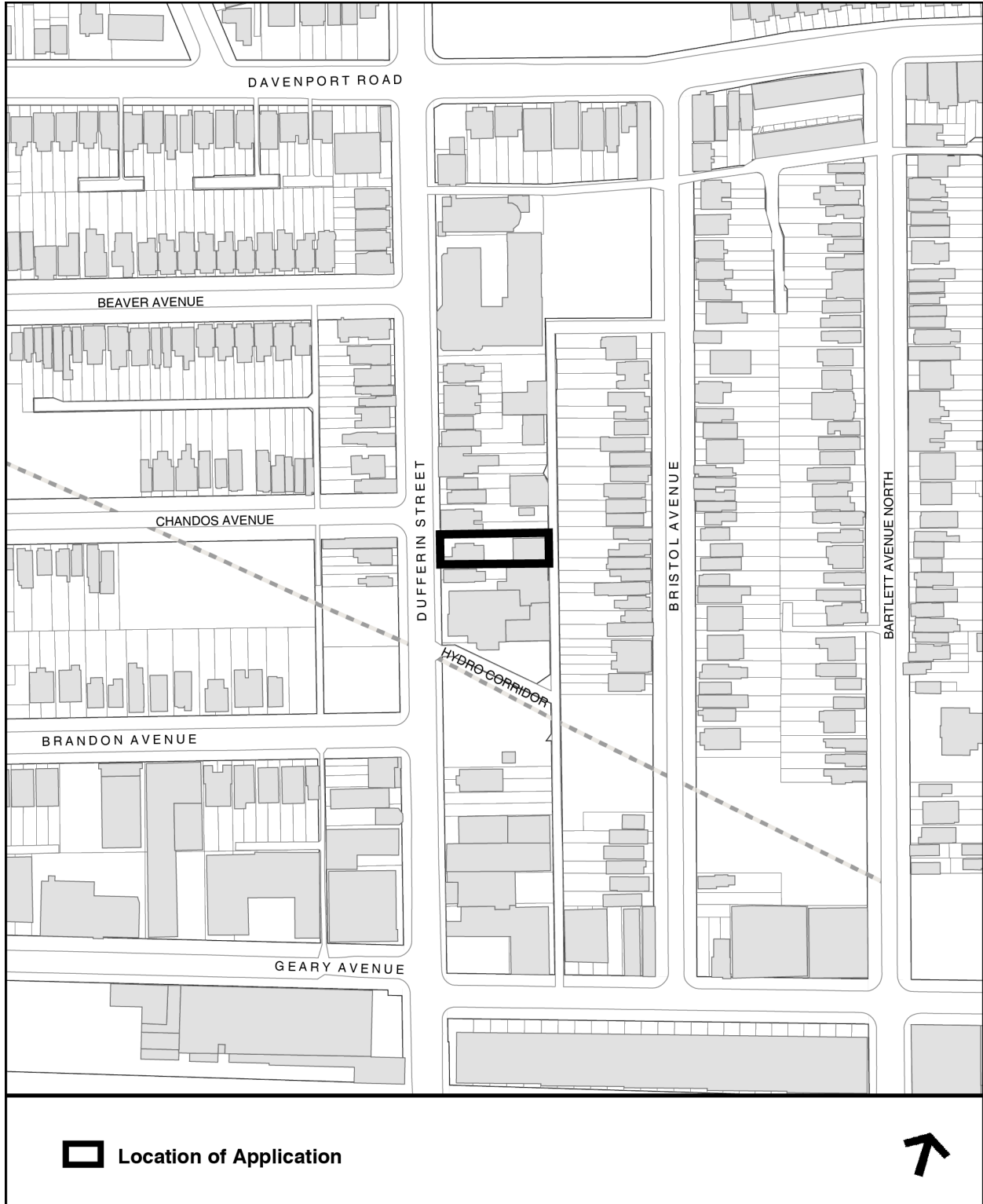
CONTACT:

Pavel Kopec, Planner

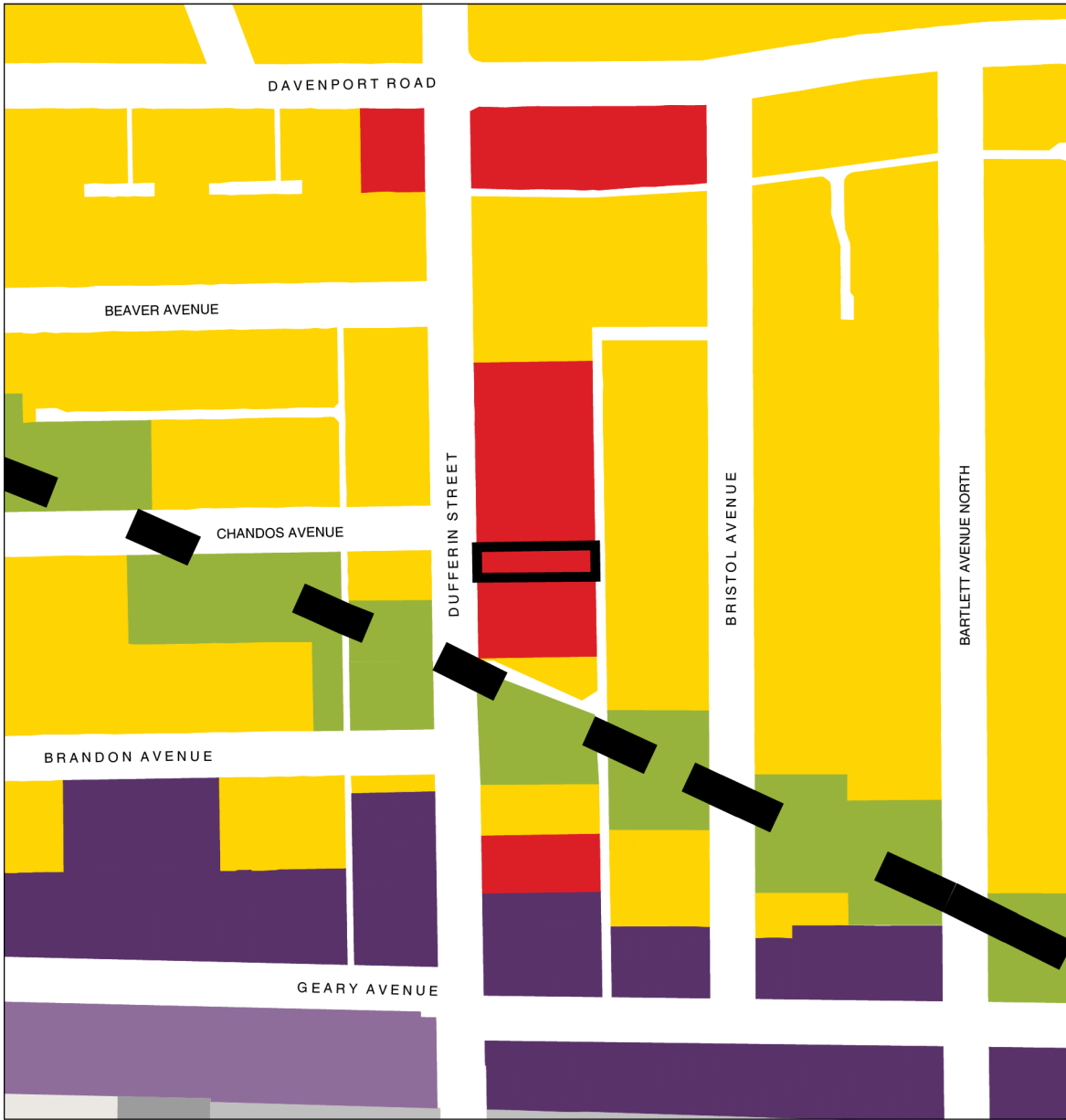
(416) 394-8016

Pavel.Kopec@toronto.ca

Attachment 2: Location Map










Attachment 3: Official Plan Land Use Map



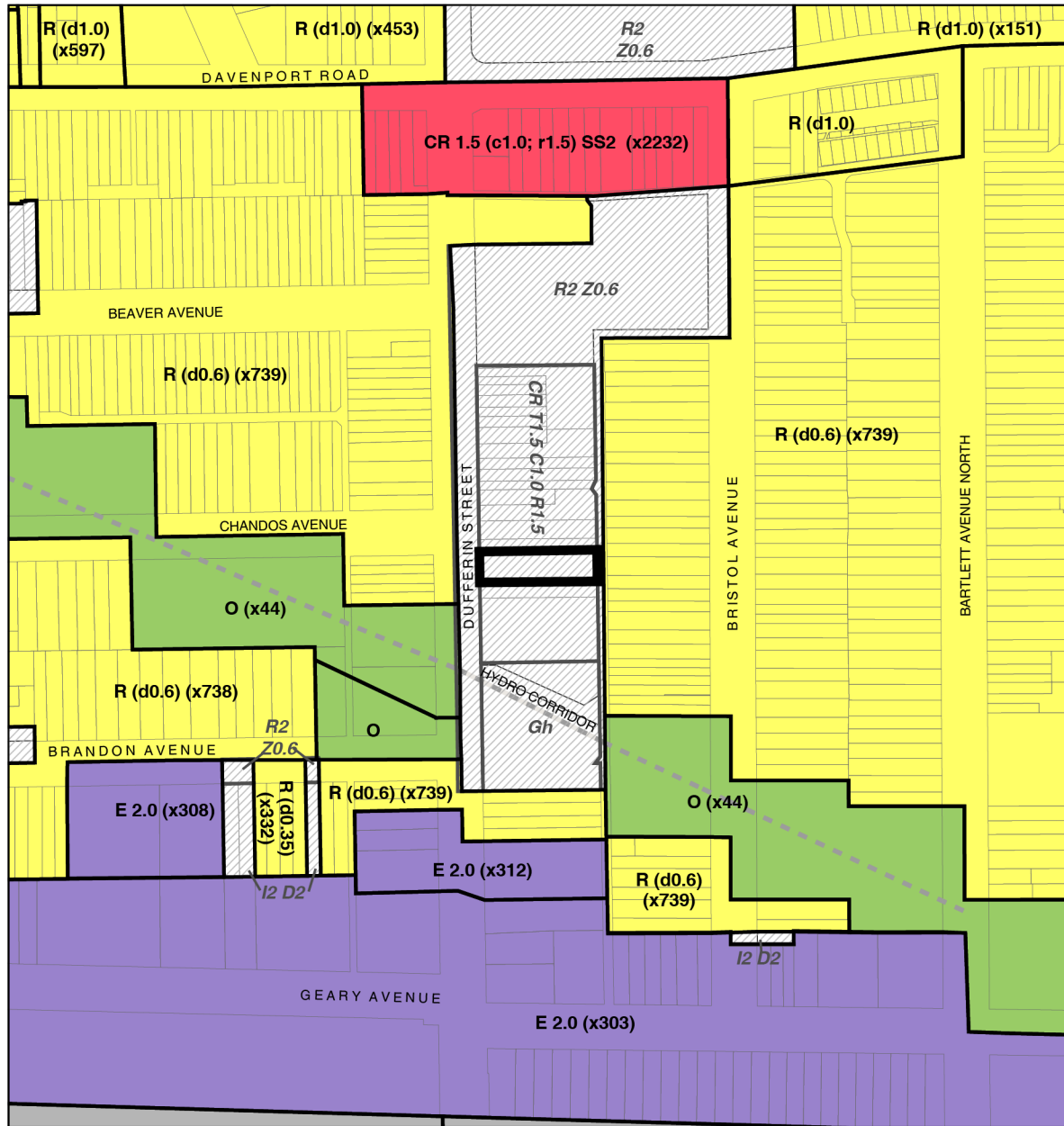
Official Plan Land Use Map #17

1423 Dufferin Street
File # 25 240145 STE 09 02

	Location of Application		Utility Corridors
	Neighbourhoods		General Employment Areas
	Mixed Use Areas		Core Employment Areas
	Parks		

↑
Not to Scale
Extracted: 10/20/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1423 Dufferin Street

File # 25 240145 STE 09 0Z

Location of Application

R Residential
 CR Commercial Residential
 E Employment Industrial

O Open Space
 UT Utility and Transportation

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

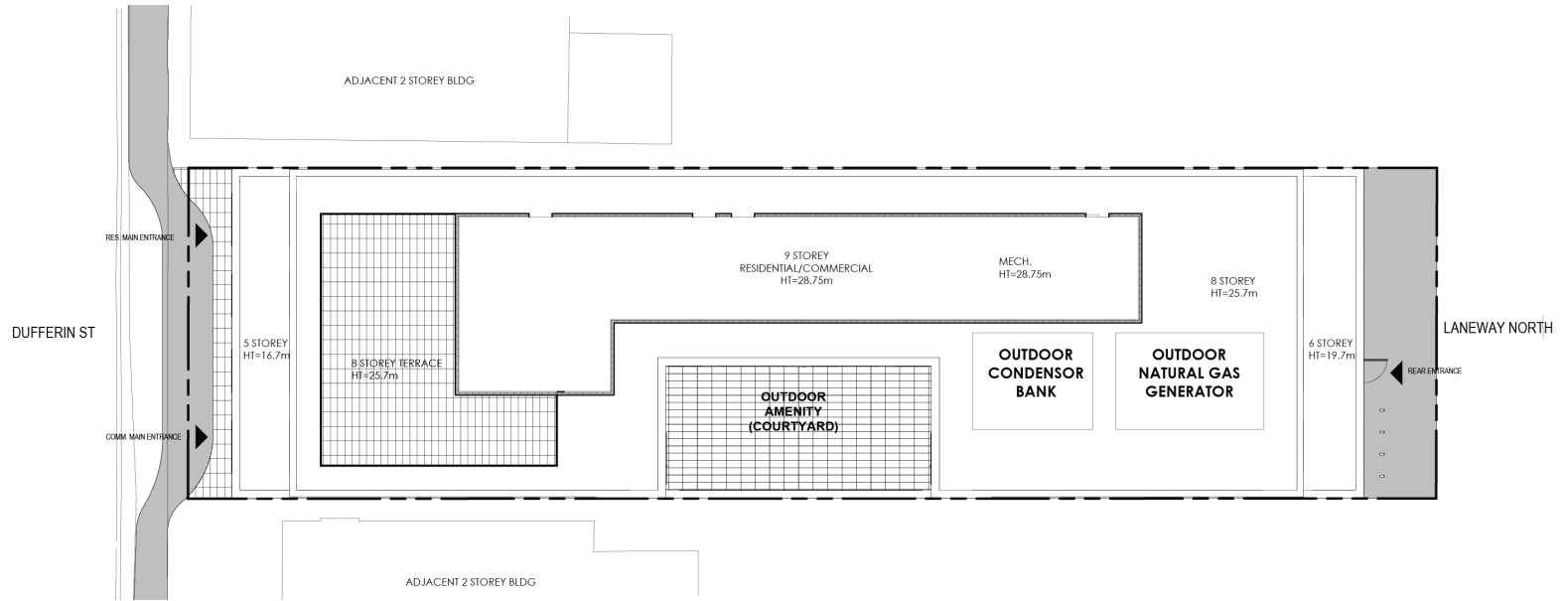
R2 Residential District
 CR Mixed-Use District
 I2 Industrial District
 Gh Parks District

Not to Scale
 Extracted: 10/20/2025

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

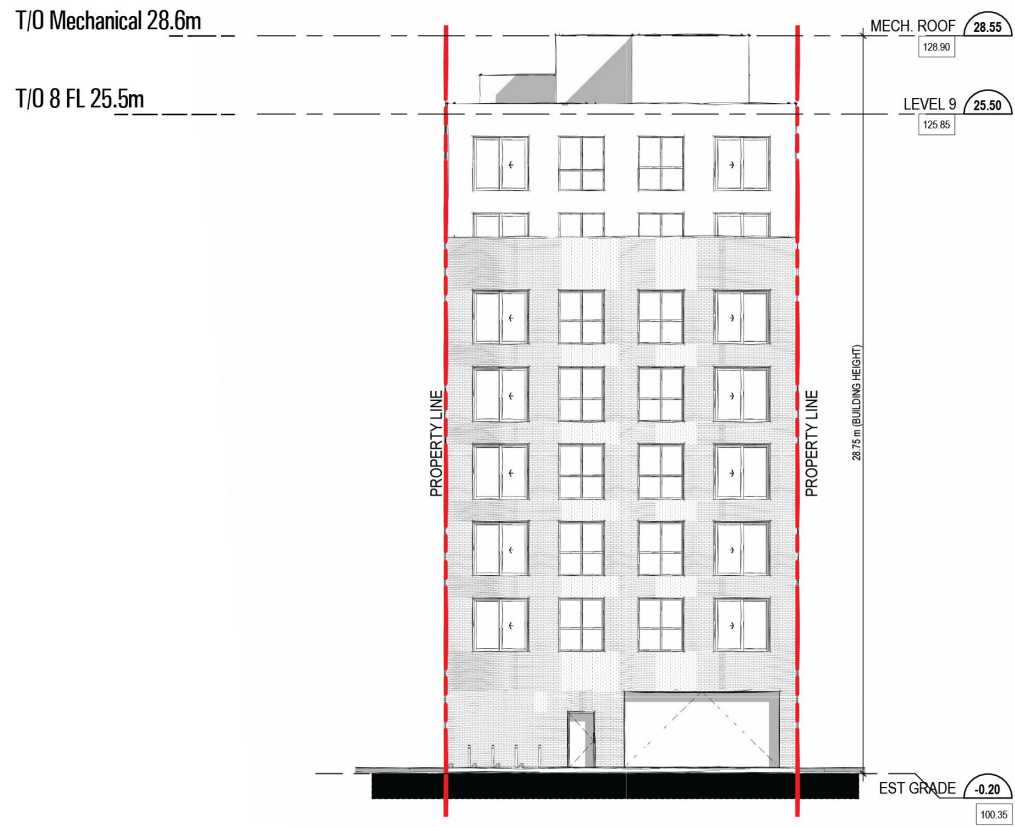


Attachment 7: West Elevation



West Elevation

Attachment 8: East Elevation



East Elevation

Attachment 9: South Elevation



South Elevation

Attachment 10: 3D Massing Model

