

500 Dundas Street East – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 19, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 26 122451 STE 13 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 35-storey mixed use building (122.2 metres, including mechanical penthouse), containing 413 dwelling units and a minimum of 200 square metres of non-residential gross floor area at 500 Dundas Street East.

RECOMMENDATIONS

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

1. City Council amend Zoning By-law 438-86, as amended by By-law 141-2005, for the lands municipally known as 500 Dundas Street East 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 require the owner, at their sole cost and expense, to enter into, and register on title, an Amending Section 37 Agreement that amends the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT934744, to secure the following community benefits in addition to the previously secured items for the Regent Park area, to the satisfaction of the Executive Director, Development Review and the City Solicitor:
 - a. a minimum of six (6) Affordable Rental Housing Units shall be designed, constructed, finished, maintained and provided by the owner on the lands known in 2025 as 500 Dundas Street East;

b. the unit mix of the Affordable Rental Housing Units shall be consistent with the overall unit mix in the development to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. the average unit size of the Affordable Rental Housing Units must be no less than the average unit size of all the market units, by unit type, in the proposed development, to the satisfaction of the Chief Planner and Executive Director, City Planning;

d. the minimum unit size of the Affordable Rental Housing Units must be no less than the minimum unit sizes of all market units, by unit type, in the proposed development, to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. the general configuration, location and layout of the Affordable Rental Housing Units in the development must be to the satisfaction of the Chief Planner and Executive Director, City Planning;

f. tenants of the Affordable Rental Housing Units must be provided with access to, and use of all indoor and outdoor amenities in the development on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings, unless otherwise agreed to by the Chief Planner and Executive Director, City Planning;

g. all Affordable Rental Housing Units will be provided, at no extra charge, with central air conditioning and ensuite laundry facilities or common laundry room(s), to the satisfaction of the Chief Planner and Executive Director, City Planning;

h. tenants of the Affordable Rental Housing Units will be provided with access to long-term and short-term bicycle parking in accordance with the Zoning By-law, and on the same basis as other units within the development;

i. the initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units must not exceed Affordable Rent as defined in the Official Plan for a minimum 25-year period, beginning with the date each such unit is first occupied (the "Affordability Period"); during the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units must be in accordance with the Residential Tenancies Act and must not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

j. the owner must provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Part 3.i. above for the duration of the Affordability Period; the Affordable Rental Housing Units must not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to

demolish any Affordable Rental Housing Unit will be made for the duration of the Affordability Period; and upon the expiration of the Affordability Period, the owner must continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

k. the owner will use the City's Centralized Affordable Housing Access System, provided it is in place, or a non-profit referral agency satisfactory to the Executive Director, Housing Secretariat to advertise and select tenants for the Affordable Rental Housing Units, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least 6 months in advance of any Affordable Rental Housing Unit being made available for rent, the owner must develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;

l. the Affordable Rental Housing Units must be made ready and available for occupancy no later than the date by which seventy percent (70 percent) of the new dwelling units in the proposed development erected on the site are available and ready for occupancy; and

m. the Affordable Rental Housing Units may instead be delivered as Affordable Ownership Housing Units, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.

4. 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 500 Dundas Street East.

FINANCIAL IMPACT

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

DECISION HISTORY

City Council previously endorsed the redevelopment of Regent Park by Toronto Community Housing Corporation ("TCHC") and has taken several actions with respect to planning approvals for the redevelopment, including the following decisions related to the subject site:

- July 22-24, 2003, City Council approved the revitalization of the Regent Park community.
<https://www.toronto.ca/legdocs/2003/agendas/council/cc030722/pof8rpt/cl002.pdf>

- February 1-3, 2005, City Council approved the Regent Park Secondary Plan and an area-specific Zoning By-law, subject to Holding provisions.
<http://www.toronto.ca/legdocs/2005/agendas/council/cc050201/te1rpt/cl004.pdf>

The Secondary Plan and Zoning By-law were appealed to the Ontario Land Tribunal (OLT). The OLT issued an Order on June 30, 2005, approving the Secondary Plan and a revised Zoning By-law, endorsing a settlement agreed upon between the appellant, the City and the TCHC.

- April 12-14, 2005, City Council considered a City Planning report regarding a Draft Plan of Subdivision for Regent Park. The City approved a Draft Plan of Subdivision for the Regent Park redevelopment on May 31, 2005.
<https://www.toronto.ca/legdocs/2005/agendas/council/cc050412/te3rpt/cl003.pdf>
- September 28-30, 2005, City Council removed the Holding Symbol from the Zoning By-law for Phase 1 of the redevelopment, adopted a Community Facilities Strategy for Regent Park, and approved the demolition of 418 social housing units located in the Phase 1 area.
<https://www.toronto.ca/legdocs/2005/agendas/council/cc050928/te7rpt/cl005.pdf>

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northeast corner of Dundas Street East and Regent Street. The site is rectangular with an area of 2,555 square metres and frontages of 62.3 metres on Dundas Street East and 40.9 metres on Regent Street. See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by a 1-storey sales centre for the Regent Park redevelopment and associated surface parking areas.

Regent Park Revitalization

TCHC is undertaking the phased redevelopment of Regent Park to revitalize approximately 28 hectares into a mixed-use, mixed-income neighbourhood. The redevelopment involves the phased demolition and reconstruction of all 2,083 Rent Geared to Income ("RGI") social housing units in Regent Park. In addition to replacing the RGI units, new affordable and market housing is being developed to provide a full range of housing in Regent Park. The vision for the revitalization also includes physically integrating Regent Park with the surrounding neighbourhoods through the introduction of a continuous network of pedestrian-friendly public streets, parks and open spaces; providing a mix of community facilities, retail, and employment opportunities; and developing the neighbourhood as a model of environmental sustainability.

The site is located in Phase 1 of the Regent Park revitalization and has been the location of the sales centre for Phases 1 to 3 of the revitalization, which is now completing construction of the final building at 365 Parliament Street.

THE APPLICATION

Description

A 35-storey mixed use building (122.2 metres, including mechanical penthouse).

Density

The proposal has a density of 11 times the area of the lot.

Residential Component

The proposal includes 413 dwelling units, consisting of 37 studio (9%), 237 one-bedroom (57%), 95 two-bedroom (23%), and 44 three-bedroom units (11%).

A portion of the studio and one-bedroom units would be located and designed so that they could be converted to provide a total of 40% two- and three-bedroom units across the overall site.

Approximately 65 units are intended to be owned and operated by an affordable housing provider, subject to securing the necessary funding.

Non-Residential Component

The proposal includes a minimum of 200 square metres of non-residential gross floor area on the ground floor fronting on Dundas Street East.

Amenity Space

The proposal includes a minimum of 2.9 square metres of amenity space per unit, consisting of 2.0 square metres of indoor amenity space and 0.9 square metres of outdoor amenity space.

Access, Parking and Loading

The proposal includes 89 vehicular parking spaces, 3 visitor parking spaces, 228 bicycle parking spaces (42 short-term and 186 long-term spaces), and 3 loading spaces (one Type "G" and two Type "B" loading spaces). The parking and loading spaces are proposed to be accessed from a driveway along the north side of the site, connecting to Regent Street and the existing private north-south lane to the east of the site.

Additional Information

See Attachments 1, 2 and 6 to 8 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/500DundasStE

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 438-86, as amended by By-law 141-2005, to permit the proposed building, including the building height, density, and setbacks.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses have been used to assist in evaluating the application and drafting the Zoning By-law amendments.

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 part of the Downtown and Central Waterfront. The site is designated Mixed Use Areas along the Dundas Street East frontage and Apartment Neighbourhoods along the north side of the site on Land Use Map 18. 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.

Downtown Plan

The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Plan. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including mid-rise and some tall buildings.

Regent Park Secondary Plan

The site is located within the [Regent Park Secondary Plan](#), which provides a framework to guide the phased redevelopment of Regent Park.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area (PMTSA). The delineated PMTSA for Moss Park includes the area on the south side of Dundas Street East, across from the site.

Downtown Tall Buildings (SASP 517)

SASP 517 provides development criteria for tall building development proposals within the downtown; identifies that proposals shall have regard for a comfortable pedestrian realm; and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers, and wind conditions on and around the site.

Zoning

The subject site is zoned CR along the Dundas Street East frontage and R4A along the north side of the site under Zoning By-law 438-86, as amended by By-law 141-2005. A height limit of 30 metres (8 storeys) applies to the site. Exception 12(1) 465 (added by site-specific Zoning By-law 141-2005, as amended) contains the specific zoning provisions for Regent Park. 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:

- Regent Park Urban Design Guidelines and Regent Park Phase 1 Development Context Plan
- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS 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 May 21, 2026, an in-person community consultation meeting took place, with approximately 40 attendees. At the meeting, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer session, and City staff and the applicant's consultants provided information panels and spoke with attendees.

Issues raised at the meetings and through other correspondence include:

- Opposition to the proposed height and density;
- Opposition to a proposal that differs from the original plan for this site within Phase 1 of the Regent Park revitalization and concerns about changes and intensification within the master planned Regent Park area;
- Concerns about proposed separation distances between the proposed and adjacent buildings and impacts on sunlight, views, and privacy for nearby residents;
- Shadow impacts on community gardens, open spaces, and residences;
- Existing and future street-level wind conditions;
- Existing and future traffic congestion, public transit capacity, and neighbourhood parking supply;
- Impacts from the proposed loading in the driveway area and truck maneuvering;
- Concerns about pedestrian safety;
- Desire for additional bicycle parking on the site and in the area;
- Desire for a significant proportion of non-market housing, including co-operative housing or affordable housing;
- Desire for family-sized units;
- Desire for more community space and non-residential uses, including another grocery store;
- Existing and future capacity of schools, daycare facilities, and other social services;
- Concerns about the growing conditions and maintenance of existing and proposed trees; and
- Concerns about construction impacts, including noise and air quality.

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 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 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 have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Land Use

The proposed residential and non-residential uses are appropriate within the Mixed Use Areas land use designation. The portion of the site designated Apartment Neighbourhoods will be occupied by the proposed driveway.

Dundas Street East is identified as a priority retail street in the Downtown Plan. The proposal includes a minimum of 200 square metres of non-residential gross floor area on the ground floor fronting on Dundas Street East.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Planning staff find that the proposed built form, including the overall building height, setbacks, and tower separation, is appropriate given the existing and planned context for the site and surrounding area.

The proposed height is appropriate for this location in the Mixed Use Areas 2 - Intermediate land use designation in the Downtown Plan, where the scale and massing of buildings will be compatible with the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale, density and building type. The Regent Park area includes a mix of low-rise, mid-rise, and tall building forms, with approved tower heights up to 38 storeys in Phases 4 and 5.

The base building is set back 4 metres from Dundas Street East and 3 metres from Regent Street, which meets the minimum requirement in the area-wide zoning regulations for Regent Park. The 5-storey base building height of 21.75 metres is appropriate in relation to the 20 metre width of the Dundas Street East right-of-way.

The base building is set back 0.8 metres from the east property line, resulting in a separation distance of 5.5 metres from the existing building face at 246 Sackville Street, which is acceptable in this case because the proposal does not include primary windows facing the neighbouring building. The site-specific Zoning By-law includes provisions that prohibit balconies and primary windows facing east in the base building to limit impacts to light, view and privacy. The base building is set back 6.7 metres from the north property line at Level 1 and 13.8 metres for the typical base building levels, which exceeds the typical standards for setbacks to base buildings.

Above the base building, the tower steps back 2 metres on the south side and 4.5 metres on the west side, resulting in tower setbacks of 6 metres and 7.5 metres from

the south and west property lines, and a separation distance of 28.4 metres from the mid-rise building at 25 Cole Street to the west. The tower is set back 12.3 metres from the east property line and 15.0 metres from the north property line, resulting in separation distances of 17.0 metres from the mid-rise building at 246 Sackville Street and a diagonal separation distance of approximately 26 metres from the tall building at 252 Sackville Street. The tower floorplate size is 800 square metres and projecting balconies are proposed only on the east and west sides of the tower. Staff find that the proposed setbacks meet the intent of the relevant policies, by-laws, and guidelines for tall buildings and provide appropriate tower separation to the neighbouring properties.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Plan.

The public realm includes a minimum setback from the curb to the building face of approximately 7.0 metres on Dundas Street East and 6.7 metres on Regent Street, which allows for a minimum pedestrian clearway width of 2.1 metres as well as tree planting and landscaping.

A curb extension is proposed on the east side of Regent Street at Dundas Street East to reduce the pedestrian crossing distance at the intersection.

Shadow Impact

The Shadow Study submitted in support of the application shows the proposal casting new shadows on Oak Street Park at 11:18 a.m. and Regent Park from 4:18-5:18 p.m. on March 21 and September 21.

Regent Park is identified as one of the Sun Protected Parks and Open Spaces in the Downtown Plan where net new shadows should be limited between 10:18 a.m. and 4:18 p.m. The proposal does not cast new shadows on Regent Park during these times.

New shadows on Oak Street Park have been mitigated by reducing the size of the mechanical penthouse to minimize the extent and duration of shadowing on the community gardens and Peace Garden.

At 9:18 a.m. on March 21 and September 21, the proposal casts new shadows on the Lord Dufferin Junior and Senior Public School building, but not the outdoor space.

The extent and duration of new shadows on the parks and surrounding area is limited, and will preserve the utility of the parks in the surrounding area. The shadow impact resulting from the proposal conforms with the policy direction of the Official Plan and the Downtown Plan and is acceptable.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application concludes that the future wind conditions on and surrounding the site will be acceptable for the

intended uses on a seasonal basis. There are no unsafe or uncomfortable wind conditions predicted at the pedestrian level. Wind mitigation is recommended for upper level amenity terraces to ensure that conditions are suitable for sitting and sedentary activities in the summer. Staff are satisfied with the assessment, conclusions, and recommendations of the study.

Housing

The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The unit mix secured in the site-specific Zoning By-law conforms with the policy direction of the Downtown Plan.

The plans and materials submitted in support of the application show that approximately 65 units are intended to be provided as affordable housing, subject to securing the necessary funding. The proposed affordable housing is not required as part of the Regent Park revitalization commitments; however, it would fulfill and exceed the community benefits requirement for the proposed development.

Amenity Space

The minimum amount of amenity space proposed is acceptable. The proposal will provide the standard requirement of 2.0 square metres per unit of indoor amenity space. The provision of outdoor amenity space is acceptable for the site and area context.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

The Transportation Impact Study submitted in support of the application concludes that the proposal can be adequately serviced from a transportation perspective.

Transportation Review staff have accepted the proposal with respect to the proposed vehicular access, parking, loading, and the traffic impact generated by the proposal.

The site-specific Zoning By-law includes minimum requirements for bicycle parking, loading spaces, visitor parking, and accessible parking. There is no minimum number of vehicular parking spaces required.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Servicing Capacity

The Functional Servicing and Stormwater Management Report submitted in support of the application demonstrates that sufficient capacity is available in existing City infrastructure to provide servicing to the proposed development. Development Engineering staff have reviewed the submitted materials and have accepted the Functional Servicing Report with respect to the municipal engineering requirements for this application.

Tree Preservation

A Tree Inventory and Preservation Plan and Report were submitted in support of the application. Twelve private by-law protected trees are proposed for removal to accommodate the development. Six new private trees are proposed on the site. There are no existing or proposed City-owned street trees adjacent to the site. Through the Site Plan Control application, Urban Forestry staff will require further review to determine whether additional street trees are achievable.

Parkland

The application is part of the Regent Park revitalization, which has previously conveyed all required parkland blocks per the Regent Park plan of subdivision. Therefore, this application is exempt and has no further parkland dedication requirements.

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.

Council adopted the Regent Park Community Facilities Strategy at its meeting of September 28-30, 2005.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act.

This application amends Zoning By-law 438-86, as amended by By-law 141-2005, which contains provisions implementing Section 37 of the Planning Act and provides the opportunity to amend the existing Section 37 Agreement in relation to the current proposal. The community benefits recommended to be secured in the Section 37 Agreement would be in addition to the original obligations and the community benefits previously secured in relation to Phases 4 and 5 and include the provision of a minimum of six Affordable Rental Housing Units as part of the proposed development.

CONTACT

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SIGNATURE

David Driedger
Acting 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: Elevations
Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 500 Dundas Street East Date Received: February 27, 2026
Application Number: 26 122451 STE 13 OZ
Application Type: Zoning By-law Amendment
Project Description: A 35-storey mixed-use building (122.2 metres, including mechanical penthouse)

Applicant	Agent	Architect	Owner
Parliament and Gerrard Development Corporation	Parliament and Gerrard Development Corporation	Diamond Schmitt Architects	Parliament and Gerrard Development Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Apartment Neighbourhoods	Site Specific Provision:	Downtown and Regent Park Secondary Plan Areas
Zoning:	CR and R4A	Heritage Designation:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,555	Frontage (m):	62	Depth (m):	41
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	600		1,448	1,448
Residential GFA (sq m):			28,334	28,334
Non-Residential GFA (sq m):	600		213	213
Total GFA (sq m):	600		28,547	28,547
Height - Storeys:	1		35	35
Height - Metres:			115.7	115.7

Lot Coverage Ratio (%):	56.67	Floor Space Index:	11.17
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA: 28,334
 Retail GFA: 213
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			413	413
Freehold:				
Condominium:				
Other:				
Total Units:			413	413

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		37	237	95	44
Total Units:		37	237	95	44

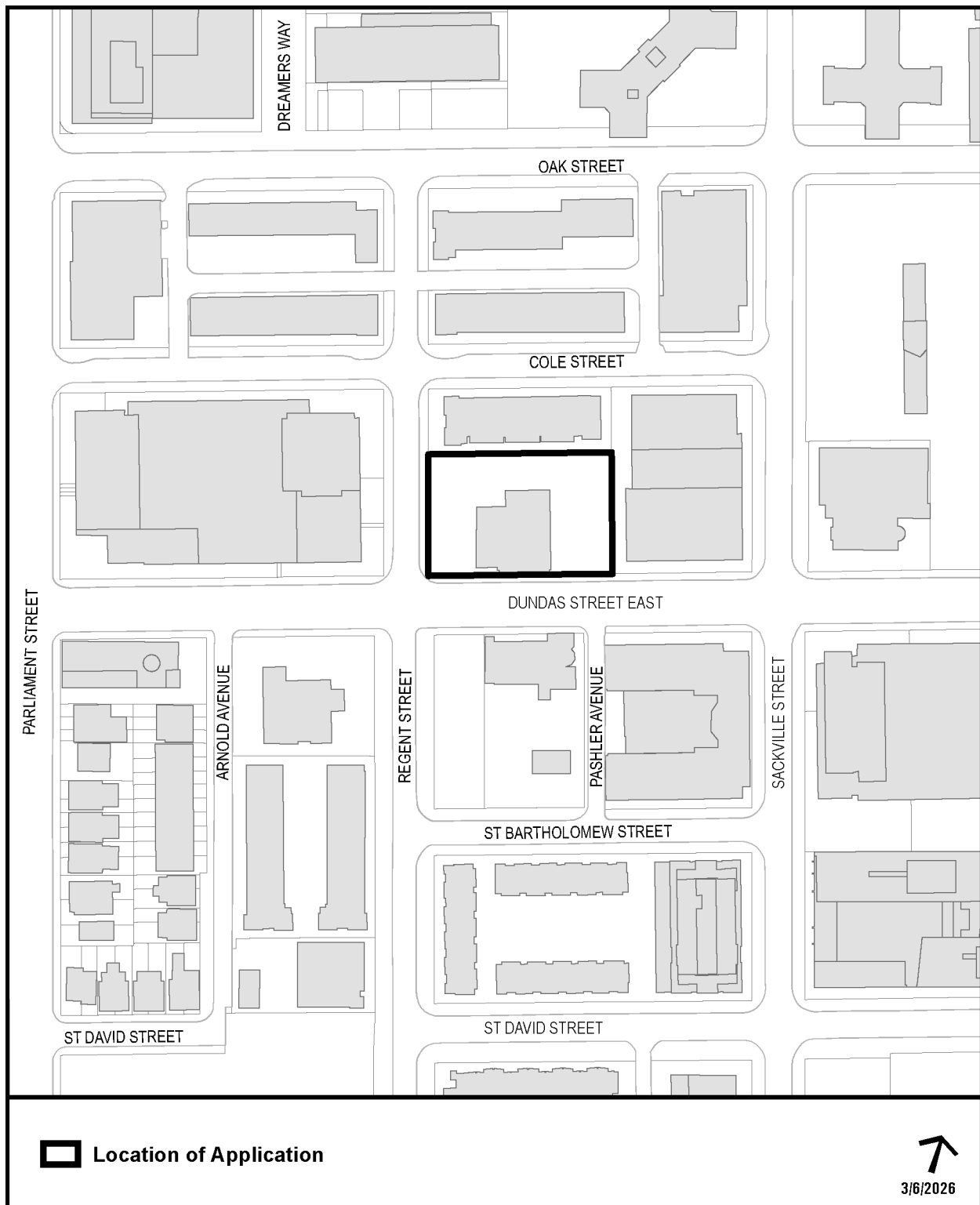
Parking and Loading

Parking Spaces:	89	Bicycle Parking Spaces:	228	Loading Docks:	3
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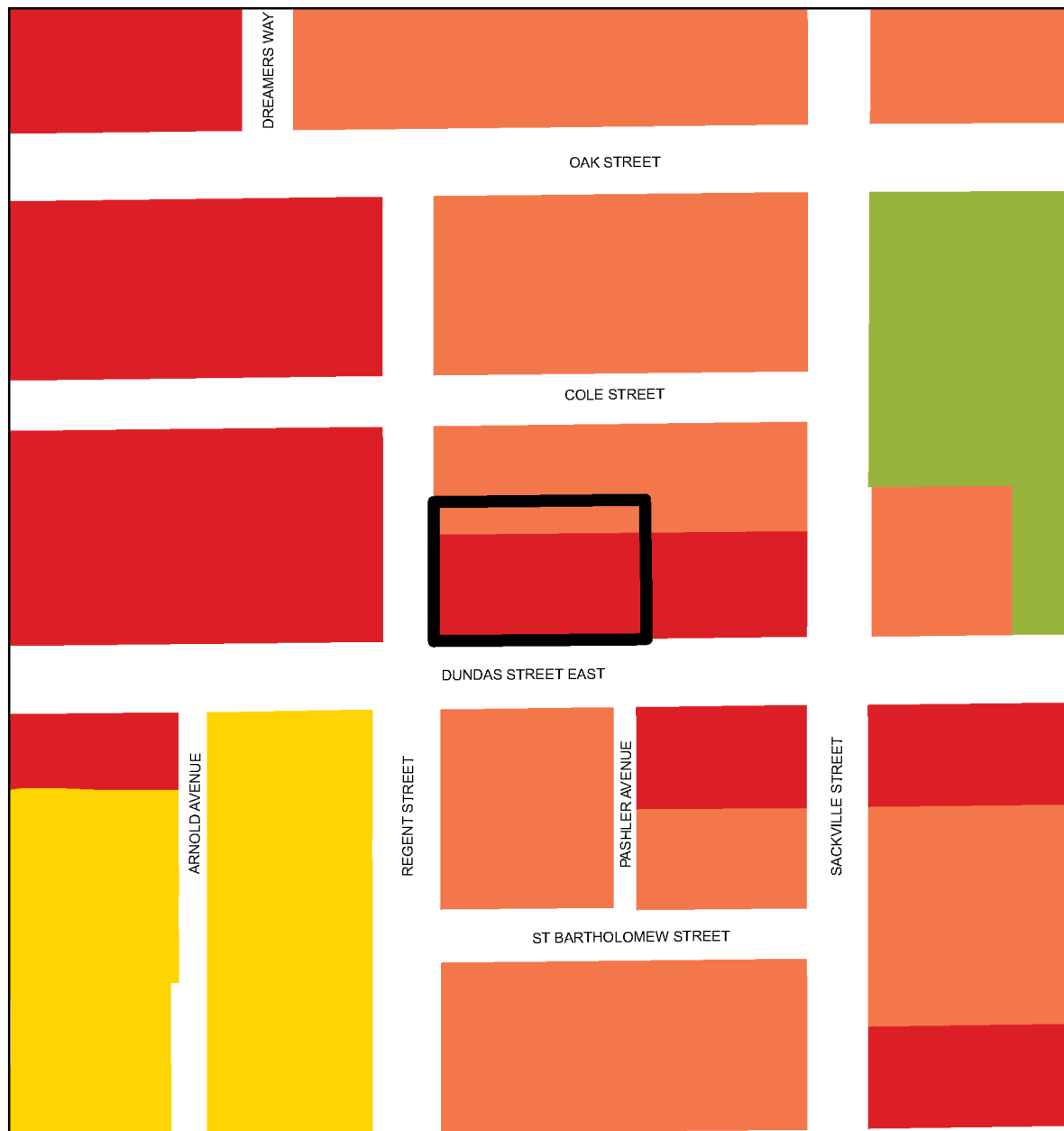
CONTACT:

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 416-397-1761
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

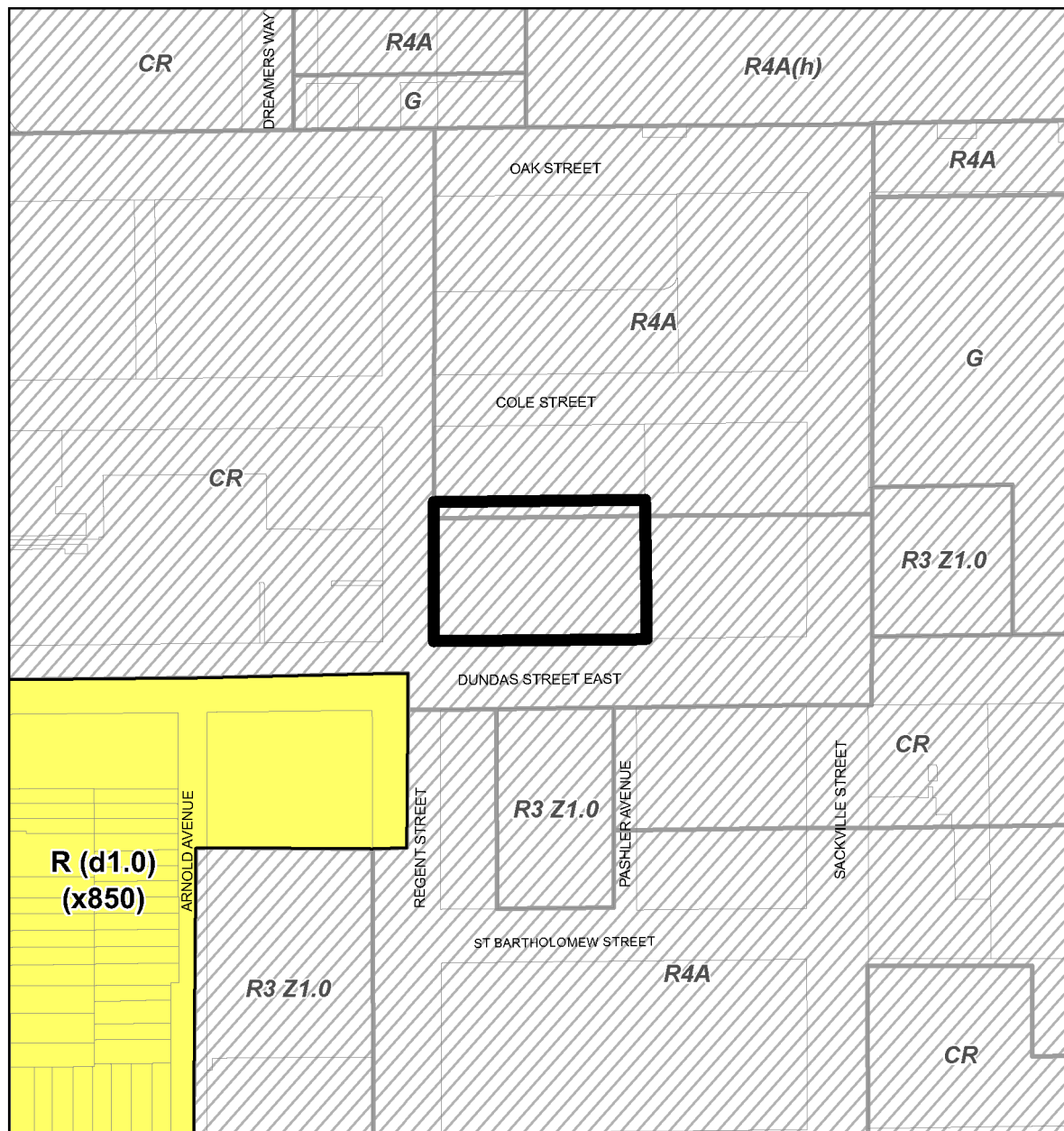
500 Dundas Street E

File # 26 122451 STE 13 0Z



Not to Scale
Extracted: 3/6/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

500 Dundas Street E

File # 26 122451 STE 13 0Z

 Location of Application
 R Residential

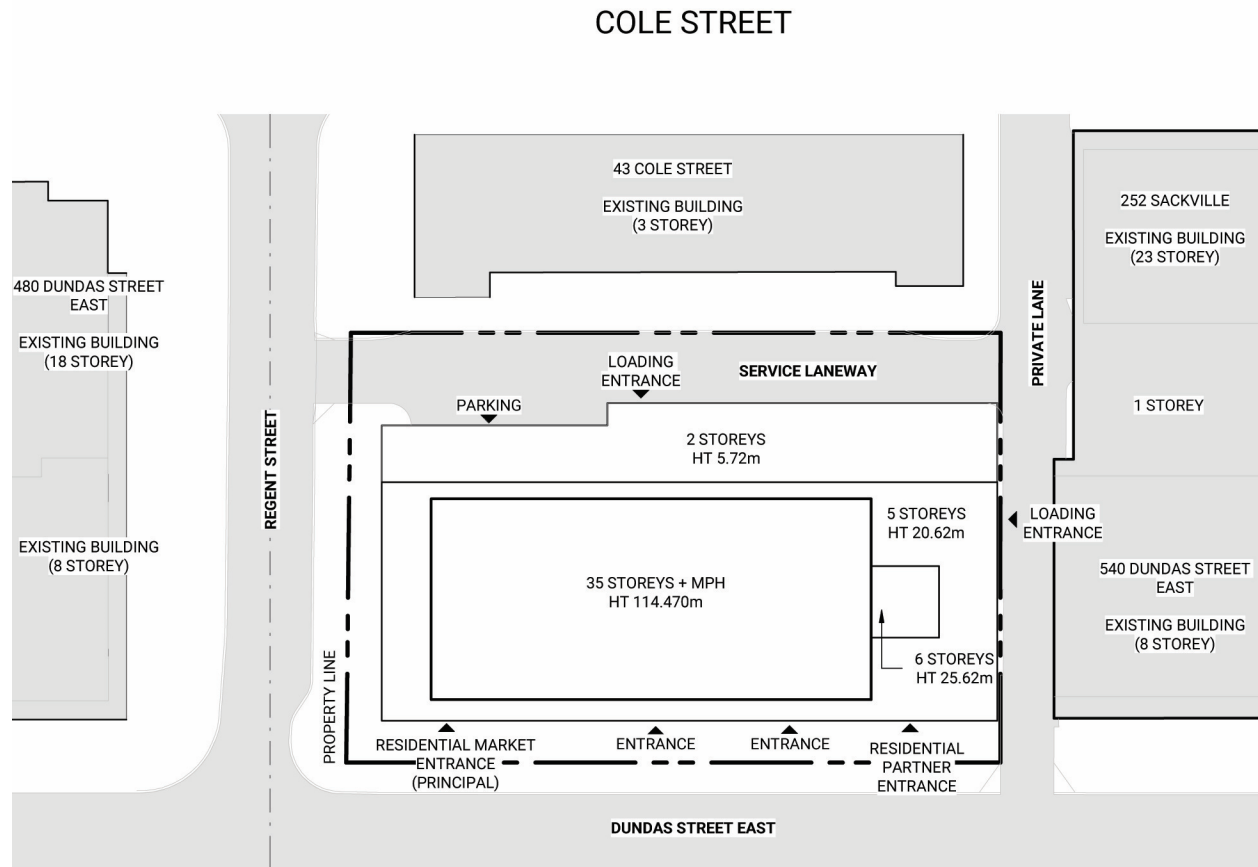
 See Former City of Toronto By-law No. 438-86
R3 Residential District
R4A Residential District
CR Mixed-Use District
G Parks District


Not to Scale
Extracted: 3/6/2026

Attachment 5: Draft Zoning By-law Amendment

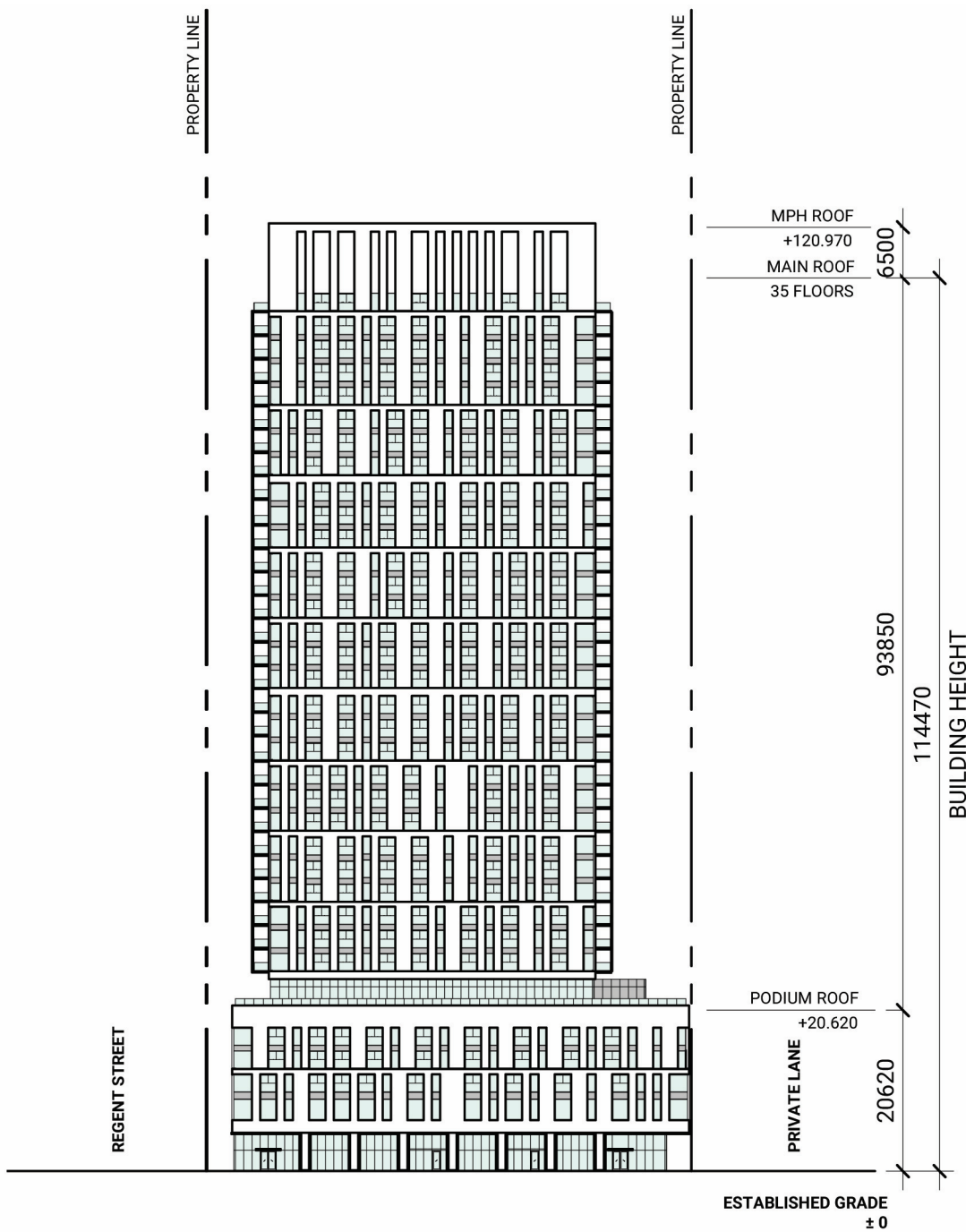
The Draft Zoning By-law Amendment is attached to this report under separate cover.

Attachment 6: Site Plan

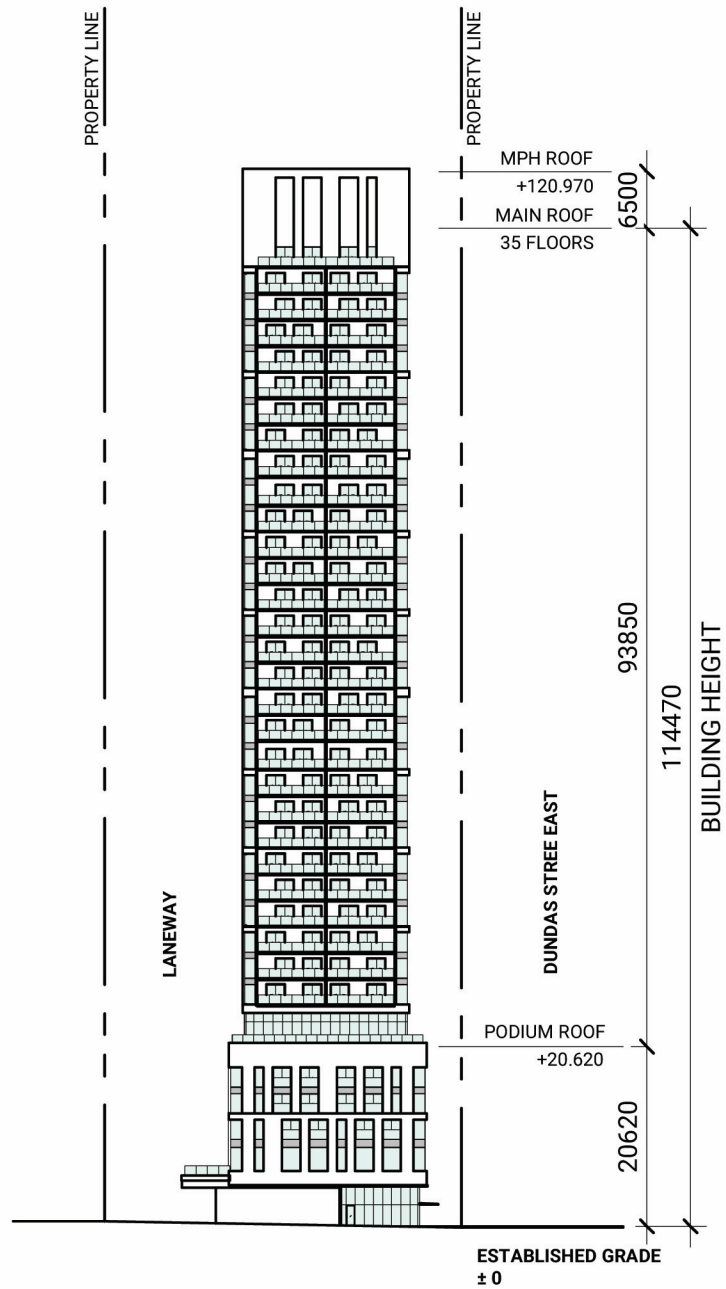


Site Plan ↑

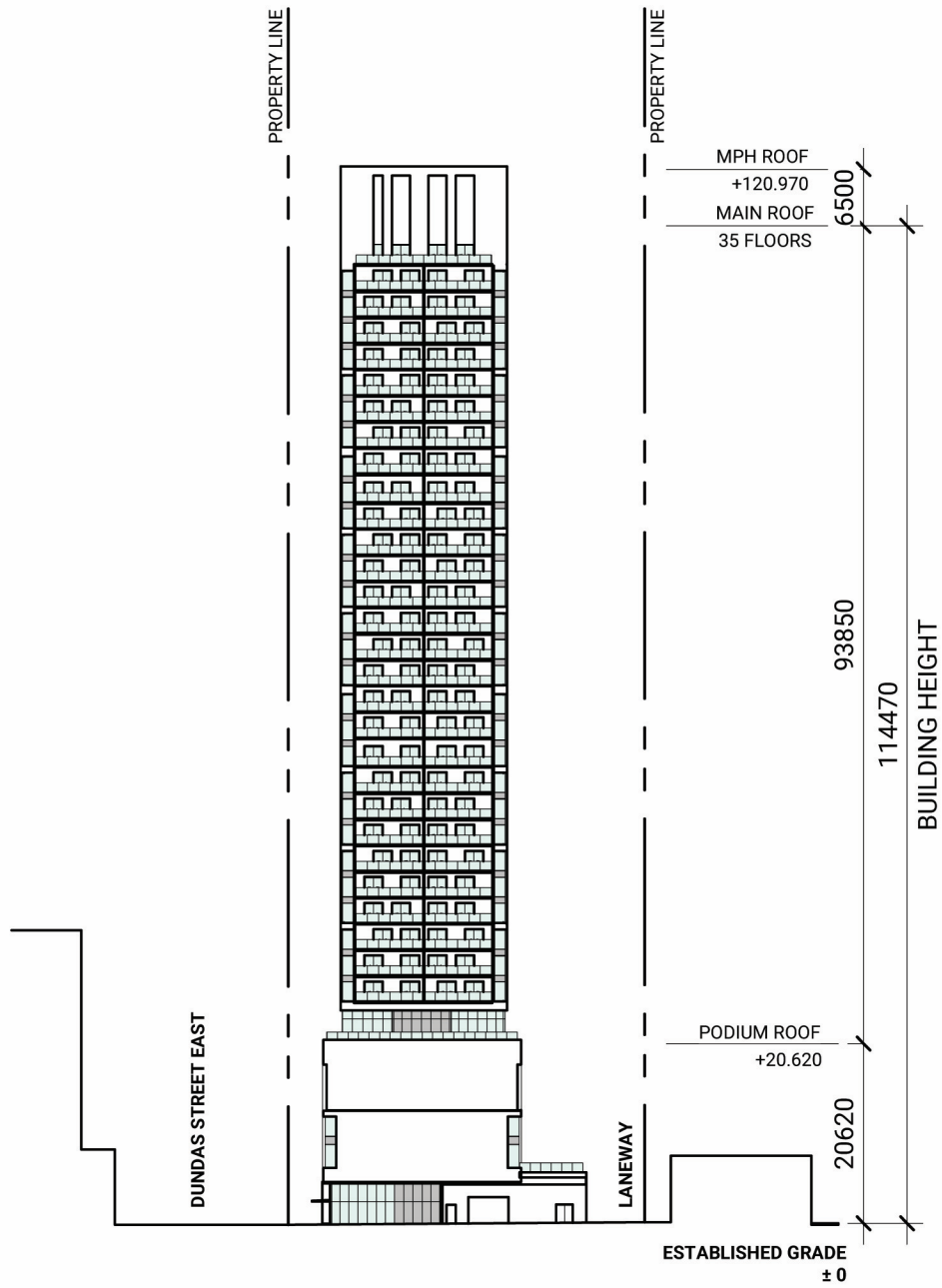
Attachment 7: Elevations



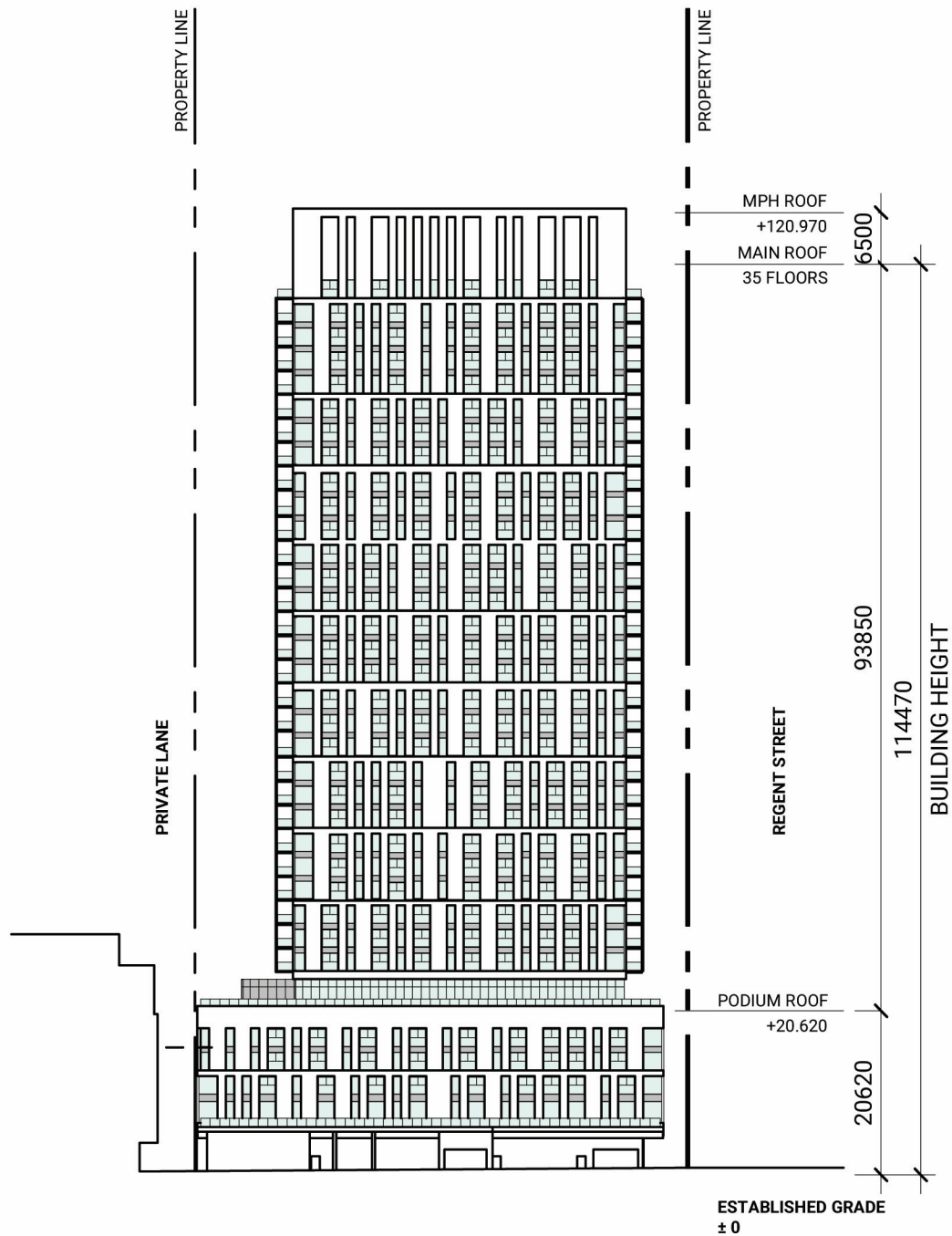
South Elevation



West Elevation

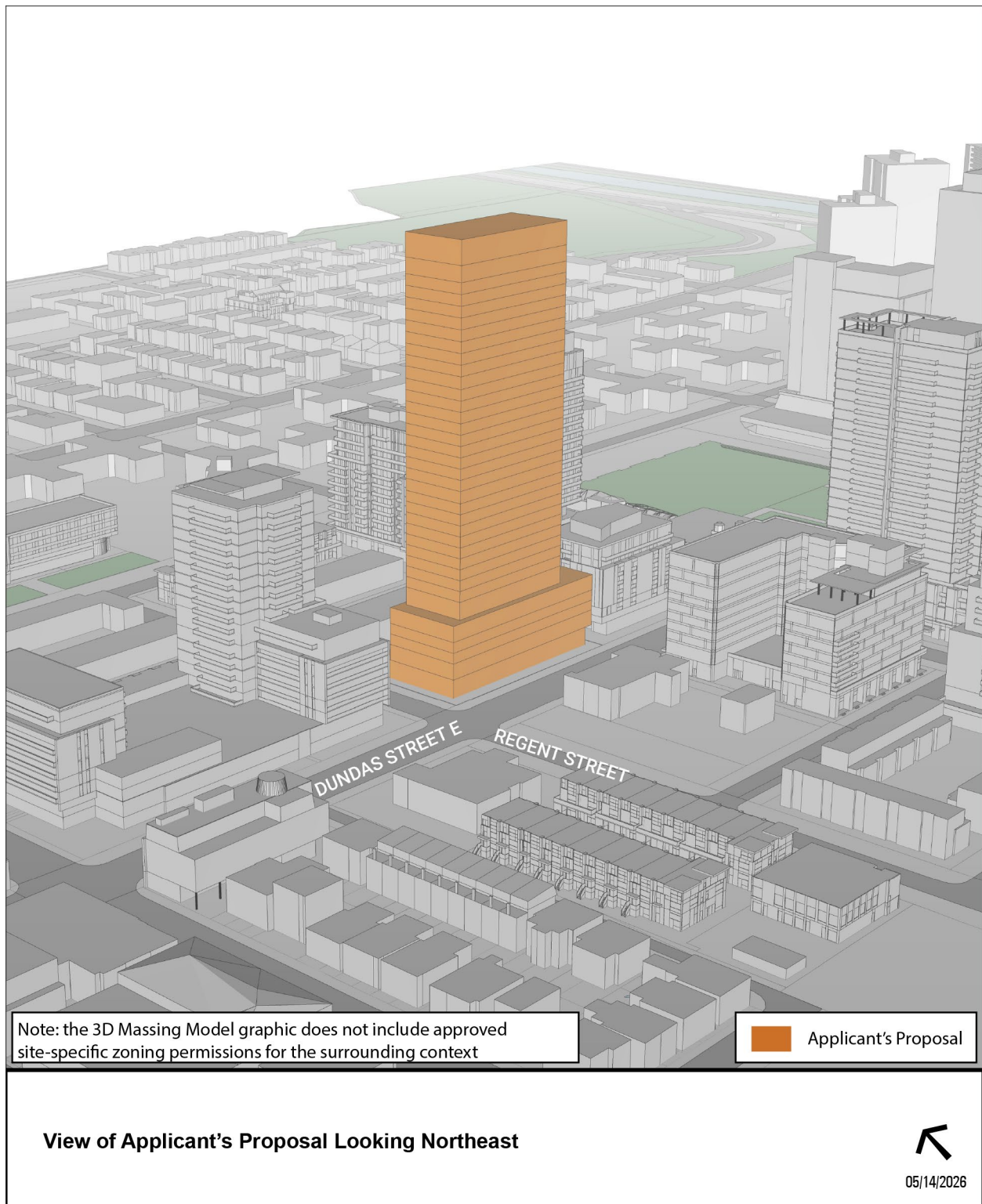


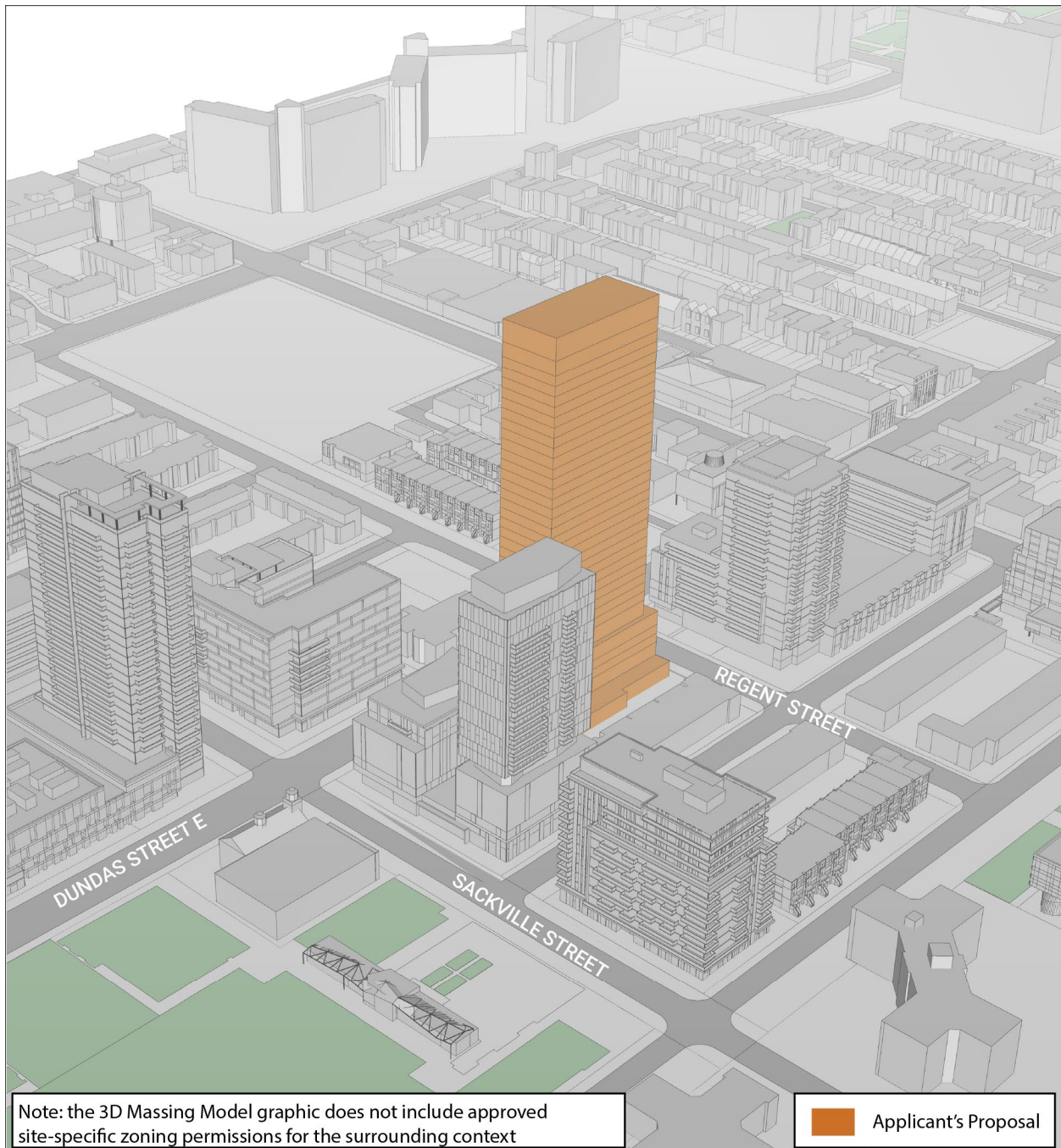
East Elevation



North Elevation

Attachment 8: 3D Massing Model





View of Applicant's Proposal Looking Southwest



05/14/2026