

## **450 Dufferin Street – Official Plan and Zoning By-law Amendments – Supplementary Report**

Date: March 5, 2025

To: City Council

From: Executive Director, Development Review Division

Ward: 9 - Davenport

**Planning Application Numbers:** 22 236510 STE 09 OZ and 24 2189714 STE 09 OZ

### **SUMMARY**

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Community Planning recommended approval of the application to amend the Official Plan and Zoning By-law at 450 Dufferin Street to Toronto and East York Community Council at its meeting of January 14, 2025, as Item TE19.2. The application was adopted at City Council on February 5, 2025.

The applicant, in consultation with City Staff, has proposed revisions to its application which would require amendments to the Council-endorsed Zoning By-law Amendment. The revised proposal maintains an 18 storey mixed use building, containing 175 purpose-built rental residential units, including 6 affordable rental housing units. A total of 12,757 square metres of gross floor area is proposed, including 364 square metres of non-residential space on the ground floor. The only revisions proposed are to the building setbacks to accommodate an enclosed loading area and drive aisle, and permission for additional projection of cooling towers above the maximum permitted building height.

This report summarizes the consideration of these proposed amendments by staff.

### **RECOMMENDATIONS**

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The Executive Director, Development Review Division recommends that City Council amend the previous decision on TE19.2 by:

1. 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 this report” so that Part 2 now reads as follows:

- a) 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 this report.

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.

## **FINANCIAL IMPACT**

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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 Chief Financial Officer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **APPLICATION BACKGROUND**

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### **Council Adopted Proposal**

The proposal adopted by City Council included a 18 storey mixed use building with a 3 storey base building, consisting of 175 purpose-built rental residential units, including 6 affordable rental housing units. A total of 12,554 square metres of gross floor area was proposed, of which 364 square metres of non-residential gross floor area was located on the ground floor. The development would provide 37 vehicular parking spaces and 194 bicycle parking spaces. The primary vehicular access and enclosed loading space for the building is via a drive aisle from Alma Avenue at the southwest corner of the site.

### **Revised Proposal**

The revised application proposes to extend the enclosed loading space over the drive aisle and shifts the entrance of the building closer to Alma Avenue. The green roof proposed above the enclosed loading area will also be extended to its full length along the western property line of the site. A cantilever over the building's garage door entrance is proposed, as well as a recessed west wall to allow for a potential daylight triangle around the southwest corner of the site should the street network (Alma Avenue) be extended northwards to connect with Florence Street. The revised Zoning By-law Amendment amends the maximum permitted height and building setbacks in Diagram 4. A site plan, elevations, and three-dimensional massing view reflecting the revised proposal are attached as Attachments 2, 3, and 4 to this report.

Additionally, the applicant is proposing a minor amendment to the Zoning By-law Amendment under provision 6(D) to permit the projection of cooling towers located on the mechanical penthouse beyond the maximum permitted building height.

The revisions made to the application are reflected in the revised draft Zoning By-law Amendment (Attachment 1).

## **COMMENTS**

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Staff support the fully enclosed loading area and drive aisle to provide additional screening for visibility, noise, and odour of the loading area. Staff and the applicant will explore introducing a green wall and daylight triangle at the southwest corner of the site during the site plan process.

Staff are also supportive of the change to amend the Zoning By-law Amendment to allow for the additional height projection of cooling towers.

## **CONTACT**

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Doris Ho, MCIP, RPP  
Planner, Community Planning  
Tel. No. 416-338-1264  
E-mail: [Doris.Ho@toronto.ca](mailto:Doris.Ho@toronto.ca)

## **SIGNATURE**

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Valesa Faria  
Executive Director  
Development Review Division

## **ATTACHMENTS**

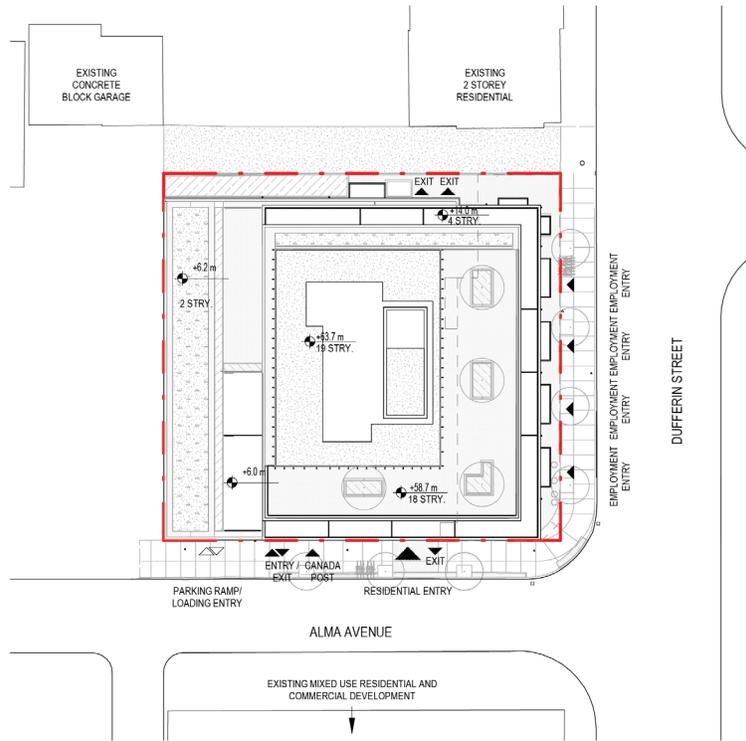
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Attachment 1: Draft Zoning By-law Amendment  
Attachment 2: Site Plan  
Attachment 3: Elevations (2)  
Attachment 4: 3D Massing Model

## **Attachment 1: Draft Zoning By-law Amendment**

Please see attached as a separate document.

# Attachment 2: Site Plan



Site Plan



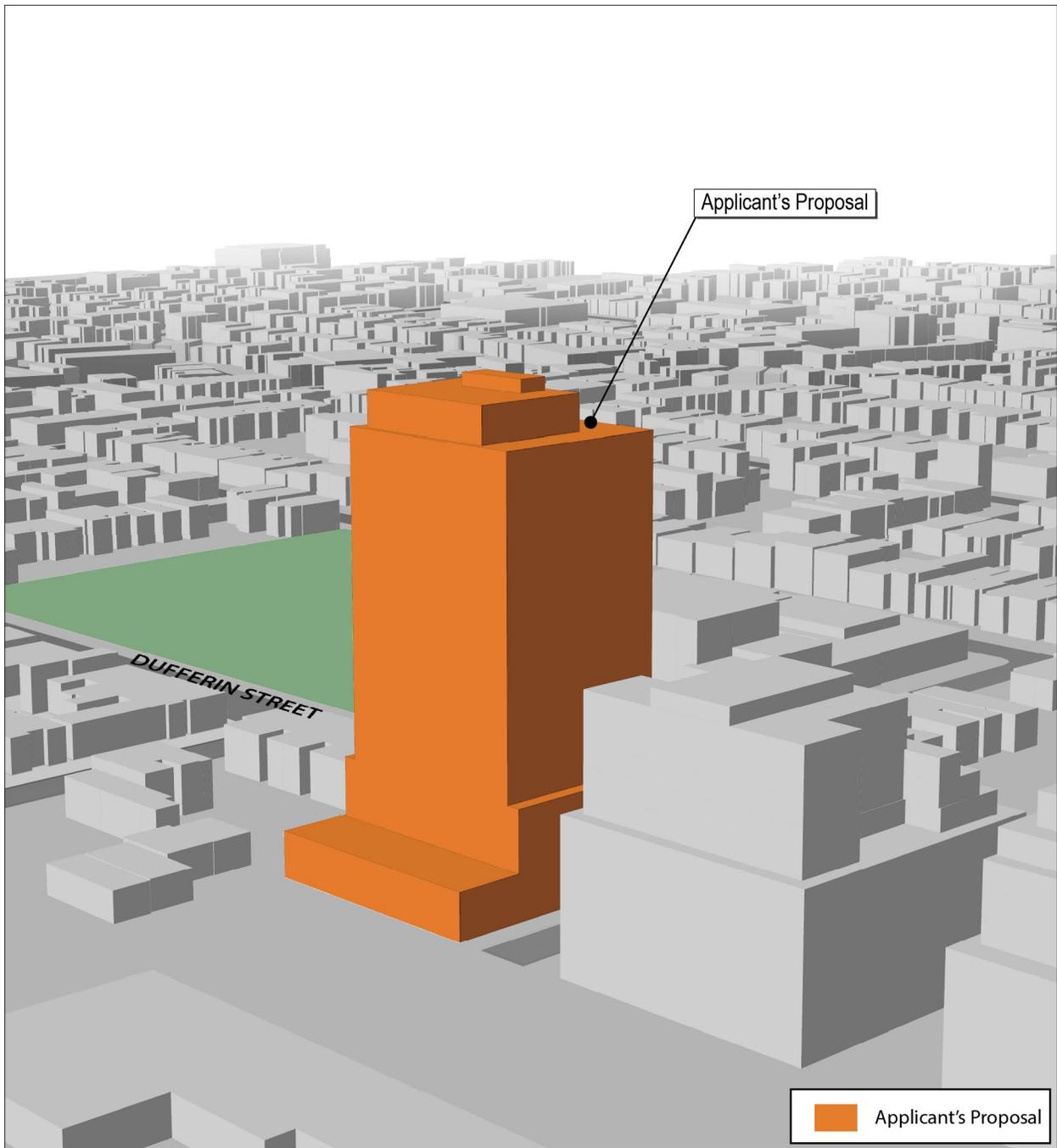


# Attachment 3: Elevation (2 of 2)



South Elevation

# Attachment 4: 3D Massing Model



View of Applicant's Proposal Looking Northeast



03/05/2025