

Allyson Power
Director of Policy and Secretary-Treasurer
Committee of Adjustment
Development Review Division

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DUNDAS LI PROPERTIES INC
C/O PAOLO ROVAZZI
1840 EGLINTON AVE Suite W Suite 200
TORONTO ON M6E 2J4

Mailed on/before: Tuesday, May 5, 2026

**PUBLIC HEARING NOTICE
MINOR VARIANCE/PERMISSION
(Section 45 of the *Planning Act*)**

MEETING DATE AND TIME: Wednesday, May 27, 2026 at 9:30 a.m.

LOCATION: Virtual Hearing / Committee Room 1, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

- Those who wish to participate can attend the hearing either **in person or virtually**. Virtual participation on Webex by telephone, computer, smartphone or tablet (see pre-registration requirements below).
- Those who wish to observe can watch the hearing on YouTube (Toronto City Planning channel) <https://www.youtube.com/c/TorontoCityPlanning>

File Number: A0225/26TEY
Property Address: 2440 DUNDAS ST W
Legal Description: PLAN 776 LOTS 6 TO 22
Agent: ANNA SOROKIN
Owner(s): DUNDAS LI PROPERTIES INC
Zoning: (H) CR4.0 (c1.5;r3.0) SS2 (x1058) and O (Waiver)
Ward: Parkdale-High Park (04)
Community: Toronto
Heritage: Not Applicable

PURPOSE OF THE APPLICATION:

To alter the development standards for the 37-storey mixed-use building (Phase 1, north portion of the site) (approved under Site Specific Zoning By-Law 1419-2024), by increasing the height of the tower (Tower A) by 1 m and stepped podium heights by an additional 0.7 m - 2.9 m, and reducing the minimum required percentage of three-bedroom

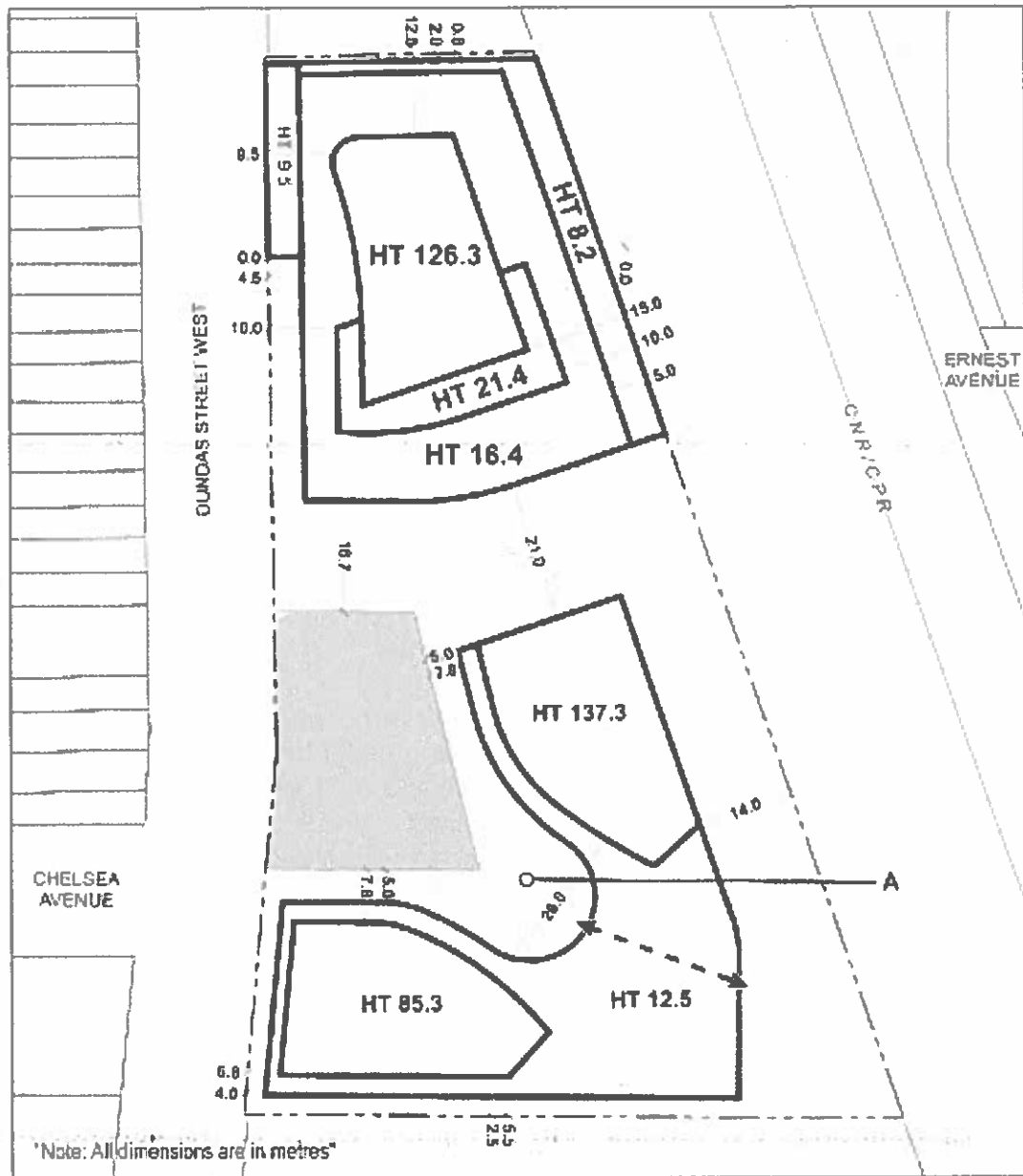
dwelling units. Phase I will have a minimum of 3,200 m² of gross floor area for permitted non-residential uses of which 1,850 m² will be for a a grocery store. There will be a total of 421 residential dwelling units within this building (Phase 1), on the lot. A related Site Plan Control Application for Phase 1 (File Number 25 184214 STE 04 SA) and for Phase 2 (File Number 25 184923 STE 04 SA) are currently under review.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. **Chapter 900.11.10.(1058)(F), Exception CR 1058, By-law 569-2013**
The maximum permitted height of a buildings or structure is the number in metres following the "HT" as shown on Diagram 5 of By-law 1419-2024.
In this case, the maximum permitted height of a building or structure will be the number in metres (identified in bold) as shown on Revised Diagram 5.
2. **Chapter 900.11.10.(1058)(G), Exception CR 1058, By-law 569-2013**
The equipment and structures listed in Regulation (G)(i) to (v) may project beyond the permitted maximum heights shown on Diagram 5 of By-law 1419-2024.
In this case, the equipment and structures listed in Regulation (G)(i) to (v) will project beyond the permitted maximum heights shown on Revised Diagram 5.
3. **Chapter 900.11.10.(1058)(H)(ii), Exception CR 1058, By-law 569-2013**
The minimum required gross floor area for non-residential uses is 6,300 m², of which;
 - (a) the required minimum gross floor area for non-residential uses is 3,200 m², which must be uses permitted in 900.11.10.(1058)(C), or an artist studio, custom workshop, laboratory, office, production studio, or software development and processing; and
 - (b) the required minimum gross floor area for non-residential uses for a grocery store is 1,850 m².

In this case, Phase I will have a minimum of 3,200 m² of gross floor area for permitted non-residential uses of which 1,850 m² will be for the purpose of a grocery store.
4. **Chapter 900.11.10.(1058)(Q)(ii), Exception CR 1058, By-law 569-2013**
A minimum of 10% of the total number of dwelling units must have 3 or more bedrooms (421 times 10% = 43 dwelling units).
In this case, 5% of the total number of dwelling units will have 3 or more bedrooms (421 times 5% = 21 dwelling units).
5. **Chapter 200.15.1.(4)(B), By-law 569-2013**
Accessible parking spaces must be the parking spaces closest to a barrier free passenger elevator that provides access to the first storey of the building.
In this case, accessible parking spaces will not be the parking spaces closest to a barrier free passenger elevator that provides access to the first storey of the building. These parking spaces will be located no more than 19 m from a barrier free entrance to a passenger elevator that provides access to the first storey of a

building.



Toronto
Revised Diagram 5

2400 - 2440 Dundas St. W

File # 23 124848 STE 04 02

- Parkland Dedication
- A Privately Owned Publicly Accessible Space | Max 301 sq'f
- Building Topo
- - - Conceptual Location for Pedestrian Mid-Block Connection
- Property Boundaries

City of Toronto By-law 558 2013
Not to Scale

THE COMMITTEE OF ADJUSTMENT AND MINOR VARIANCES

The role of the Committee of Adjustment is to provide flexibility in dealing with minor

adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

This notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known.

- **Send an e-mail with your comments to the Committee of Adjustment at coa.tey@toronto.ca.** Written submissions must be in pdf format, include your name and address, and be e-mailed no later than 4:30 pm on Wednesday, May 20, 2026.
- **Participate in the public hearing either in person or virtually.**
 - To participate virtually on Webex, by telephone, computer, smartphone, or tablet, you must register in advance no later than 4:30 p.m. on Monday, May 25, 2026. Please register on-line at <https://cotsurvey.chkmkt.com/cofaspeakerregistration>.
 - Alternatively, you can find further information/steps on how to register on the Committee of Adjustment webpage at: www.toronto.ca/city-government/planning-development/committee-of-adjustment/.
 - If you are having trouble registering on-line, please contact coa.tey@toronto.ca for assistance.
 - When we receive your on-line registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing on Tuesday, May 26, 2026. If you are attending a hearing in person, on-line registration is not required but is appreciated.
 - To participate in person, you can attend at the location shown on the first page of this notice. You are encouraged to register in advance following the same instructions for virtual attendance but indicate you will be attending in person. Attendant Care Services can be made available with some advance notice.
 - For both virtual and in person participation, you must e-mail any presentation materials you would like to use in pdf format to coa.tey@toronto.ca no later than 4:30 pm on Wednesday, May 20, 2026.

Information you choose to disclose in your correspondence will become part of the public

record and will be posted online through the Application Information Centre:
<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you do not participate in the public hearing in person or virtually through Webex, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal.

TO VIEW THE MATERIALS IN THE APPLICATION FILE

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

If you are not able to view plans online, copies of application submissions can be obtained by contacting the Committee of Adjustment office by e-mail at coa.tey@toronto.ca. Service fees may apply.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, contact the Committee of Adjustment office by e-mail at coa.tey@toronto.ca and provide the following: your name; address; e-mail address; date of hearing; file number; and address of the subject property.
- If you wish to appeal a Decision of the Committee, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision of the Committee to the appeal body in accordance with subsection 45(12) of the Planning Act.

CONTACT

Golsa Seddighi, Application Technician

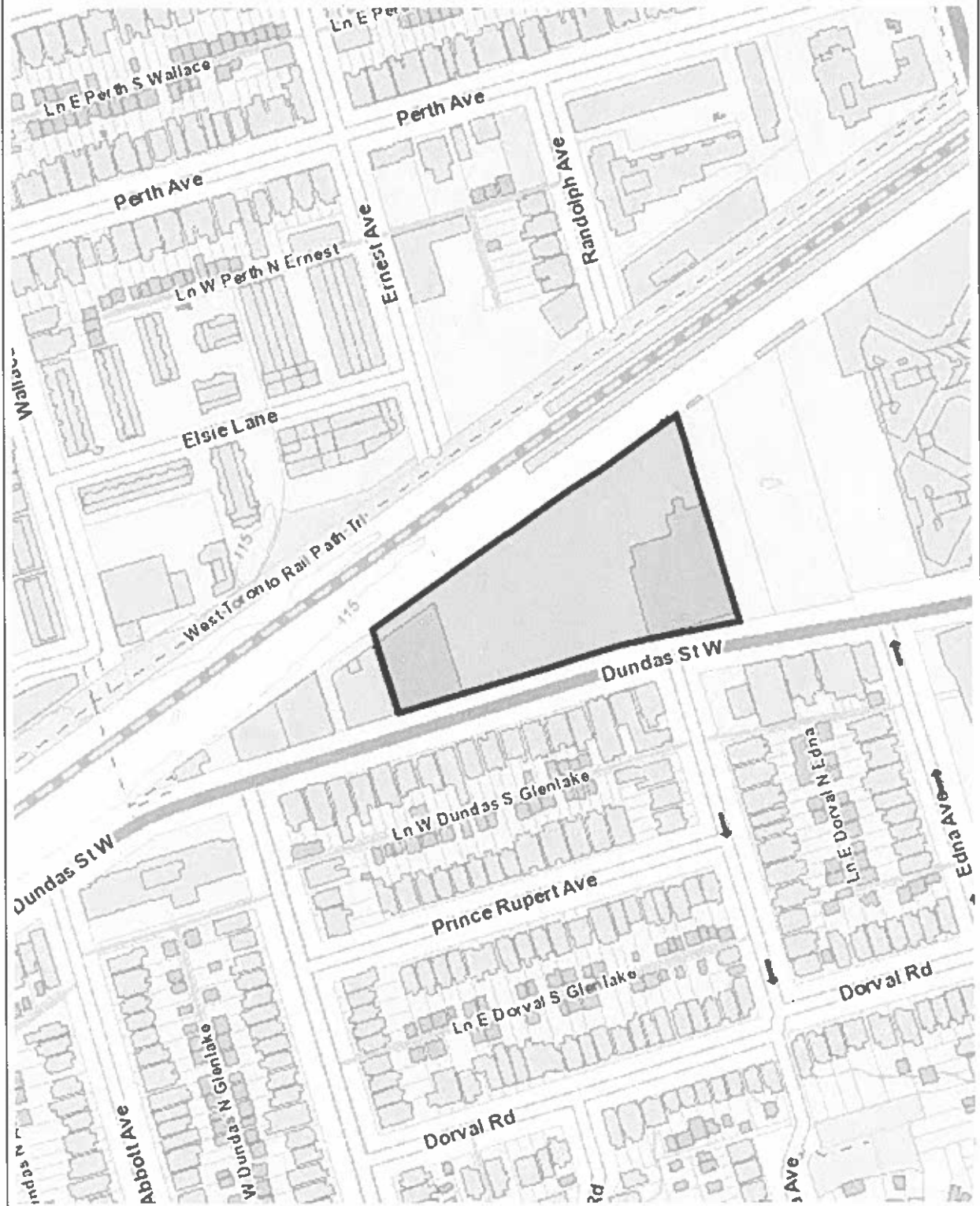
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2400-2440 DUNDAS ST W

A0225/26TEY



Case Manager
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SITE PLAN

TO VIEW THE FULL SET OF PLANS ONLINE, and all other information, please use the APPLICATION INFORMATION CENTRE found at www.toronto.ca/aic

