

Authority: North York Community Council Item NY17.7,
as adopted by City of Toronto Council on October 9 and
10, 2024

CITY OF TORONTO

Bill 325

BY-LAW -2025

To adopt Amendment 769 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024, as 3309 and 3317 Dufferin Street.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 769 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on April , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 769 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 3309 AND 3317 DUFFERIN STREET

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 36, Dufferin Street Secondary Plan is amended by adding the following subsection to Section 12, Site and Area Specific Policies, for the lands municipally known in the year 2024 as 3309 and 3317 Dufferin Street, as follows:

'12.5. 3309 and 3317 Dufferin Street

A mixed use building on the lands known municipally as 3309 and 3317 Dufferin Street is permitted, provided that:

- a) the minimum building setback to Dufferin Street is 3.0 metres and the minimum building setback to Glen Belle Crescent is 3.0 metres;
- b) the minimum building step-back from Dufferin Street is 3.3 metres, at a height of six storeys and the minimum building step-back from Glen Belle Crescent is 1.3 metres at a height of six storeys;
- c) the maximum building height is 12 storeys (41 metres); and
- d) the maximum gross density is 5.41 Floor Space Index (FSI). FSI shall be calculated on a gross site area basis, including all lands to be conveyed to the City.'