

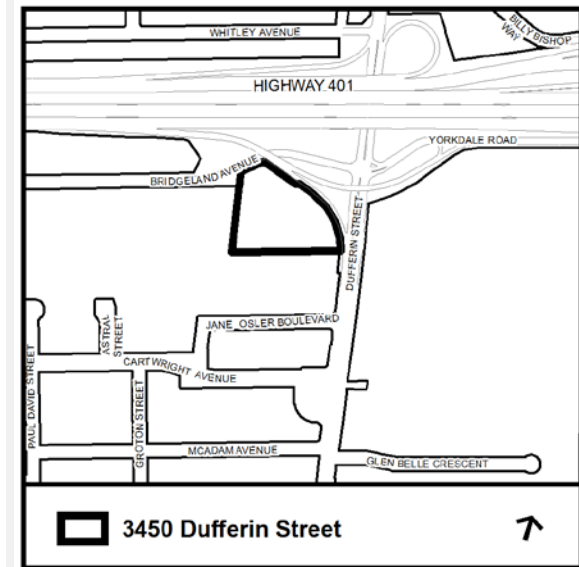
**3450 Dufferin Street - Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision Applications – Request for Directions Report**

<b>Date:</b>	February 2, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	16 216502 NNY 15 OZ & 16 216508 NNY 15 SB

**SUMMARY**

The purpose of this report is to advise that a staff report entitled "3450 Dufferin Street – Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision – Request for Directions Report" will be finalized and made available for consideration in advance of the February 22, 2016 North York Community Council meeting.

This application proposes to amend the Official Plan and Zoning By-law at 3450 Dufferin Street to permit three mixed-use buildings of 37 storeys, 33 storeys and 29 storeys including a hotel and restaurant use. The proposal includes 255 hotel rooms, 1,044 residential units and a public park. The total gross floor area of the development is 84,466m<sup>2</sup>, including 67,539m<sup>2</sup> of residential and 16, 926m<sup>2</sup> of non-residential gross floor area. The development would have a Floor Space Index (FSI) of 4.1.



On January 6, 2017 the owner appealed the Official Plan Amendment and Zoning By-law Amendment applications to the Ontario Municipal Board citing City Council's failure to make a decision within the prescribed time frames set out in the *Planning Act*.

As this site is located within the Dufferin Street Secondary Plan Area, the applicant has requested that this appeal be consolidated with their appeal of the Dufferin Street Secondary Plan and Official Plan Amendment 294 (OPA 294). A second Pre-Hearing Conference on the appeals to the Dufferin Street Secondary Plan (OPA 294) has been scheduled for May 23, 2017.

## **COMMENTS**

Currently, Planning staff are finalizing a Request for Directions report and recommendations for consideration by North York Community Council at its meeting of February 22, 2016.

Andria Sallese, Senior Planner  
Tel. No. (416) 395-7166  
Fax No. (416) 395-7155  
E-mail: [asalles@toronto.ca](mailto:asalles@toronto.ca)

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District