



MOTION WITHOUT NOTICE

Re-Opening and Amending Item 2025.TE24.2 340 to 376R Dufferin Street and 2 Melbourne Avenue - Official Plan and Zoning By-law Amendment - Decision Report - Approval

Moved by: Councillor Perks _____

Seconded by: Councillor Morley _____

RECOMMENDATIONS:

1. Amending Recommendation 2 by deleting the words “Attachment 6 to the report (June 18, 2025) from the Director, Community Planning, Toronto and East York District”, and replacing it with “Attachment 1 to the report (June 24, 2026) from the Interim Executive Director, Development Review” so that Recommendation 2 now reads as follows:

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 340 to 376R Dufferin Street and 2 Melbourne Street in accordance with the Zoning By-law Amendment included as Attachment 1 to the report (June 24, 2026) from the Interim 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.

SUMMARY AND COMMENTS:

On July 23 and 24, 2025, City Council approved the Official and Zoning By-law Amendment application for a proposed development at 340 to 376R Dufferin Street and 2 Melbourne Street and directed the City Solicitor to withhold the introduction of the necessary Bills until certain conditions were met. The preconditions to introduce Bills have now been satisfied and staff are seeking instruction to make changes to the Zoning By-law Amendment based on minor changes requested by owner to enable a potential phased delivery of development.

Reason for urgency: Additional flexibility supports delivery of housing. Bills delivered in June allows for this adjustment to occur within 1 year of Council’s July 2025 decision.