

340-376R Dufferin Street and 2 Melbourne Avenue – Official Plan and Zoning By-law Amendment – Decision Report - Approval

Date: June 18, 2025

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 22 198105 STE 04 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit three mixed use buildings with heights of 29, 26, and 9 storeys with 768 residential units, that conserves the designated heritage properties at 358-360 Dufferin Street (including the building at 350 Dufferin Street). A total of 49,173 square metres of gross floor area is proposed, including 46,713 square metres of residential space, 2,460 square metres of non-residential space, and 95 square metres for a greenhouse and community garden. A new mid-block connection is also provided with 2,778 square metres of privately-owned publicly accessible space (POPS). The POPS will serve as a central courtyard accessible from Dufferin Street, Melbourne Avenue and Milky Way Lane. A total of 208 vehicular parking spaces and 868 bicycle parking spaces are proposed.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. Staff recommend approval of the application to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 340-376R Dufferin Street and 2 Melbourne Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment No. 5 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 340-376R Dufferin Street and 2 Melbourne Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 6 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.

4. City Council request that the Owner make reasonable commercial efforts to identify, in consultation with the General Manager, Parks and Recreation, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:

- a. is accessible to the area where the development site is located;
- b. is a good physical substitute for any on-site parkland dedication;
- c. is free and clear, above and below grade, of all easements, encumbrances, and encroachments;
- d. is in an acceptable environmental condition; and
- e. the value of the off-site parkland dedication shall not exceed the estimated value of the on-site parkland dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent;

all to the satisfaction of the General Manager, Parks and Recreation.

5. Should the General Manager, Parks and Recreation, and Owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:

- a. in the event that the value of off-site parkland dedication is less than the value of the on-site parkland dedication, the Owner shall pay cash-in-lieu of parkland for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
- b. in the event that the Owner is unable to provide a substituted off-site parkland dedication to the City, the Owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu prior to the issuance of first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code.

6. Should a substituted off-site parkland dedication be accepted by the City, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development

in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. 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 340-376R Dufferin Street and 2 Melbourne Avenue 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.

DECISION HISTORY

On December 17 and 18, 2024, City Council adopted Item PH17.16 Notice of Intention to designate the properties at 358-360 Dufferin Street (including structure address at 350 Dufferin Street) under Part IV, Section 29 of the Ontario Heritage Act. The Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.16>

On March 9, 2022, City Council adopted Item TE31.4 Official Plan and Zoning By-law Amendment application to modify the range of permitted employment uses on the site. The Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE31.4>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Dufferin Street, south of Queen Street West and north of Melbourne Avenue. Milky Way Lane bounds the site to the north. The site is located approximately 45 metres west of the Metrolinx rail corridor. The site is L-shaped with an area of 7,371 square metres, with a frontage of 129 metres along Dufferin Street and 39 metres along Melbourne Avenue.

Heritage Properties

The properties at 358-360 Dufferin Street, including the building at 350 Dufferin Street, are individually designated under Part IV of the *Ontario Heritage Act* By-law 87-2025 and are part of the historic Dominion Radiator Complex.

Existing Use

The site consists of a series of 1 and 2 storey former industrial buildings that are part of the former Dominion Radiator Complex, a Late-Victorian era industrial compound of factory and office buildings grouped around an open, central courtyard. The buildings have been readapted and leased to various commercial tenants and surround a central surface parking area, with access from Dufferin Street.

Surrounding Land Uses

North: 8 storey mixed use building and 3 storey Parkdale Queen West Community Health Centre

South: Low scale residential neighbourhood and Melbourne Avenue Parkette

East: 8 storey apartment buildings

West: Low scale residential neighbourhood, including listed heritage townhouses at 1-7 Melbourne Place

THE APPLICATION

Description

The proposal consists of three mixed use buildings with heights of 29 storeys (North Tower), 26 storeys (South Tower), and 9 storeys (West Mid-rise) with 768 residential units. A total of 49,173 square metres of gross floor area is proposed, including 46,713 square metres of residential space, 2,460 square metres of non-residential space, and 95 square metres for a greenhouse and community garden. A new mid-block connection is also provided with 2,778 square metres of privately-owned publicly accessible open space (POPS). The proposed POPS would serve as a central courtyard accessed from Dufferin Street, Melbourne Avenue and Milky Way Lane. See Attachment 2 for the Location Map.

The proposed buildings are summarized in the following table:

	Residential GFA (square metres)	Non-Residential GFA (square metres)	Total GFA (square metres)	Total Units
Building 1 (North Tower)	21,176	1,054	22,230	343
Building 2 (South Tower)	17,013	602	17,615	294
Building 3 (West Mid-Rise)	8,524	804	9,328	131

GFA refers to Gross Floor Area.

Density

The proposal has a density of 6.6 times the area of the lot.

Residential Dwelling Units

The proposal includes 768 dwelling units, consisting of 44 studio (5.7%), 475 one-bedroom (61.8%), 167 two-bedroom (21.7%), and 82 three-bedroom units (10.7%). The minimum unit mix will be secured in the Zoning by-law Amendment to ensure the objectives of the City's Official Plan and Growing Up Guidelines are met.

Non-Residential Component

The proposal includes 2,460 square metres of non-residential space on the ground floor, consisting of 1,965 square metres of commercial space and 495 square metres of flexible creative space that is intended to be developed in consultation with the local arts community. A 95 square metre developer-owned community greenhouse and garden will also be incorporated into the development.

Amenity Space

The proposal includes 1,640 square metres of indoor amenity (2.14 square metres per unit) and 1,513 square metres of outdoor amenity space (1.97 square metres per unit), for a combined ratio of 4.1 square metres per unit.

Access, Bicycle Parking, Vehicle Parking and Loading

Pedestrian access to Building 1 (North Tower) and Building 2 (South Tower) will be from Dufferin Street, and access to Building 3 (West Mid-rise) from Milky Way Lane through the POPS. Access to ground floor commercial uses and greenhouse is located along Dufferin Street and through the POPS.

The proposed development will have vehicular access to all three buildings from Milky Way Lane, and pedestrian accesses from Dufferin Street, Milky Way Lane, and Melbourne Avenue, including multiple access points from the internal courtyard. The proposal includes a total of 208 vehicular parking spaces, including 168 residential spaces and 40 residential visitor spaces. These spaces are located within two levels of underground parking, accessed through a parking ramp located off Milky Way Lane. Two loading spaces (combined Type B and Type C, and Type G) that serve the entire site are located on the ground floor of the Building 1 (North Tower) and accessed from Milky Way Lane. An additional Type C loading space is located on underground parking level 1.

A total of 868 bicycle parking spaces are provided, of which 700 long-term parking spaces are located on parking level 1, the first and the second floor, and 168 short-term parking spaces are located in parking level 1 and on the ground floor.

Privately-Owned Publicly Accessible Open Space (POPS)

The proposal includes a 2,778 square metres centrally located POPS courtyard that also serves as a mid-block connection through the development.

Off-site Parkland Dedication

The applicant has committed to work with staff to secure an off-site property in the vicinity of the development to fulfill the statutory Section 42 of the *Planning Act* requirement for parkland dedication.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, elevations, and three-dimensional massing 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/340DufferinSt.

Reasons for Application

The Official Plan Amendment is required to redesignate the lands from Neighbourhoods to Mixed Use Areas.

The Zoning By-law Amendment is proposed to amend Site Specific Zoning By-law 160-2022 to permit the building form, height, density, setbacks, and other performance standards. The proposed amendments to the Official Plan and Zoning By-law can be found in Attachment 5 and 6.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on April 28, 2022. The current application was submitted on August 31, 2022 and deemed complete on September 1, 2022.

In 2022, the application for an Official Plan and Zoning By-law Amendments proposed a mixed used development of two towers at 21 and 25 storeys, and two mid-rise buildings at 6 and 11 storeys linked by a series of base buildings and conserving the buildings at 358-360 Dufferin Street. The development was configured around a central privately-owned publicly accessible open space (POPS). The proposal consisted of 44,470 square metres of gross floor area, including 41,020 square metres of residential gross floor area and 3,450 square metres of non-residential gross floor area (including 1,928 square metres of flexible space) . A total of 658 residential units, 232 vehicular parking spaces and 682 bicycle parking spaces were proposed.

Staff conducted a virtual community consultation meeting for the application on March 28, 2023.

A revised application was submitted December 19, 2024 consisting of three separate buildings at 29, 26 and 11 storeys configured around a central POPS and additional conservation of existing heritage buildings.

The table below summarizes the main changes between the initial and revised submissions.

	Initial Submission (August 2022)	Revised Submission (December 2024)
Building Heights - Storeys (metres)	25 (81.5) 21 (68.75) 11 (37.85)	29 (92.2) 26 (82.8) 9 (30.7)
Total GFA (square metres)	44,470	49,173
Residential GFA (square metres)	41,020	46,713
Non-Residential GFA (square metres)	3,450	2,460
Dwelling Units	658	768
POPs/Courtyard (square metres)	2,013	2,778
Amenity Space (square metres)	1,992 indoor 1,642 outdoor	1,640 indoor 1,513 outdoor
Bike Parking	682	863
Vehicle Parking	232	228

GFA refers to Gross Floor Area.

Revisions

The current proposal incorporates numerous revisions based on feedback provided by City staff, commenting partners, and the 2023 community consultation meeting. The key revisions include:

- The proposed buildings linked by base buildings were separated into three separate buildings and reoriented;
- Additional heritage building and façade conservation and reconstruction;
- Greater building setbacks to facilitate wider sidewalks and step backs above base buildings;
- Total residential units increased from 658 units to 768 units;
- New pedestrian connections to the central POPS from Dufferin Street and Milky Way Lane;
- POPS area was increased from 2,013 square metres to 2,778 square metres;
- Total gross floor area increased from 44,470 square metres to 49,173 square metres; and
- Vehicular parking decreased from 232 to 228 parking spaces.

A second community consultation meeting was held on May 5, 2025. The community consultation is summarized in the Community Consultation section of this Report.

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Construction Management Plan
- Civil and Utilities Plan
- Energy Efficiency Report
- Environmental Site Assessment - Phase Two
- Geotechnical Study
- Toronto Green Standards Checklist
- Heritage Impact Statement
- Hydrogeological Report
- Noise and Vibration Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy Report
- Rail Proximity Review
- Functional Servicing Report
- Sun/Shadow Study
- Transportation Impact Study
- Urban Design Brief

These materials can be found at www.toronto.ca/340DufferinSt.

Agency Circulation Outcomes

The application together with the applicable reports noted above have 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 amendments and Zoning By-law standards.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that effects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Toronto Official Plan

The Official Plan designates the site as Neighbourhoods on the Land Use Map. See Attachment 2 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.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Avenues Policy Review

The recent Council-adopted Official Plan Amendment 778 introduced an expanded Avenues geography of the Urban Structure Map 2. Dufferin Street, south of Dupont Street to the Gardiner Expressway, has been identified as a future Avenue to enable the transit-supportive development and greater intensification. Official Plan Amendment 778 is under appeal to the Ontario Land Tribunal.

Official Plan Amendment 569, Site and Area Specific Policy 770

Official Plan Amendment 569 introduced Site and Area Specific Policy (SASP) 770 which applies to the site to permit non-residential uses, including small-scale retail, service, restaurants, and offices, provided they are compatible with the area and do not adversely impact the adjacent residential uses.

Zoning

The site is zoned Employment Industrial Office (EO) in Zoning By-law 569-2013. The EO zoning designation permits a range of non-residential uses, including industrial uses. Industrial uses are restricted by SASP 770 to ensure compatibility with the surrounding residential use. See Attachment 4 for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Toronto Green Standard

The 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. 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 2050 or sooner. Performance measures for the Tier 1 development features will be secured through site plan control approval process.

The TGS can be found at the following link:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

Site Plan Control

Site plan control applies to this application. A site plan application has been submitted to the City (22 198104 STE 04 SA) and is currently under review.

COMMUNITY CONSULTATION

On March 28, 2023, a community consultation meeting took place regarding the original proposal. A second meeting was held on May 5, 2025 for the revised proposal.

Both consultation meetings were hosted by Community Planning staff and presentations were given by City staff and the applicant. At the 2023 meeting, approximately 80 people participated and at the 2025 meeting, 44 people attended. The following comments and issues were raised at both consultation meetings:

- Concerns about additional height and density not being compatible with the lower scale neighbourhood to the west;
- Concerns about the lack of on-site park space or green space for residents and pet-owners;

- Concerns regarding insufficient parking and increased traffic in the area due to multiple redevelopments along Dufferin Street and Queen Street West.
- Concerns about the bedroom sizes and unit mix, as well as the lack of on-site affordable housing; and
- Concerns about noise, dust, and vibration impacts due to the proposed flex and maker spaces, as well as construction adjacent to the neighbourhood and heritage homes.

The issues raised through the community consultation 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 Policy Statement and Provincial Plans

The proposal has been reviewed for the relevant matters of provincial interest set out in the Planning Act and for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The Official Plan Amendment proposes to re-designate the site from Neighbourhoods to Mixed Use Areas. Policy 5.3.1.3 of the Official Plan directs that amendments to the Official Plan should be consistent with its general intent. The proposed development is compatible with its physical context and will not affect nearby Neighbourhoods or Apartment Neighbourhoods in a manner contrary to the relevant policies of the Official Plan. In particular, the distribution of building types and heights across the site that transition downwards towards the Neighbourhoods establishes an appropriate relationship between this site, proposed to be Mixed Use Areas, with the adjacent Neighbourhoods.

The proposed mixed use development conforms to the development criteria of Mixed Use Areas in Policy 4.5.2 of the Official Plan, which permits a broad range of commercial, residential, institutional and open space uses. The proposed mixed use development provides for required retail and non-residential uses at grade to animate the public realm on the street frontages and oriented towards the central POPS.

The proposed non-residential uses include flexible creative space on the ground floor in Building 3 (West Mid-Rise) for studios and maker spaces that would further support the local arts community. The permitted non-residential uses for the flexible space will be

limited in the Zoning By-law Amendment to uses that do not adversely impact the residential uses.

An entirely glass enclosure adjacent to the heritage building in the central open space is proposed as a community green house and garden. The purpose of this fully glazed enclosure ensures access to sunlight to support the greenhouse functions and ensure the adjacent heritage building façade is not obstructed by a solid structure.

As part of the Avenues Policy Review, Council identified Dufferin Street (south of Dupont Avenue to the Gardiner Expressway) as a future Avenue which would support additional density and mixed-use developments on corridors well served by public transit and provide active street frontages with services and amenities to serve the daily needs of residents.

In support of Council's direction along Avenues with good access to transit, the proposed re-designation, in combination with the recommended zoning by-law amendment, allows contextually appropriate growth and change while supporting the conservation of existing heritage resources on the site.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the report.

The proposal consists of two mixed use towers with heights of 29 and 26 storeys, and a mid-rise building of 9 storeys.

The proposed mixed use Building 1 (North Tower) is located along the northern end of the site facing Dufferin Street and abutting Milky Way Lane, and conserves the cultural heritage façade value and heritage attributes of 360 Dufferin Street. Building 1 has a total height of 29 storeys (92.2 metres exclusive of mechanical penthouse) and contains a total of 22,230 square metres of gross floor area. The proposed tower sits on a 3 storey (12.1 metre) base building, with a 1 storey element that is inset from the base building to enhance the legibility of the streetwall along Dufferin Street.

The tower element of Building 1 is set back 3.0 metres from the east property line along Dufferin Street and 12.5 metres from the north property line along Milky Way Lane. The tower of Building 1 is separated from the 26 storey Building 2 to the south by 28.0 metres, which will provide for an appropriate separation distance to retain sky view, privacy, and daylight.

The proposed mixed use Building 2 (South Tower) is located along the southern end of the site facing Dufferin Street and abuts Melbourne Avenue to the south. Building 2 has a total height of 26 storeys (82.6 metres exclusive of mechanical penthouse) and contains a total of 17,615 square metres of gross floor area. The proposed tower also sits on a 3 storey (12.1 metres) base building, with a 1 storey element that is inset from the base building.

The tower of Building 2 is set back 5.2 metres from the east property line along Dufferin Street and 3.0 metres from the south property line along Melbourne Avenue. The tower is separated from the lower scaled neighbourhood to the west by a 15.5 metre wide POPS, which exceeds the Tall Building Guideline's recommended 12.5 metre separation distance from side property lines.

The proposed mixed use Building 3 (West Mid-rise) is located along the northwestern end of the site adjacent to the low scale neighbourhood to the west and abut Milky Way Lane to the south. Building 3 has a total height of 9 storeys (30.7 metres exclusive of mechanical penthouse) and contains a total of 9,328 square metres of gross floor area. The building design conserves cultural heritage value and heritage attributes of 358 Dufferin Street.

Building 3 is set back 3.0 metres from the north property line along Milky Way Lane and conserves the existing heritage façade along the west property line. The upper portion of Building 3 above the second storey is setback 8.0 metres from the abutting private laneway and lower scaled neighbourhood to the west.

The proposed development is compatible within the existing and planned context of the surrounding area with respect to the height, built form, and building separation. The site is appropriate for infill development of midrise and tall buildings and will support housing opportunities in proximity to services, transit, and open spaces that conserves heritage resources on the site.

Heritage Conservation

The Dominion Radiator Complex Mixing and Core Oven Buildings, Foundry Building and red brick industrial chimneys, along with the central POPS defined by the large footprint built components, constitute a cultural heritage landscape that facilitated heavy industrial manufacturing and contributed to the historic character of Parkdale following the easing of industrial zoning restrictions in the area in the late-19th century.

The application proposes conserves and adaptively re-uses the Mixing and Core Oven Buildings as whole buildings and proposes to rebuild their original industrial chimneys. The Factory Office building fronting Dufferin Street will be integrated within the new development with its principal elevation and partial south elevation conserved in-situ, and the remainder of the south and the west POPS-facing elevations are proposed to be reconstructed. Alterations are proposed to existing openings to accommodate its new use that is compatible with the heritage property. New construction is proposed above the heritage building with a generous setback from the south elevation to reinforce the low-scale of the industrial complex.

The full west elevation of the Foundry building that fronts the private laneway abutting the site is proposed to be conserved in-situ with new construction stepped back above. The remainder of the Foundry building is to be demolished to allow for new construction fronting onto the interior POPS. The central POPS and east-west access are proposed to be conserved and reactivated by the surrounding new uses.

As set out in the Heritage Report recommending approval of the heritage permit applications, the Bills will be withheld pending provision of satisfactory Conservation Plan and the execution and registration of the Heritage Easement Agreement.

Streetscape and Public Realm

The proposed development has been designed to improve and activate the public realm along Dufferin Street and Melbourne Avenue. There is no additional land required for Dufferin Street to be widened. A 0.67 metre lane widening will be required of Milky Way Lane, reflected in the Zoning By-law Diagrams.

Building 1 (North Tower) fronting Dufferin Street is proposed to provide a curb to building face of 2.1 metres on the northern portion and maintain the existing 2.3 metre pedestrian clearway width due to the conservation of the heritage façade of 360 Dufferin Street. Building 2 (South Tower) also fronting Dufferin Street is proposed as an entirely new building that will provide a curb to building face of 6.0 metres, providing a generous pedestrian clearway, street trees, and opportunities to activate the street frontage. A mid-block entrance between Buildings 1 and 2 is proposed to provide pedestrian access to the central POPS. The southern elevation of Building 2 fronting Melbourne Avenue is proposed to provide a setback from the street of 8.2 metres, also providing a generous pedestrian clearway, street trees, and open sightline to the entrance of the POPS west of the building.

Building 1 (North Tower) and Building 3 (West Mid-rise) abutting Milky Way Lane are proposed to be set back 3.0 metres from the lane to provide a wide pedestrian clearway and facilitate safe pedestrian movement surrounding the site.

Shadow Impact

A Sun/Shadow Study was submitted for this application and the shadow impacts resulting from the proposed buildings are acceptable. In March and September, the proposed towers will shadow a portion of the open space at the Parkdale Amphitheatre, located on the northwest corner of Queen Street West and Dufferin Street, briefly at 12:18pm and move off by 1:18pm.

Wind Impact

A Pedestrian Level Wind Study was submitted for this application, which provides analysis of the resulting wind impacts from the proposed development.

The study identified unsafe and uncomfortable wind conditions in areas near the southwest corner of Building 2 (South Tower), and between Building 1 (North Tower) and Building 2 (South Tower). In order to address these unacceptable wind conditions, a 3.0 metre high vertical screen suspended along the mid-block walkway between Buildings 1 and 2 will be installed, as well as a covered walkway structure extending from the third level of Building 2 with vertical wind barriers above the POPS entrance on Melbourne Avenue.

The study indicates that conditions over surrounding sidewalk, transit stops and in the vicinity of building access points are considered acceptable.

Amenity Space

The development proposes a total of 3,153 square metres of amenity area accounting for 4.1 square metres of amenity space per unit, including 1,640 square metres of indoor amenity area (2.14 square metres per unit) and 1,513 square metres of outdoor amenity area (1.97 square metres per unit). The majority of the indoor and outdoor amenity areas are provided within the first four levels of the buildings, with a portion of outdoor amenity area located on the roof of Building 2 (South Tower) and Building 3 (West Mid-rise).

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report, Civil and Utilities plans, a Hydrogeological Report and Geotechnical Study all in support of the proposed development. Development Engineering staff have reviewed the findings of these reports and have accepted the conclusions. Engineering Staff reviewed the servicing on the site, in particular for Building 1 (North Tower) and Building 3 (West Mid-rise) as one building. Should Building 1 and Building 3 be severed from each other, there is likely insufficient space, width and distance from Dufferin Street or Gwynne Avenue to accommodate new municipal services within Milky Way Lane. Servicing for Building 3 will be through Building 1 from Dufferin Street.

Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for the proposed development.

The primary vehicular access to parking for all three buildings is proposed to be located at Building 3 (West Mid-rise) via Milky Way Lane.

A total of 208 underground parking spaces, including 40 visitor parking spaces, is provided within two levels of underground parking that service the entire development. One Type B, Type C and Type G loading spaces will be located within Building 1 (North Tower) and an additional Type C loading space will be provided in the first underground parking level. The Zoning By-law Amendment will require the access be centralized from this location to ensure that no other vehicular access is permitted on Dufferin Street and Melbourne Street to minimize any impact on the public realm and ensure the central open space remains pedestrian oriented.

A total of 868 bicycle parking spaces are proposed, including 700 long-term spaces and 168 short-term spaces. Bicycle parking facilities will be located within the underground parking level one and on the ground level.

Parkland

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10 percent

of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2 percent parkland dedication rate. In total, the parkland dedication requirement is 714 square metres.

In this instance and as per the Toronto Municipal Code Chapter 415-26, Parks and Recreation would accept the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication. The applicant has agreed to explore the acquisition of an off-site property to fulfill their statutory Section 42 of the Planning Act requirement for parkland dedication.

The off-site dedication shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks and Recreation and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the First Above Grade Building Permit.

Should the parkland dedication requirement not be able to be satisfied through a suitable off-site parkland dedication, payment of cash-in-lieu would be accepted. The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate Services. The appraisal would be conducted upon the submission of an application for the first Above Grade Building Permit and payment would be required prior to the issuance of said permit.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City, should the Owner be successful in securing an off-site parkland dedication. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Privately-Owned Publicly Accessible Open Space (POPS)

The three proposed buildings will surround a centrally located POPS . The POPS will provide porosity through the block, serve as a circulation and amenity area for pedestrians, and allow for opportunities for landscaping and programming. The ground floor commercial spaces and the proposed greenhouse interfacing with the POPS will also allow for uses to extend onto the open space and support an active and animated pedestrian environment. A privacy fence and landscaping along the southwestern edge of the POPS abutting the residences on Melbourne Place is proposed. The final design, and access of the POPS will be secured through the Site Plan Control approval process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). Urban Forestry staff have reviewed the proposed development and are generally satisfied with the protection of existing trees, tree planting, and compliance with the Toronto Green Standard. The removal of two trees, including one City-own tree, is proposed. Eight new street trees are proposed within the City right-of-way along Melbourne Avenue and the southern segment of Dufferin Street, while the northern segment is limited by the conservation of the existing heritage façade of 360 Dufferin Street. Additional tree planting throughout the POPS is proposed and supported.

The applicant will be required to submit financial securities for new trees proposed on the City right-of-way to ensure planting and maintenance for the trees upon planting.

Noise and Vibration

The applicant submitted a Noise and Vibration Study in support of the proposed development that identified sources of noise and vibration in the vicinity, including road traffic, rail traffic, nearby commercial uses, and the required mitigation measures.

The final design of the required noise and vibration mitigation measures will be determined through a peer review of the Noise and Vibration Study at the owner's expense and secured through the Site Plan process.

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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. 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

Development Review staff are of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment is consistent with the PPS (2024) and conforms with the Official Plan. The proposal represents an appropriate level of intensification on the site, conserves heritage resources and addresses compatibility with the existing and planned context for the area. The POPS and open space will contribute to the connectivity through the site to the broader area. Staff recommend that Council support approval of the Official Plan and Zoning By-law Amendment application.

CONTACT

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E-mail: Doris.Ho@toronto.ca

SIGNATURE



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 Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North and South Elevations
- Attachment 9: East and West Elevations
- Attachment 10: 3D Massing Model Looking Southwest
- Attachment 11: 3D Massing Model Looking Northeast

Attachment 1: Application Data Sheet

Municipal Address: 340-376R Dufferin Street and 2 Melbourne Avenue
Application Number: 22 198105 STE 04 OZ
Application Type: OPA and Rezoning
Date Received: August 31, 2022

Project Description: Official Plan and Zoning By-law Amendment to permit three mixed use buildings of heights 29, 26 and 9 storeys surrounding a centrally located POPS/courtyard. The proposed development will feature 46,713 square metres of residential gross floor area, 495 square metres of flexible/studio GFA, and 1,964 square metres of commercial GFA (49,173 square metres in total). A total of 768 residential units are proposed.

Applicant/Owner	Architect	Owner
HULLMARK DEVELOPMENTS LTD	SWEENEY&CO ARCHITECTS	HULLMARK SUN LIFE (340 DUFFERIN) LTD.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	OPA 569, SASP 770
Zoning:	EO 2.0 (e2.0;o2.0)(x19)	Heritage Designation:	Yes
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 7,444 Frontage (m): 129 Depth (m): 72

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	5,953	495	3,737	4,232
Residential GFA (sq m):			46,713	46,713
Non-Residential GFA (sq m):	7,709	495	1,965	2,460
Total GFA (sq m):	7,709		49,173	49,173
Height - Storeys:	2	2	29	29
Height - Metres:			92	92

Lot Coverage Ratio (%): 57 Floor Space Index: 6.6

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	46,713	
Retail GFA:	1,965	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	495	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			768	768
Other:				
Total Units:			768	768

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	44	475	167	82	
Total Units:	44	475	167	82	

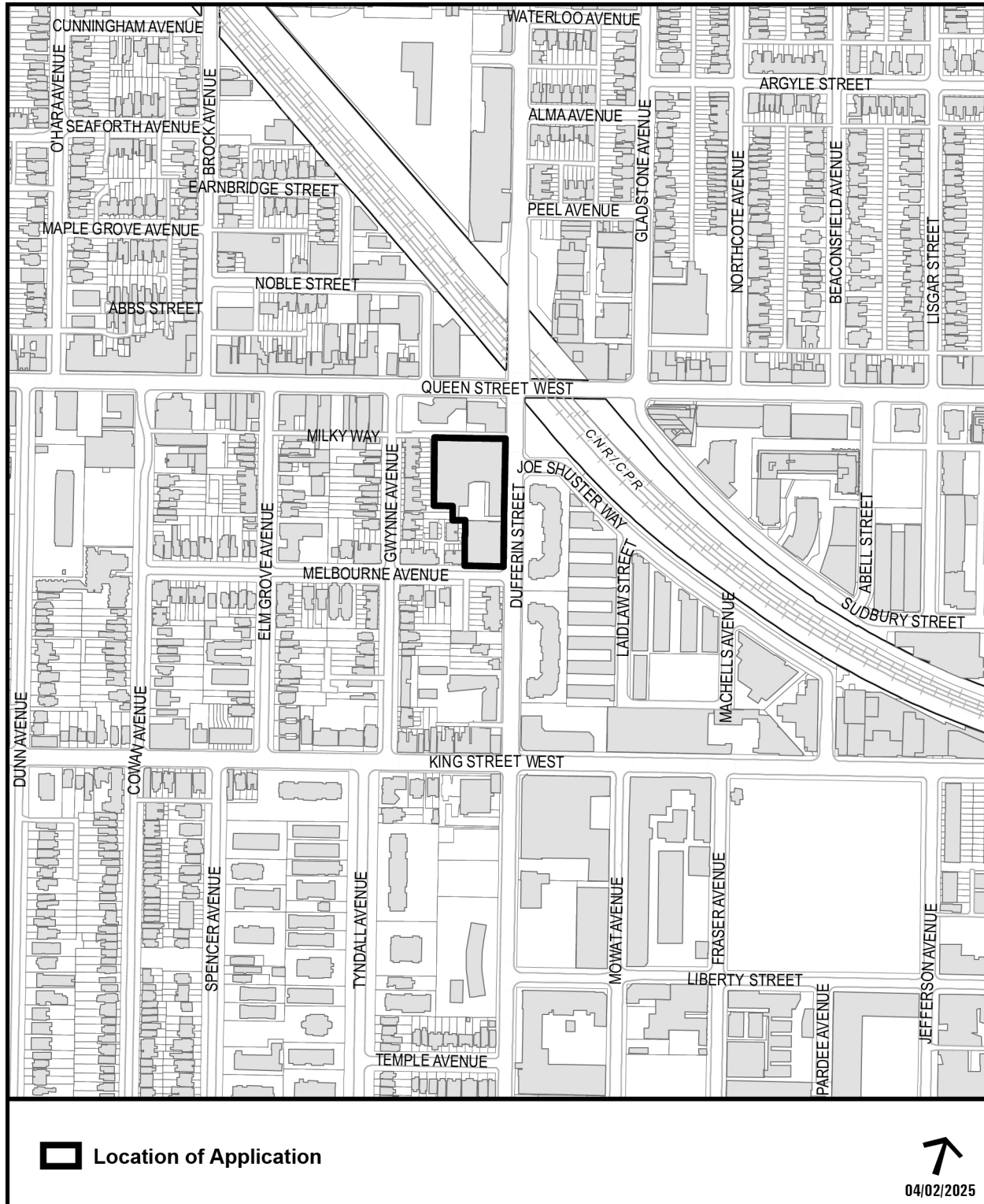
Parking and Loading

Parking Spaces:	208	Bicycle Parking Spaces:	868	Loading Docks:	4
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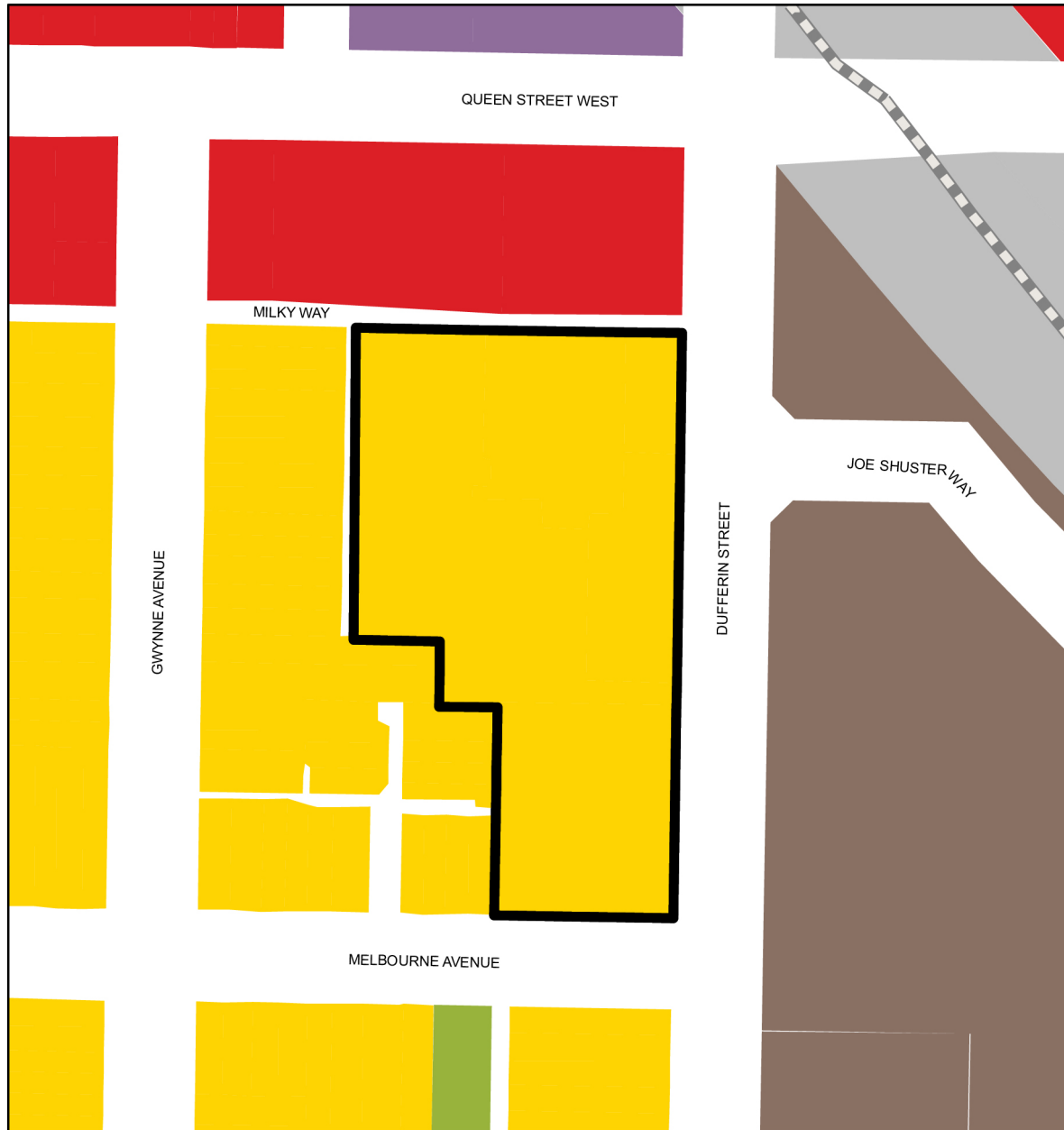
CONTACT:

Doris Ho, Senior Planner, Community Planning
(416) 338-1264
Doris.Ho@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



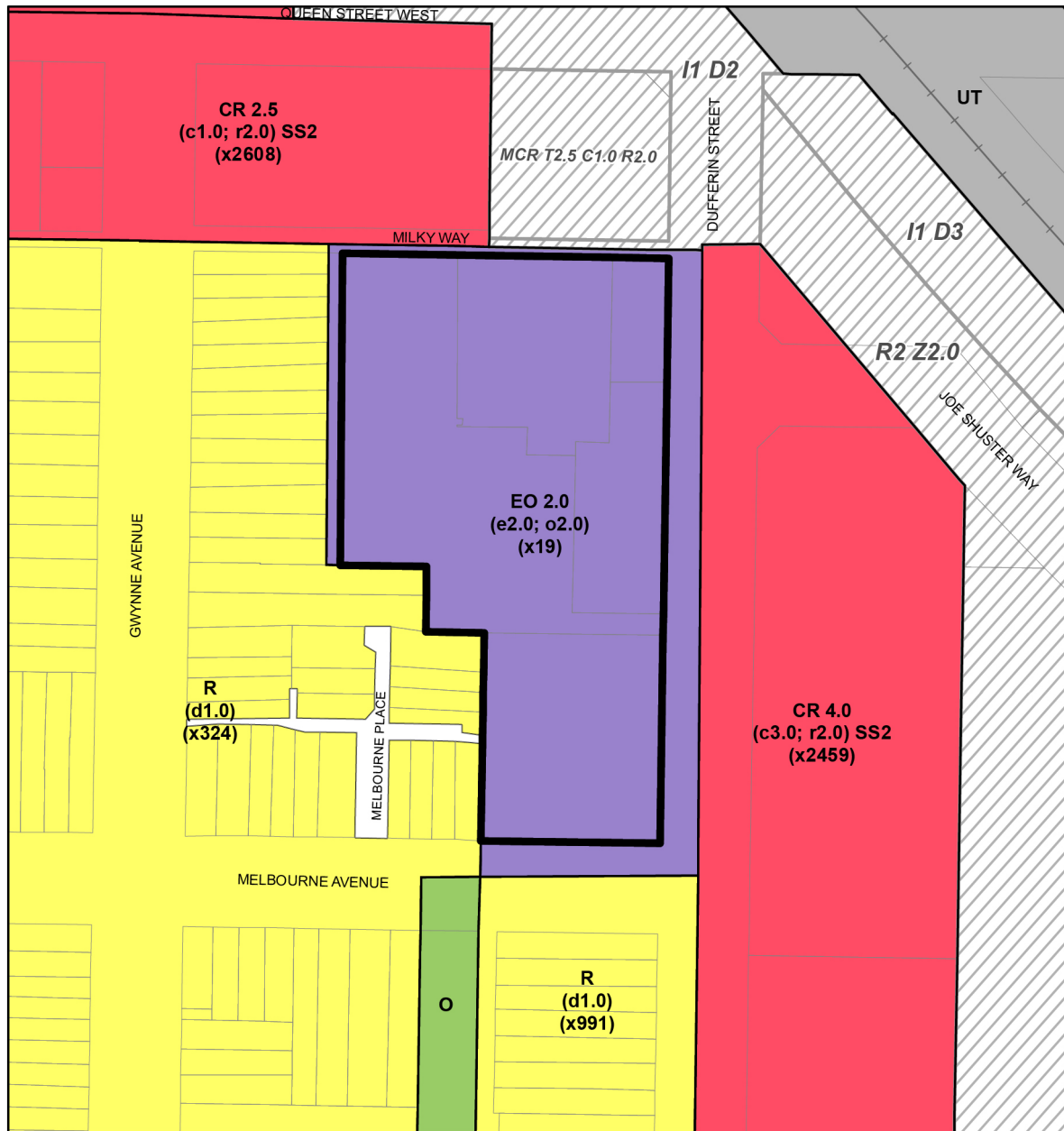
Official Plan Land Use Map # 18

340-376R Dufferin Street &
2 Melbourne Avenue
File # 22 198105 STE 04 02



↑
Not to Scale
Extracted: 04/03/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

340-376R Dufferin Street &
2 Melbourne Avenue
File # 22 198105 STE 04 02

Location of Application

R Residential
 CR Commercial Residential
 EO Employment Industrial Office
 O Open Space

UT Utility and Transportation



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

R2 Residential District
 MCR Mixed-Use District
 I1 Industrial District



Not to Scale
Extracted: 04/03/2025

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2025

Enacted by Council: ~, 2025

City of Toronto By-law No. ~~2025

**AMENDMENT NO. 830 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
2 MELBOURNE STREET AND 340, 342, 350, 358, 366, 367R DUFFERIN STREET**

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:

1. The attached Amendment No. 830 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

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

1. Map 18, Land Use Plan, is amended by re-designating the lands from 2 Melbourne Street and 340, 342, 350, 358, 360, 366, 376R Dufferin Street from Neighbourhoods to Mixed Use Areas, as shown on the attached Appendix 1.
2. Chapter 7, Site and Area Specific Policies is amended by deleting Site and Area Specific Policy No. 770 for lands known municipally in 2024 as 2 Melbourne Street and 340, 342, 350, 358, 360, 366, 376R Dufferin Street.
3. Chapter 7, Map 29, Site and Area Specific Policies, is revised by deleting Site and Area Specific Policy No. 770 for lands known municipally in 2024 as 2 Melbourne Street and 340, 342, 350, 358, 360, 366, 376R Dufferin Street, as shown on the map above as Site and Area Specific Policy No. 770.

Appendix 1



Official Plan Amendment # 830

Changes Land Use Map 18 to redesignate lands from *Neighbourhoods* to *Mixed Use Areas*

2 Melbourne Avenue, 340, 342, 350,
358, 360, 366, 376R Dufferin Street

File # 22 198105 STE 04 02

 Mixed Use Areas

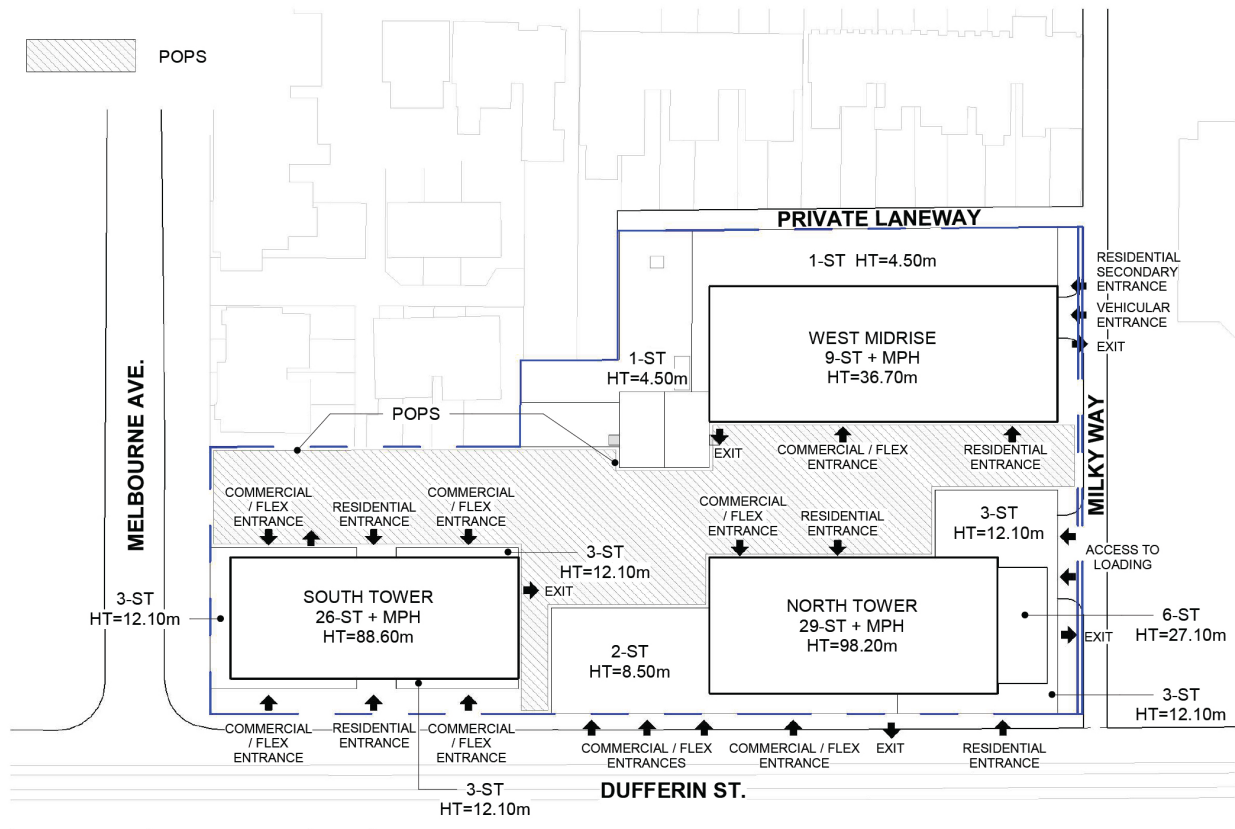


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Attachment 6: Draft Zoning By-law Amendment

Attachment will be made available on or before July 8, 2025, Toronto and East York Community Council meeting.

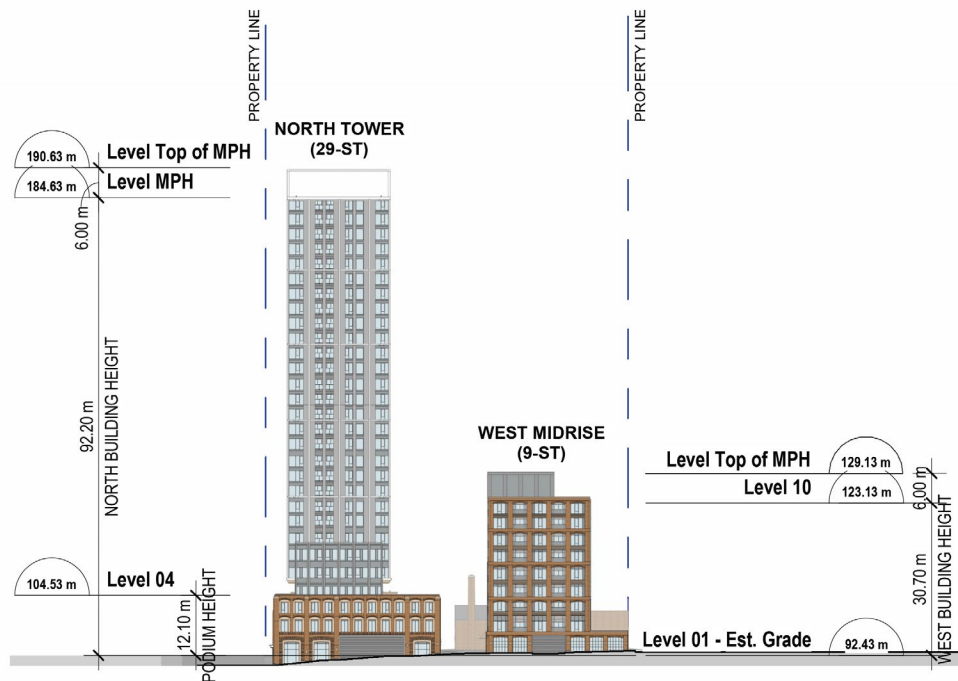
Attachment 7: Site Plan



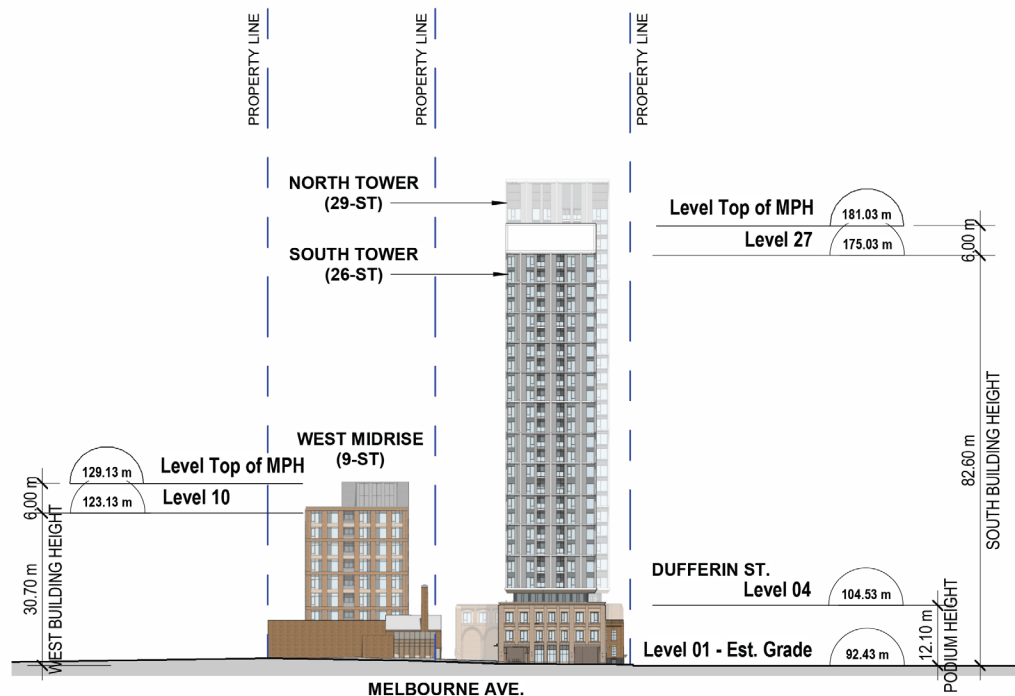
Site Plan



Attachment 8: North and South Elevations

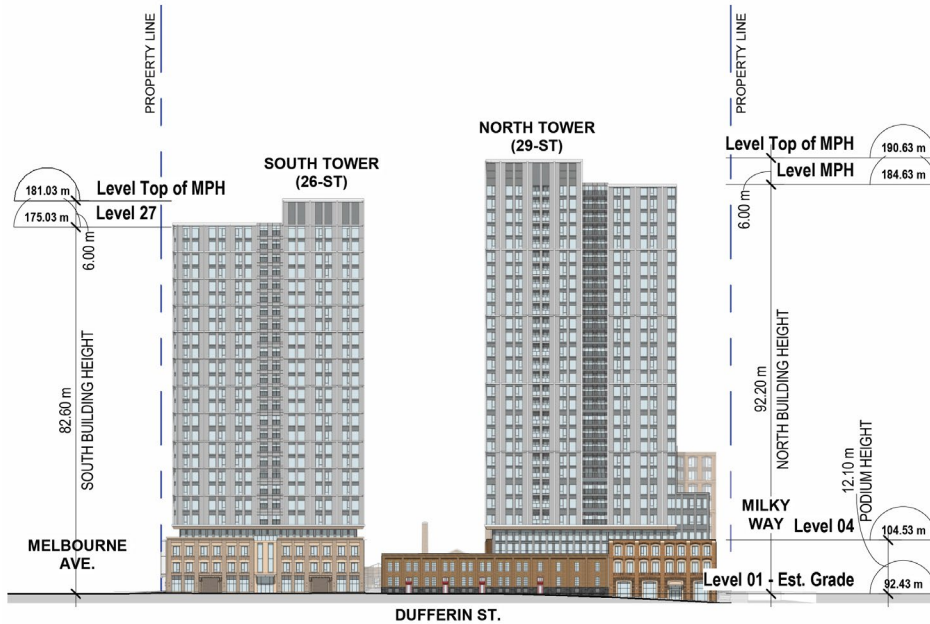


North Elevation

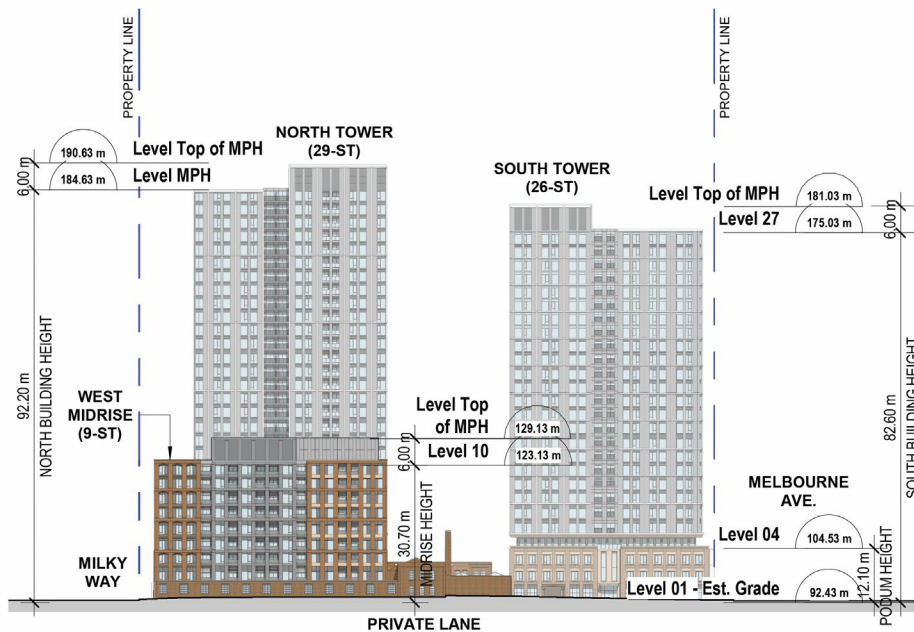


South Elevation

Attachment 9: East and West Elevations

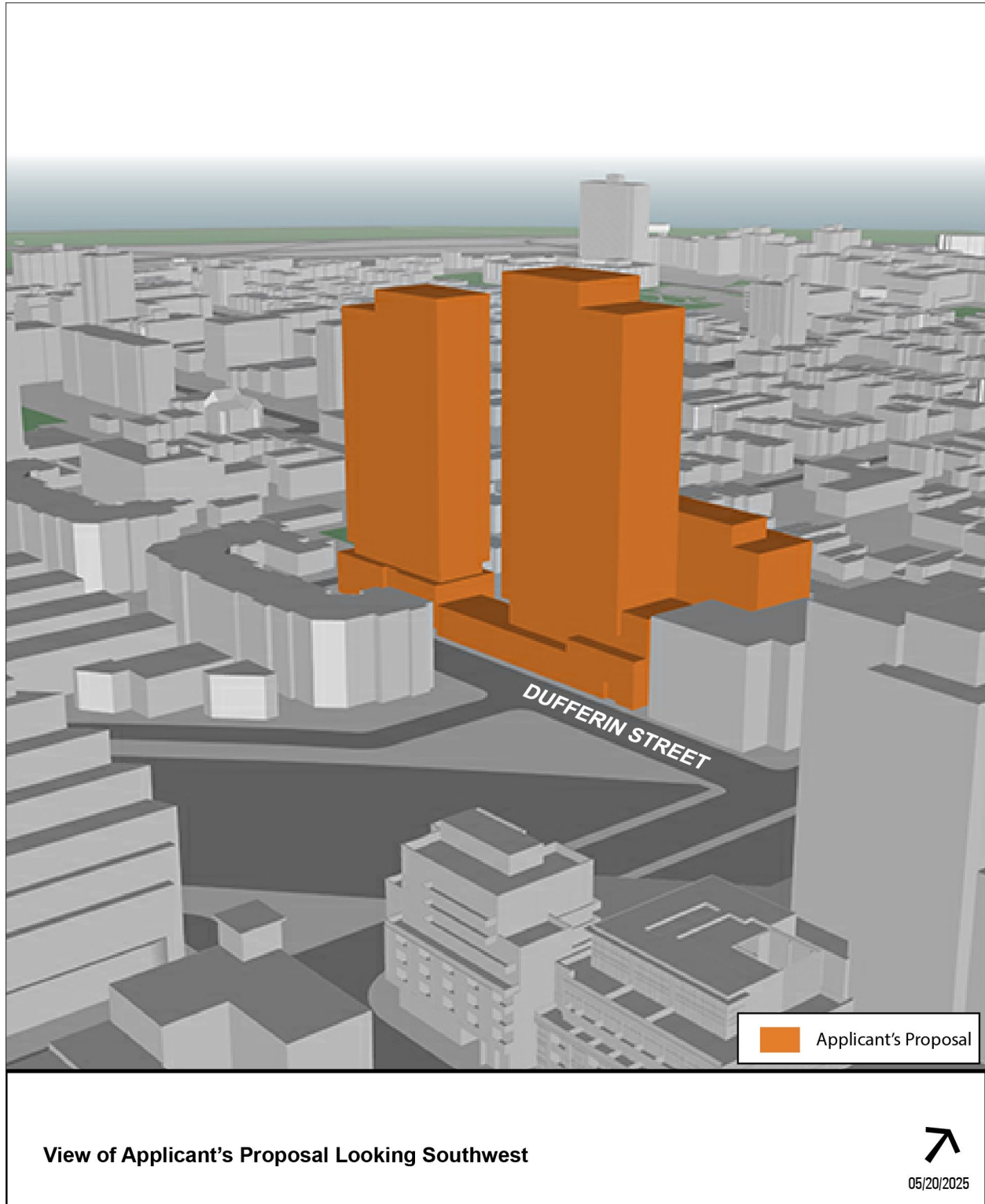


East Elevation

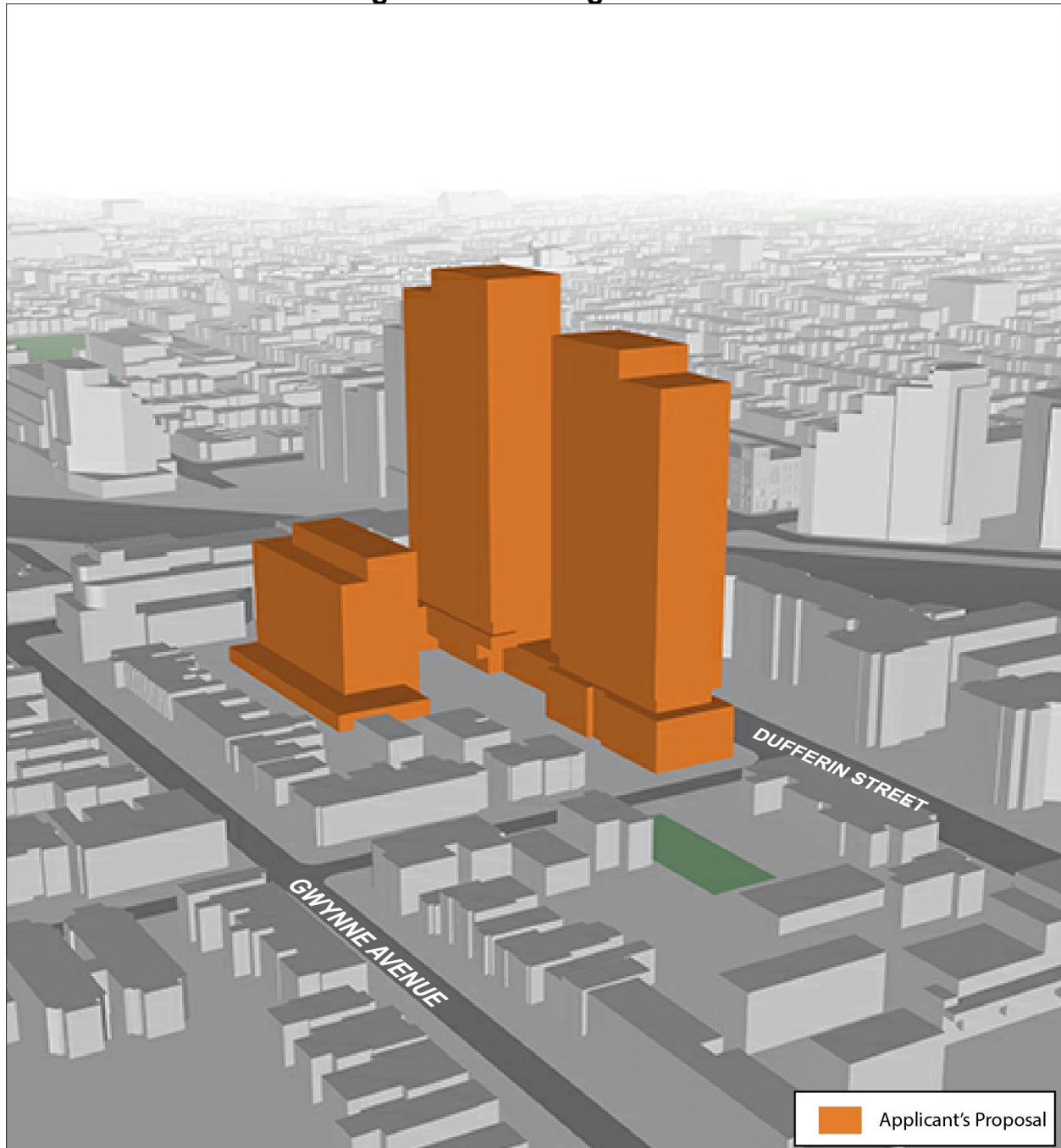


West Elevation

Attachment 10: 3D Massing Model Looking Southwest



Attachment 11: 3D Massing Model Looking Northeast



View of Applicant's Proposal Looking Northeast



05/20/2025