

181 to 195 Dundas Street West and 63 Centre Avenue – Official Plan and Zoning By-law Amendment Applications – Decision Report - Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Numbers: 22 204655 STE 10 OZ and 26 122438 STE 10 OZ

SUMMARY

This report recommends approval of the applications to amend the Official Plan and Zoning By-law to permit a 41-storey mixed use building with retail at-grade, non-residential uses on floors 2 to 20, and 135 residential units above.

The Official Plan Amendment is required to permit the proposed development to be visible behind the silhouette at the west side of City Hall's West Tower, as protected in the City's Official Plan view policies.

The proposed Official Plan and Zoning By-law Amendment applications are consistent with the Provincial Planning Statement (2024), conform to the City's Official Plan, and represent appropriate intensification that is compatible with the existing and planned context.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 181 to 195 Dundas Street West and 63 Centre Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 181 to 195 Dundas Street West and 63 Centre Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The site is rectangular and has an area of approximately 1,235 square metres. It has a frontage of 36 metres along Dundas Street West and 33 metres along Centre Avenue. See Attachment 2 for the Location Map.

Surrounding Uses

North: On the north side of Dundas Street West, 25-storey office building and 6-storey parking garage.

South: 26-storey mixed-use building and a 11-storey institutional building (Ontario Court of Justice).

East: Row of two- and three-storey buildings with retail uses at grade and residential uses above.

West: On the west side of Centre Avenue, row of two- and three-storey buildings also with retail at grade and residential above, and a five-storey non-residential building at the southeast corner of University Avenue and Dundas Street West.

THE PROPOSAL

Description

A 41-storey (149 metres including mechanical penthouse) mixed-use building, comprised of a six-storey base building and tower above. The proposal includes two levels of underground space for parking and building-related uses.

Density

The proposal has a density of 19.65 times the area of the lot.

Residential Component

135 residential units, consisting of 34 studio (25%), 52 one-bedroom (39%), 24 two-bedroom (17%), and 25 three-bedroom units (19%).

Non-Residential Component

13,592 square metres of non-residential floor area, including 133 square metres of retail on the ground floor and 13,459 square metres of non-residential space on floors 2 to 20.

Access, Parking and Loading

Pedestrian access to the retail spaces are proposed from Dundas Street West, and to the residential and non-residential lobbies, pedestrian access is proposed from Centre Avenue. 55 vehicular parking spaces are proposed, with 52 residential parking spaces and 3 visitor parking spaces. Three loading spaces are proposed, including one Type G, one Type B, and one Type C. Access to the covered loading spaces and the underground parking garage is proposed off Centre Avenue. A total of 200 bicycle parking spaces are proposed (151 long term and 49 short term).

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, ground floor 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/63CentreAve.

Reasons for Application

An Official Plan Amendment is required to permit the development to be visible behind the silhouette of City Hall.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: height; setbacks, stepbacks and density, among other matters.

APPLICATION BACKGROUND

A pre-application meeting was held in October 2019. The Zoning By-law Amendment application was submitted on September 16, 2022 and deemed complete on October

12, 2022. The Official Plan Amendment application was submitted on February 27, 2026 and deemed complete on March 10, 2026.

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 appropriate Official Plan and 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 within the Downtown and Central Waterfront, and Land Use Map 18 designates the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

The Official Plan protects the silhouette of City Hall when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square as identified on Official Plan Maps 7a and 7b, Official Plan Policies 3.1.6.44 and 3.1.6.45, and described in Schedule 4 of the Official Plan.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA). It is within 200 metres of the centre point of the delineated St Patrick Station associated with SASP 610 in Chapter 8 of the Official Plan. Map 2 of the SASP identifies this site as having a minimum required Floor Space Index (FSI) of 3.0.

The area is planned for a minimum population and employment target of 1,500 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

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

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

Downtown Plan

The site is within the Downtown Secondary Plan and is designated Mixed Use Areas 1 - Growth. The Dundas Street frontage of the site is located along a Priority Retail Street. See Attachment 4 for the Secondary Plan Map.

Zoning

The site is zoned Commercial Residential (CR 4.0 (c2.0; r4.0) SS1 (x1712)) under Zoning By-law 569-2013, with a height limit of 30 metres. The CR zoning category permits a wide range of residential, commercial, recreational and institutional uses. Please see Attachment 5 for the Zoning By-law map for the site.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

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

A Virtual Community Consultation Meeting was hosted by City staff on December 6, 2023. Approximately 8 members of the public attended, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- heritage considerations (retaining buildings or including some form of recognition) as the site represents some of the last original built form existing in the neighbourhood formerly known as the Ward; and
- construction related concerns such as excessive noise and dust, impacts on foundations of adjacent properties and construction timelines.

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

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 Policy 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 have reviewed the current proposal and find it consistent with the PPS (2024).

Land Use

The proposed mix of uses including retail, non-residential and residential complies with the use permissions within the Mixed Use Areas designation in the Official Plan. The proposal includes 19 storeys of non-residential uses, which supports the Official Plan and Downtown Plan's direction for a broad mix of uses within Mixed Use Areas.

Built Form

The proposed building includes a six-storey base building and tower above. The six-storey base building aligns with the existing streetwall character along Dundas Street,

ranging from two to five storey buildings and institutional buildings. The overall building height at 41-storeys is appropriate for the existing and planned context of the area.

Along the Dundas Street West frontage, the base building is set back 3 metres from the north property line on the ground floor, providing a curb-to-building face distance of 6 metres. The building cantilevers above on levels 2 to 6, with a zero metre setback provided, increasing to a 2.3 metre stepback provided on levels 7 to 9. A zero metre setback is provided on levels 10 to 20 and a 2 metre inset on the northwest corner starting on level 21.

To the west property line, a zero setback is proposed for the six storey base building. A stepback of 2.3 metres is proposed on levels 7 to 9, zero metres on levels 10 to 20, and a stepback of 1.8 metres starting on level 21. To the south, a rear stepback of 7.5 metres is proposed from levels 7 to 20, and a stepback of 10 metres starting from level 21. To the east, the base building provides a setback of zero from levels one to six, with a stepback of 10 metres starting on level 7, which continues for the remainder of the tower.

Staff are satisfied that the proposed built form and massing (including height and setbacks/stepbacks) are appropriate for this site.

City Hall View Corridor

The Official Plan identifies views from the public realm to certain prominent buildings and structures, including the view of new City Hall. Policies seek to prevent any further intrusions visible above and behind the building silhouette, and to protect the view to the building from any further obstruction. The view of the silhouette of City Hall is protected when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square. The view of City Hall includes the east and west towers, the council chamber and podium of City Hall and the silhouette of these features.

The applicant's view study analysis demonstrates that the proposed development will be visible behind the silhouette of City Hall's west tower when viewed from the eastern portion of Nathan Phillips Square and Queen Street, nearing Bay Street. The proposed building will not project above the silhouette of the City Hall towers. The impact on the protected silhouette is minimal, is not considered sufficient to undermine the visual prominence of City Hall, and the silhouette of the west tower of City Hall will remain legible. Moving west along Nathan Phillips Square, the proposed building is viewed separately from City Hall and no longer has an impact on the protected view.

In order to ensure that the impacts remain minimal, the following site-specific policies are proposed in the Official Plan Amendment:

- limit this further intrusion to the view from the east edge of the east half of Nathan Phillips Square along Queen Street West;

- ensure the legibility of the West Tower silhouette remains visually prominent as part of the City Hall view; and
- mitigate visual impacts through measures, including articulation of the building and materiality selection to ensure the development's built form appears distinct from and subordinate to City Hall.

Wind Impacts

A Pedestrian Level Wind Study and addendum for the proposed building indicates that all areas at grade will be suitable for pedestrian use throughout the year. For the proposed terrace areas, wind conditions are generally acceptable for their intended passive use. The level 7 terrace is expected to be comfortable for sitting during the summer and suitable for standing during the spring and fall, while higher-level terraces (levels 21 and 41) are generally suitable for standing or walking throughout these seasons. Although elevated wind speeds are anticipated during the winter months, these conditions are considered acceptable given the limited seasonal use of outdoor amenity spaces. Mitigation measures are recommended, including tall railings (minimum height of 2 metres) around terrace perimeters, windscreens, and/or landscape features across the terraces. Staff are satisfied with the assessment, conclusions and recommendations contained within the study.

Public Realm

On the ground floor, the building is proposed to be setback 3 metres from the north property line, resulting in a minimum distance of 6 metres from building face to curb along Dundas Street West. The building is proposed to be along the west property line, resulting in a minimum distance of 6.1 metres from building face to curb along Centre Avenue. The proposal includes a minimum pedestrian clearway of 3 metres along Dundas Street West and 4 metres along Centre Avenue. Pedestrian access to the residential entrance is provided from Centre Avenue, while two retail units front onto Dundas Street West. Overall, the proposed development provides adequate pedestrian space and supports an active street frontage along Dundas Street West.

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 mixed-use development, with a unit mix that meets the intent of the Growing Up Guidelines.

Heritage Conservation

Heritage staff have reviewed the Heritage Impact Assessment (HIA) and Cultural Heritage Evaluation Report submitted with the application. These were submitted as the properties had been nominated by the community for inclusion on the City's Heritage Register. While the properties were not candidates for designation due to limited

integrity, a Commemoration Plan to appropriately commemorate the history of the properties in relation to the area formerly known as The Ward is requested.

Tree Preservation

There are currently no City trees or private trees on the site. The proposal includes two street trees along Centre Avenue and zero along Dundas Street West due to utility conflicts. Urban Forestry staff have reviewed the proposed landscape plan and have identified the opportunity for one additional street tree along Centre Avenue.

Parkland

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.

Traffic Impact, Access, Parking

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Areas. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

Transportation Review staff have reviewed the Transportation Impact Study, Addendum, and associated plans. The proposed vehicular and bicycle parking spaces, along with the loading space supply and configuration, are acceptable.

Servicing

Development Review staff have reviewed the submitted materials and have identified several outstanding items for review. Staff are recommending that the Zoning By-law be subject to a holding provision, further outlined below.

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 Zoning By-law include:

- A revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system

(municipal infrastructure) 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 accepted and satisfactory require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report are constructed and operational, all to the satisfaction to 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.

Conclusion

The proposed Official Plan and Zoning By-law Amendment applications are consistent with the Provincial Planning Statement (2024) and conform to the Official Plan. The proposal represents an appropriate level of intensification within a Mixed-Use Area and a built form that is in keeping with the existing and planned context of the area.

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 Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Ground Floor Plan
- Attachment 10: North Elevation
- Attachment 11: East Elevation
- Attachment 12: South Elevation
- Attachment 13: West Elevation
- Attachment 14: 3D Massing Model Looking Southeast
- Attachment 15: 3D Massing Model Looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 191-195 DUNDAS ST W, 63 CENTRE AVE
Date Received: September 16, 2022
Application Number: 22 204655 STE 10 OZ and
26 122438 STE 10 OZ
Application Type: OPA and Rezoning
Project Description: Applications to amend the Official Plan and Zoning By-law to permit a 41-storey mixed use building, containing retail at-grade, non-residential space between floors 2 to 20, and 135 residential units above.

Applicant	Agent	Architect	Owner
SCOTT SHIELDS ARCHITECTS INC	WND	SCOTT SHIELDS ARCHITECTS INC	DUNDAS CENTRE HOLDINGS LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan
Zoning:	CR4.0 (c2.0; r4.0) SS1 (x1712; x1319)	Heritage Designation:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,234	Frontage (m):	37	Depth (m):	34
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			325	325
Residential GFA (sq m):			9,693	9,693
Non-Residential GFA (sq m):	1,541		14,300	14,300
Total GFA (sq m):	1,541		23,993	23,993
Height - Storeys:	2		41	41
Height - Metres:			143	143

Lot Coverage Ratio (%)	26.33	Floor Space Index:	19.44
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	9,693	
Retail GFA:	130	
Non-Residential GFA:	14,170	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			135	135
Other:				
Total Units:			135	135

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		34	52	24	25
Total Units:		34	52	24	25

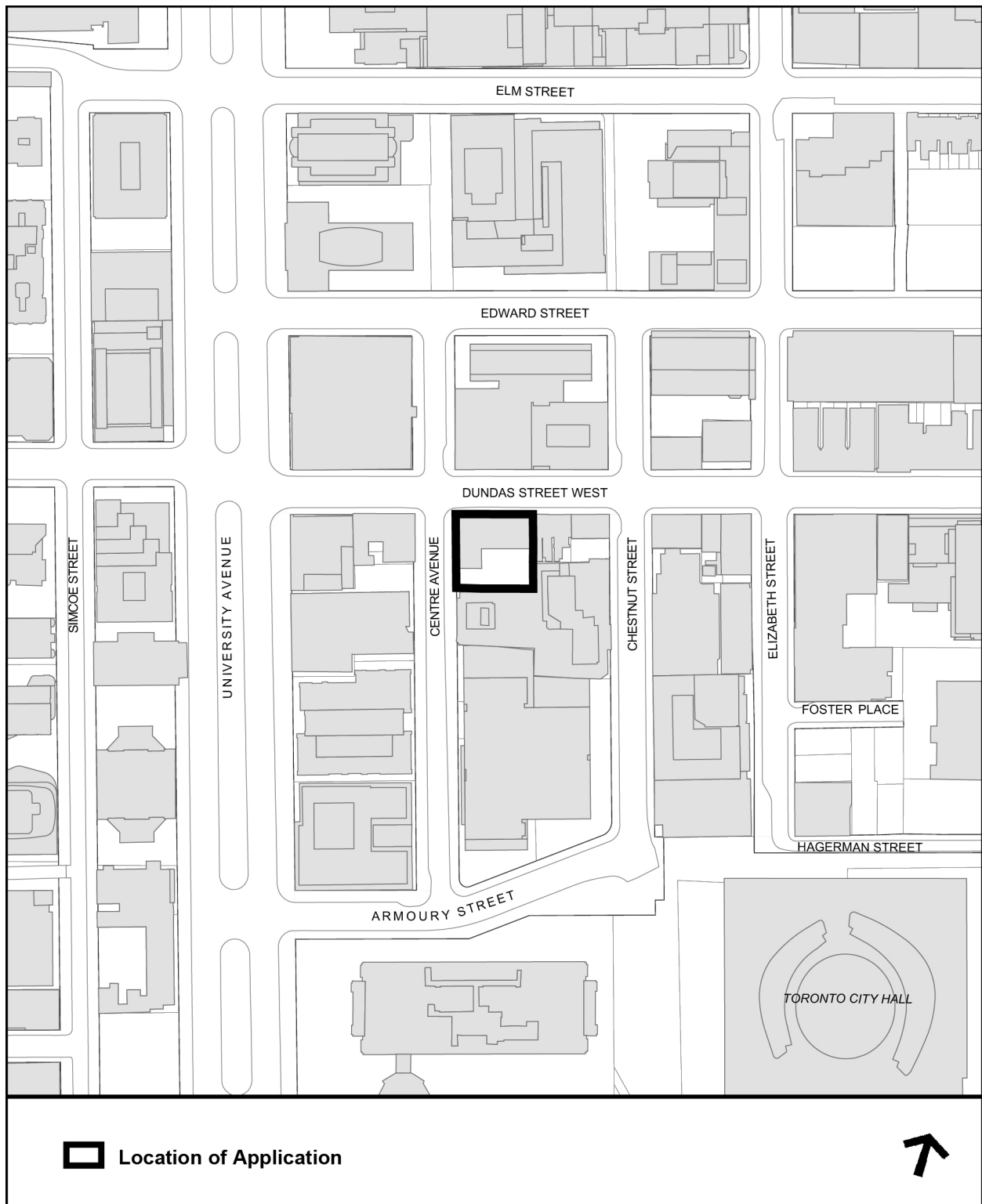
Parking and Loading

Parking Spaces:	55	Bicycle Parking Spaces:	200	Loading Docks:	3
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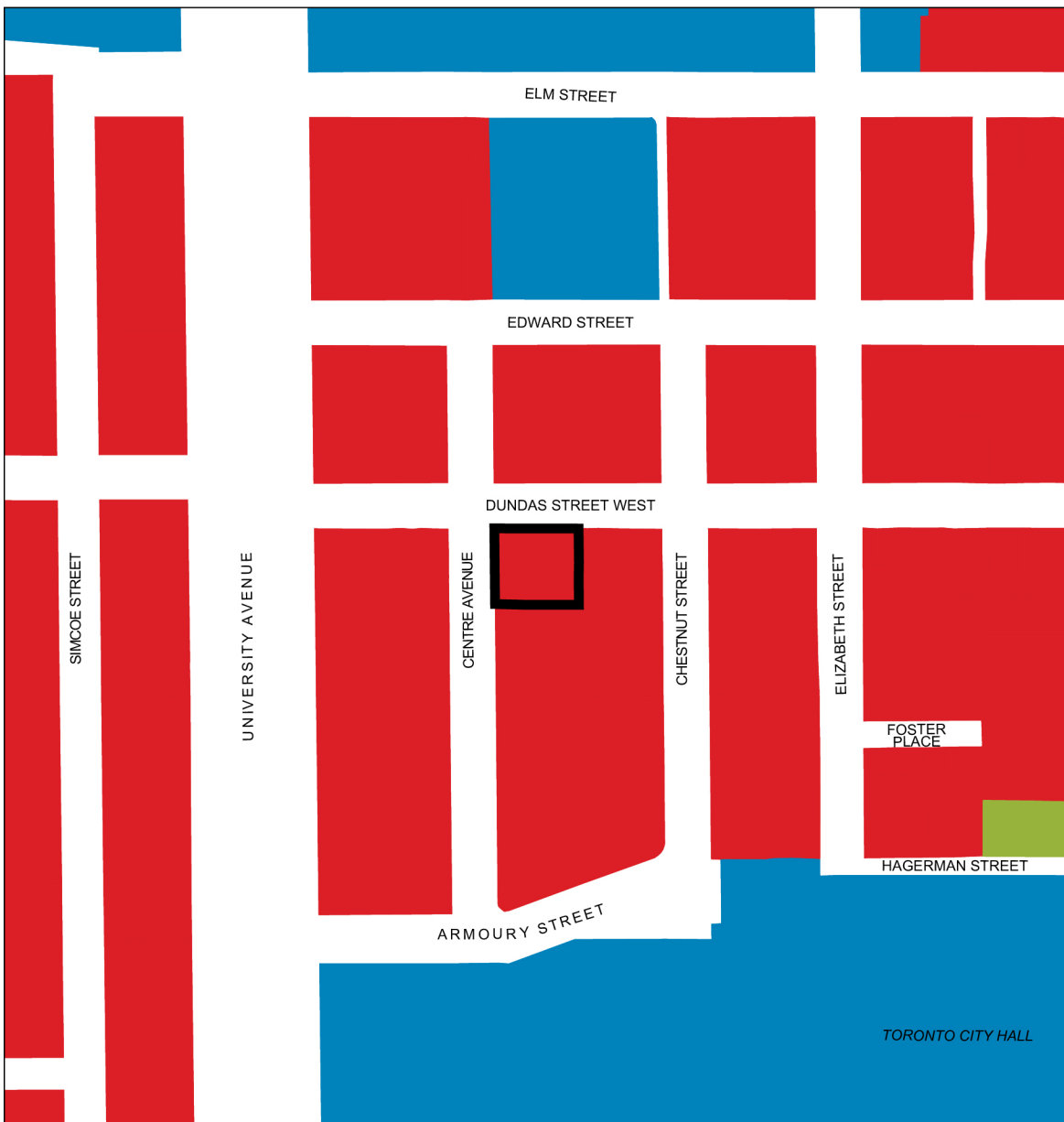
CONTACT:

Patricia Cho, Community Planner
416-338-6697
Patricia.Cho2@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

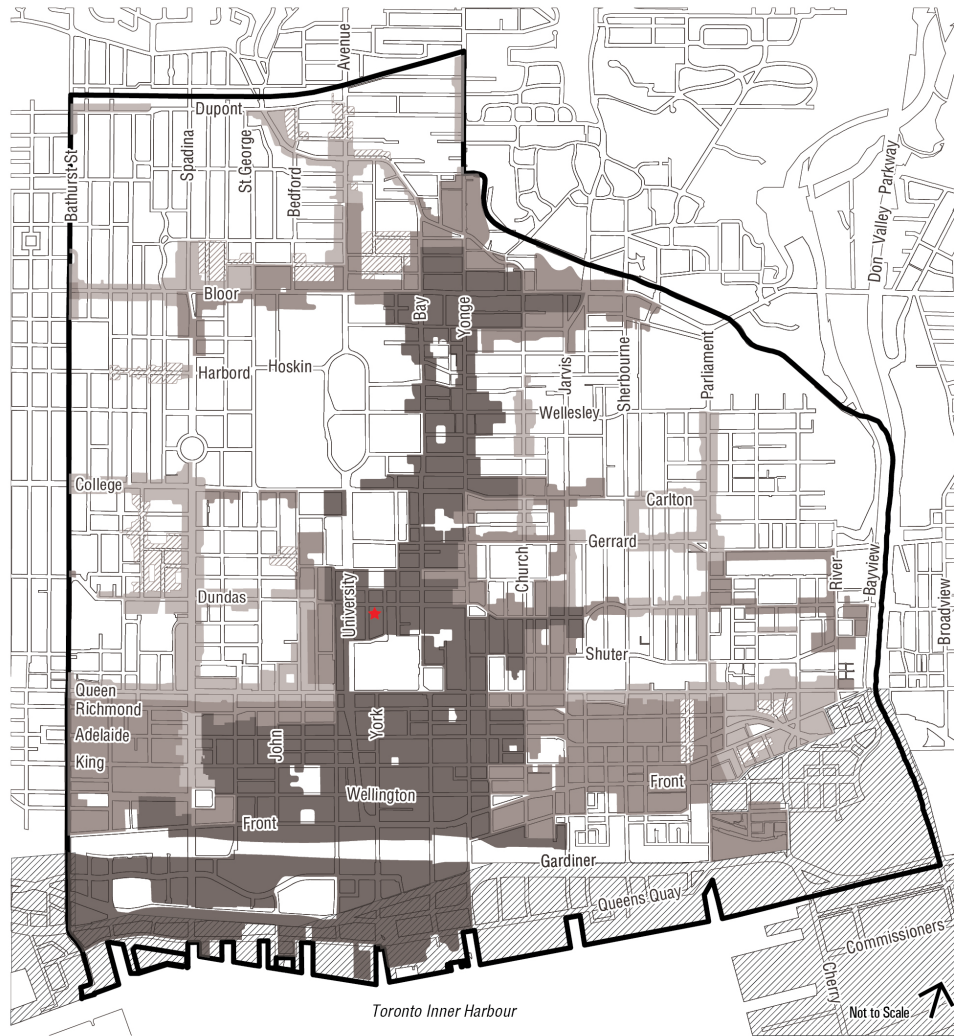
181-195 Dundas Street West & 63 Centre Avenue

File # 22 204655 STE 10 02



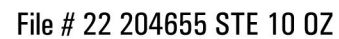
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Attachment 4: Downtown Plan Map



Downtown Plan MAP 41-3 Mixed Use Areas



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Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council
[ITEM], as adopted by City of Toronto Council on
[DATE], 20~~

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt Amendment 954
to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2025, as
181, 183, 185, 187, 189, 191, 195 Dundas Street West and 63 Centre Avenue.

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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

The attached Amendment 954 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on XX, 2025.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 954 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 181, 183, 185, 187, 189, 191 AND 195 DUNDAS STREET WEST AND 63 CENTRE AVENUE

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

Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:

181-195 Dundas Street West and 63 Centre Avenue

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 944 for the lands known municipally in 2025 as 181, 183, 185, 187, 189, 191 and 195 Dundas Street West and 63 Centre Avenue as follows:

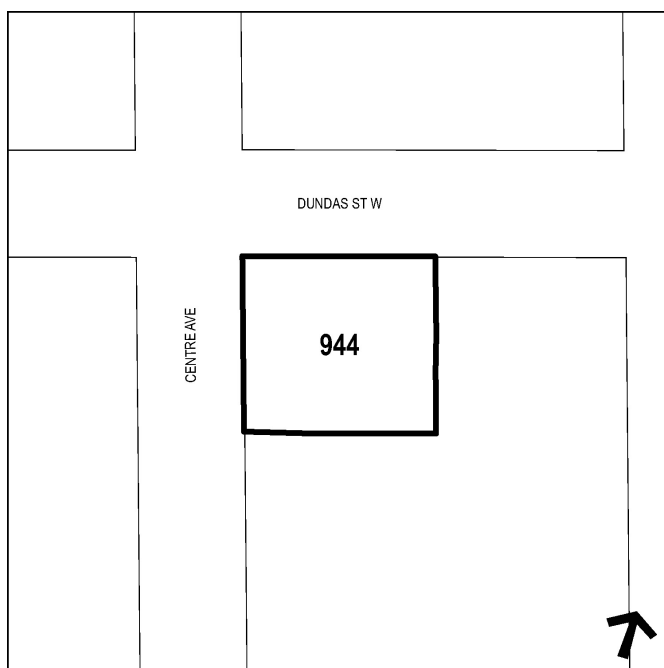
“944. 181-195 Dundas Street West and 63 Centre Avenue

a) Development may be visible behind the silhouette at the west side of City Hall's West Tower, provided:

i. This further intrusion is limited to the view from the east edge of the east half of Nathan Phillips Square along Queen Street West;

ii. the legibility of the West Tower silhouette remains visually prominent as part of the City Hall view; and

iii. visual impacts are mitigated through measures, including articulation of the building and materiality selection, to ensure the development's built form appears distinct from and subordinate to City Hall.”

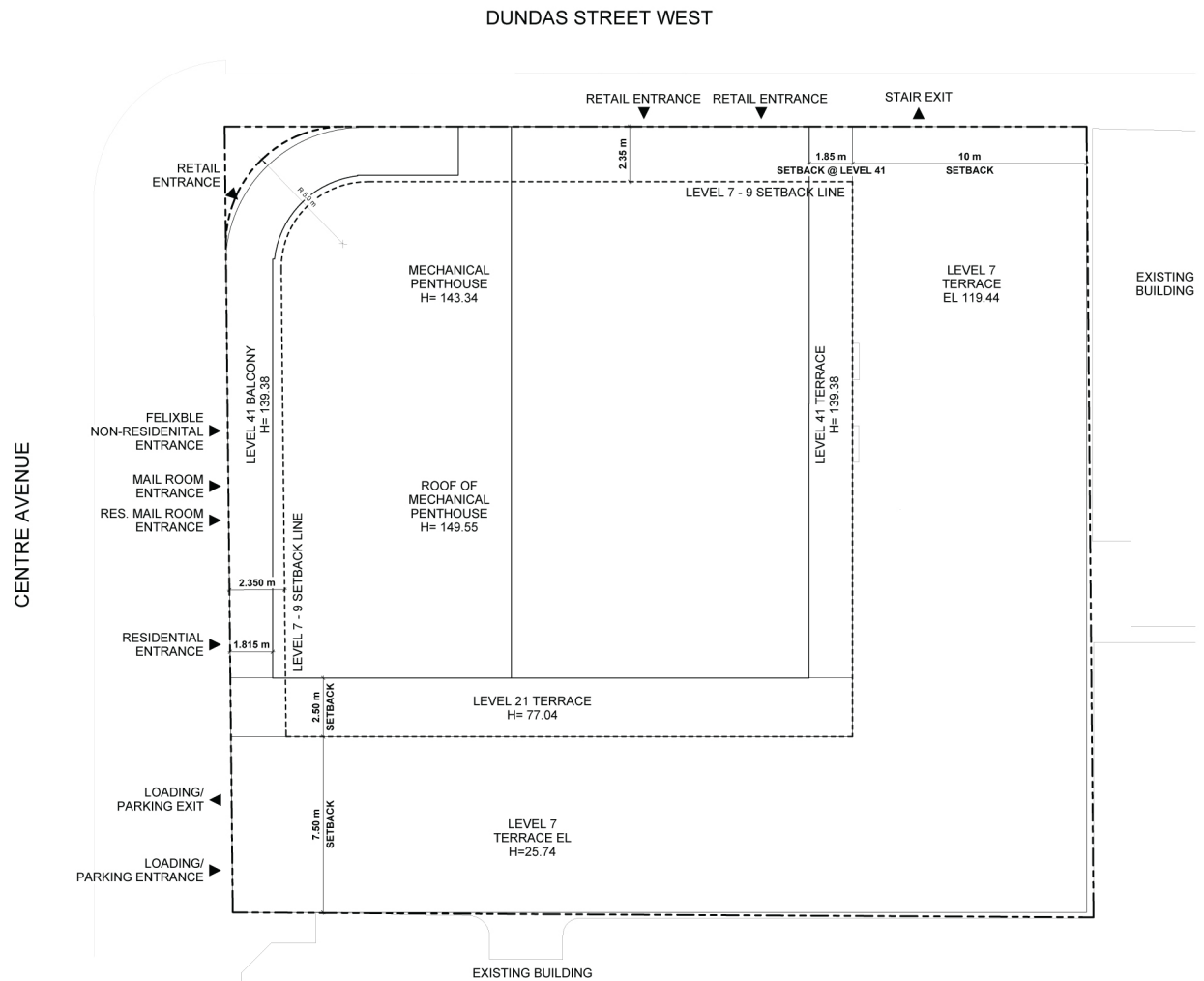


Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 181, 183, 185, 187, 189, 191 and 195 Dundas Street West and 63 Centre Avenue shown on the map above as Site and Area Specific Policy No. 944.

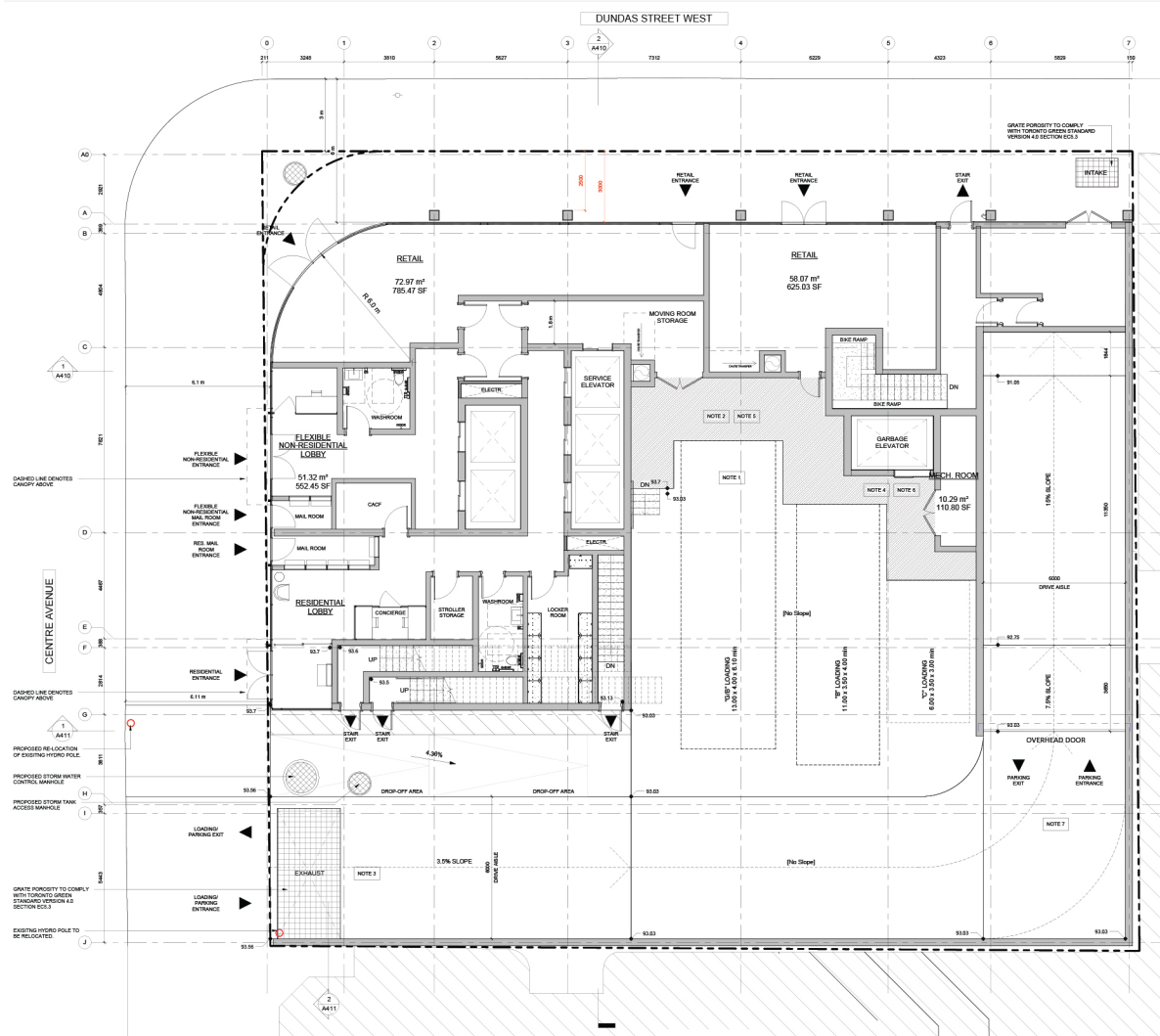
Attachment 7: Draft Zoning By-law Amendment

This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting.

Attachment 8: Site Plan

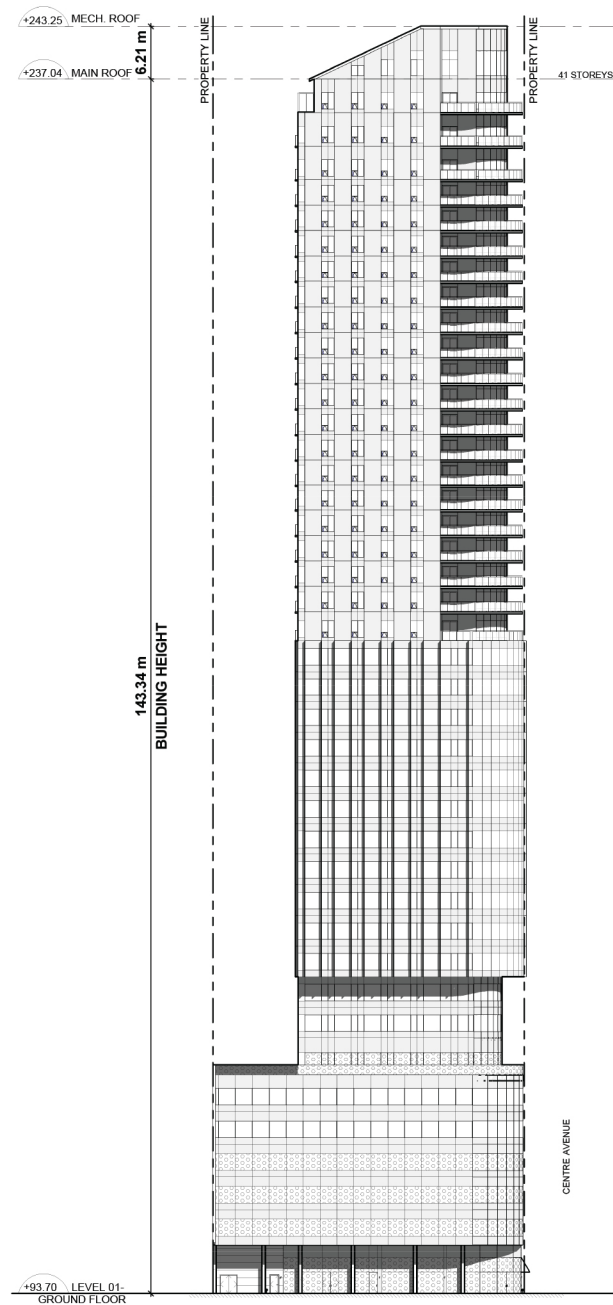


Site Plan 



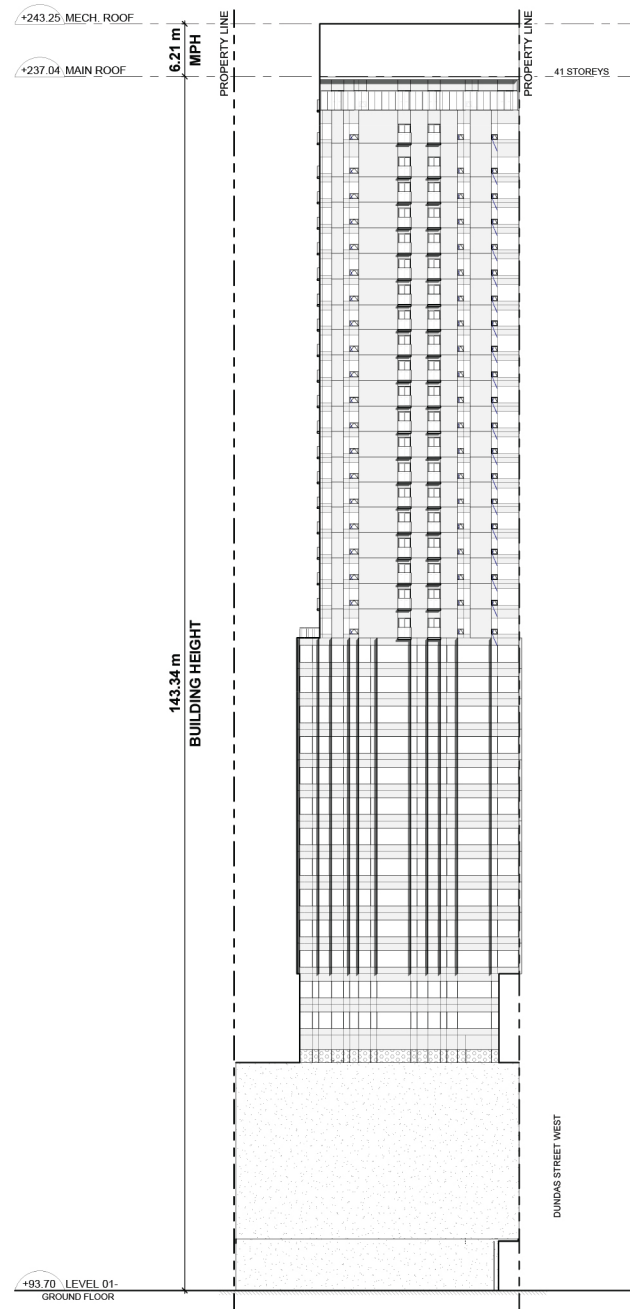
Ground Floor Plan

Attachment 10: North Elevation



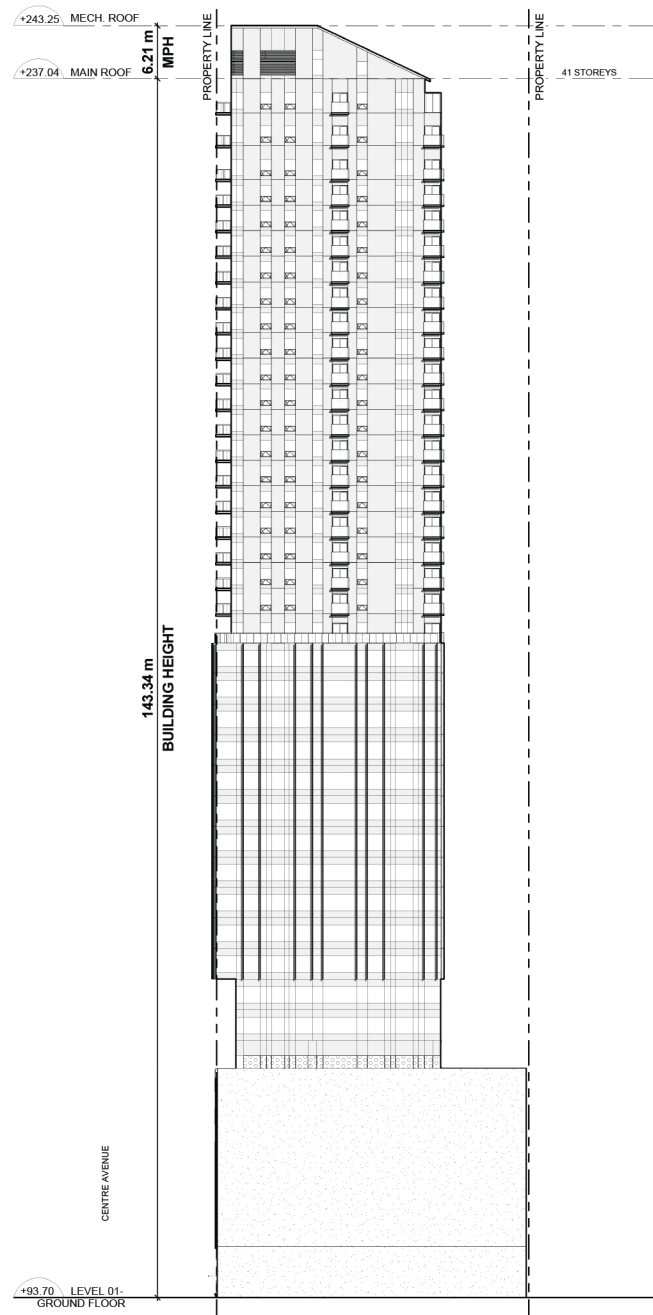
North Elevation

Attachment 11: East Elevation



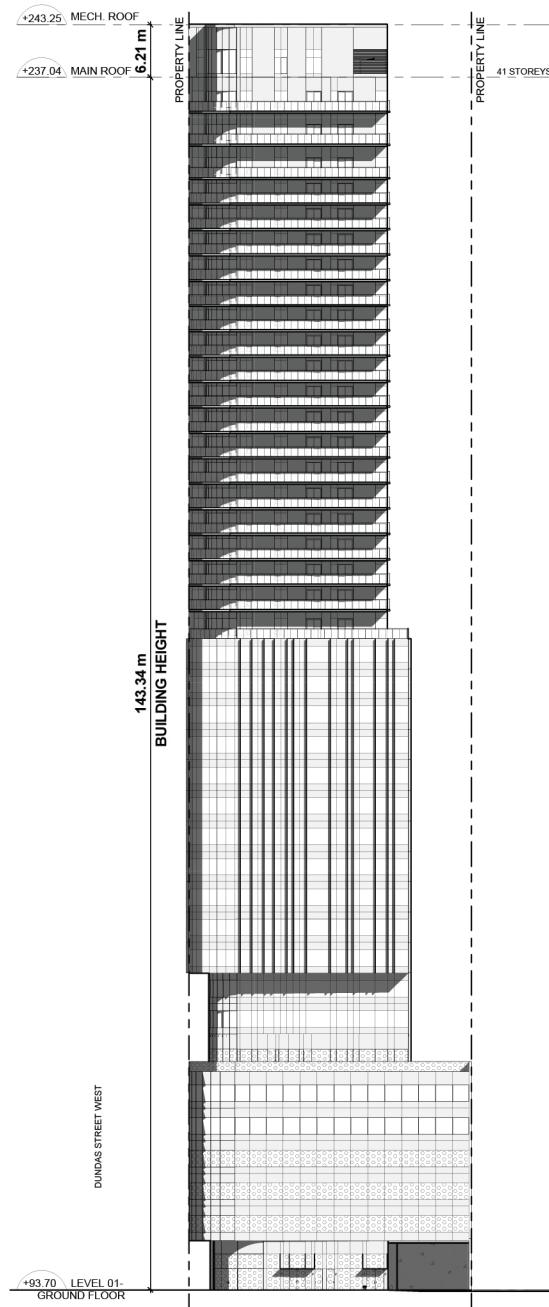
East Elevation

Attachment 12: South Elevation



South Elevation

Attachment 13: West Elevation



West Elevation

Attachment 14: 3D Massing Model Looking Southeast



View of Applicant's Proposal Looking Southeast



06/19/2026

Attachment 15: 3D Massing Model Looking Southwest

