

City Council

Notice of Motion

MM28.26	ACTION			Ward: 9
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Re-Opening and Amending Item 2025.TE19.2 - 450 Dufferin Street - Official Plan and Zoning By-law Amendments - Decision Report - Approval - by Councillor Alejandra Bravo, seconded by Deputy Mayor Ausma Malik

** Notice of this Motion has been given.*

**This Motion is subject to a re-opening of Item 2025.TE19.2 only as it pertains to Part 2 of the decision. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Alejandra Bravo, seconded by Deputy Mayor Ausma Malik, recommends that City Council adopt the following recommendations in the report (March 5, 2025) from the Executive Director, Development Review:

1. City Council amend its previous decision on Item 2025.TE19.2 by:
 - a. Amending Part 2 by deleting the words “Attachment 6 to the report (December 18, 2024) from the Director, Community Planning, Toronto and East York District” and replacing them with the words “Attachment 1 to the report (March 5, 2025) from the Executive Director, Development Review” so that Part 2 now reads as follows:
 2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands municipally known as 450 Dufferin Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to the report (March 5, 2025) from the Executive Director, Development Review.
2. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to the draft Zoning By-law attached as Attachment 1 to the report (March 5, 2025) from the Executive Director, Development Review.

Summary

Since the approval for 450 Dufferin St was adopted by Council on February 5, 2025 (Item 2025.TE19.2), the applicant has proposed revisions to the proposal, which staff are supporting through a Supplementary Report to advance the change. The revisions involve enclosing the rear access aisle and loading area, and adding a provision in the Zoning By-law to permit the projection of cooling towers beyond the maximum permitted height of the building.

A half enclosure to the access aisle and loading area was originally proposed, but to help further mitigate neighbourhood concerns, the applicant is providing the full enclosure to further

screen these service areas.

REQUIRES RE-OPENING:

Requires a re-opening of Item 2025.TE19.2 (February 5, 2025, Council Meeting), only as it pertains to Part 2 of the decision.

Background Information (City Council)

Member Motion MM28.26

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253874.pdf>)

(March 5, 2025) Report and Attachments 2 to 4 from the Executive Director, Development Review on 450 Dufferin Street - Official Plan and Zoning By-law Amendments - Supplementary Report

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253876.pdf>)

Attachment 1 - Draft Zoning By-law Amendment

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253875.pdf>)