

34 to 50 Southport Street – Official Plan and Zoning By-law Amendment Application – Supplementary Report

Date: July 27, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 4 - Parkdale-High Park

Planning Application Number: 25 269670 STE 04 OZ

SUMMARY

On July 8, 2026, Toronto and East York Community Council considered a report regarding an Official Plan and Zoning By-law Amendment Application for a 32-storey building with 397 dwelling units at 34 to 50 Southport Street (Item [34.50](#)).

This Supplementary Report provides additional information regarding traffic calming measures being investigated by Transportation Services staff, and recommends adding an additional holding provision to the Draft Zoning By-law to secure the outcomes of that work. This report also includes 3D Massing Models which were mislabelled in the report before Community Council.

RECOMMENDATIONS

The Interim Executive Director, Development Review, recommends that:

1. City Council amend Toronto and East York Community Council recommendation 2 by deleting the words "Attachment 6 to the revised report (June 26, 2026) from the Director, Community Planning, Toronto and East York District" and replacing with the words "Attachment 1 to the supplementary report dated July 23, 2026" so that recommendation 2 reads as follows:

2. City Council amend Former City of Toronto Zoning By-law 438-86 for the lands municipally known as 34 to 50 Southport Street substantially in accordance with the recommended draft Zoning By-law Amendment included as Attachment 1 to the supplementary report dated July 27, 2026.

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 Amendment included as Attachment 1.

FINANCIAL IMPACT

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

COMMENTS

Concerns regarding pedestrian safety and limited crosswalks in proximity to 34 to 50 Southport Street were raised during the community consultation process and through submissions on this Item at Toronto and East York Community Council.

To address the concerns, Transportation Services staff are conducting a Pedestrian Cross-over Review and Traffic Calming Investigation in this area. Staff are recommending a revised version of the Draft Zoning By-law that adds an additional requirement to the Holding provisions, to require that the Pedestrian Cross-over Review and Traffic Calming Investigation be completed and any necessary updates to the Transportation Impact Study (including securing any transportation infrastructure upgrades), are complete prior to lifting the Holding provision.

For clarity this report attaches new 3D Massing Models which were mislabelled in Attachments 10 and 11, in the report before Community Council, and now attached as Attachments 2 and 3 with the corrected labels.

CONTACT

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SIGNATURE

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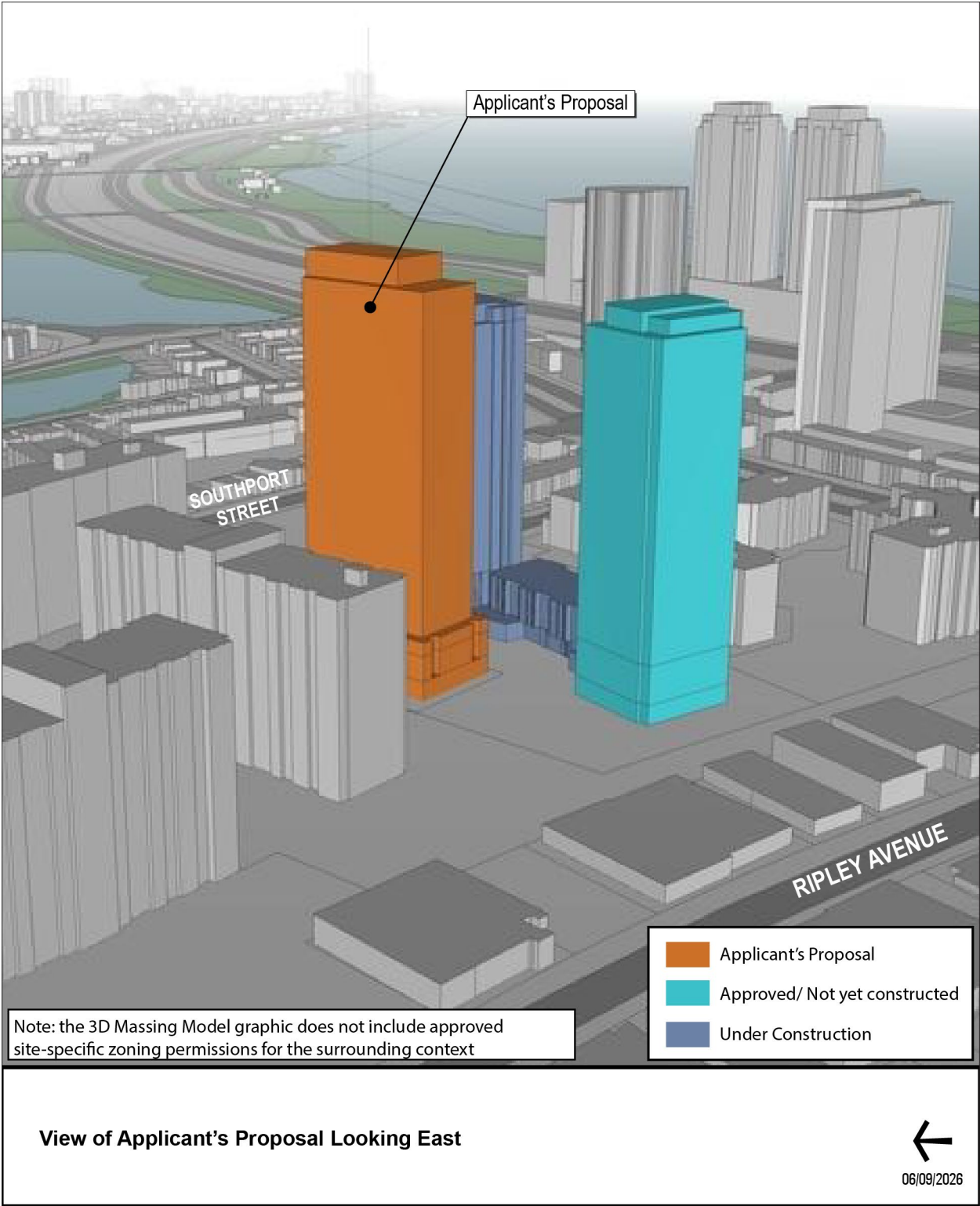
ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment
Attachment 2: 3D Massing Model - East View
Attachment 3: 3D Massing Model - West View

Attachment 1: Draft Zoning By-law Amendment

Attached separately as a PDF.

Attachment 2: 3D Massing Model - East View



Attachment 3: 3D Massing Model - West View

