

340 to 376R Dufferin Street and 2 Melbourne Avenue – Zoning By-law Amendment

Date: June 24, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 4 – Parkdale - High Park

Planning Application Number: 22 198105 STE 04 OZ

SUMMARY

This report brings forward minor revisions to the draft Zoning By-law contained in the report titled TE24.2 - 340-376R Dufferin Street and 2 Melbourne Avenue - Official Plan and Zoning By-law Amendment - Decision Report - Approval, from the Director of Community Planning, Toronto and East York District submitted for the July 8, 2025 Community Council meeting and adopted at Council on July 23, 2025.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that City Council amend the previous decision on TE24.2 by:

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.

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

On July 23, 2025, City Council approved the Official Plan and Zoning By-law Amendment application for the development at 340 to 376R Dufferin Street and 2 Melbourne Street. Three mixed use buildings with heights of 29, 26, and 9 storeys with 768 residential units are proposed, conserving the designated heritage properties at 358-360 Dufferin Street (including the building at 350 Dufferin Street). The Bills bringing into effect the Official Plan and Zoning By-law Amendment were withheld pending resolution of outstanding heritage matters, which have now been resolved.

The applicant has requested changes to the Zoning By-law to permit two potential stand-alone phases, where either the building in the south ("Building 2" shown on Zoning By-law Diagrams 3, 4 and 5) or the buildings in the north ("Buildings 1 and 3" shown on Zoning By-law Diagrams 3, 4 and 5) can proceed independently. Staff have prepared a revised version of the Zoning By-law in response to this request, included as Attachment 1 to this report.

The revised Zoning By-law:

- Makes minor corrections to the minimum non-residential gross floor areas required for Buildings 1, 2 and 3;
- Details parking as a rate for the entire proposal, as well as in two separate new sections that contemplate an initial phase of development where either Building 2 or Buildings 1 and 3 proceed as an independent first phase;
- Clarifies loading requirements for the same three scenarios - full build out, Building 2 or Buildings 1 and 3 first phase; and
- Provides new Diagrams 4 and 5, which respectively map:
 - Diagram 4: the location of the 1,500 square metre privately-owned publicly accessible open space required to be provided where Buildings 1 and 3 proceed as a first phase; and
 - Diagram 5: the location of 1,750 square metre privately-owned publicly accessible open space to be provided upon full build-out of the site.

The amendments to Zoning By-law are appropriate, represent good planning, and do not require any further public notice.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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Attached separately as a PDF.