



**Official Plan Amendment**

## 12. SITE AND AREA SPECIFICS

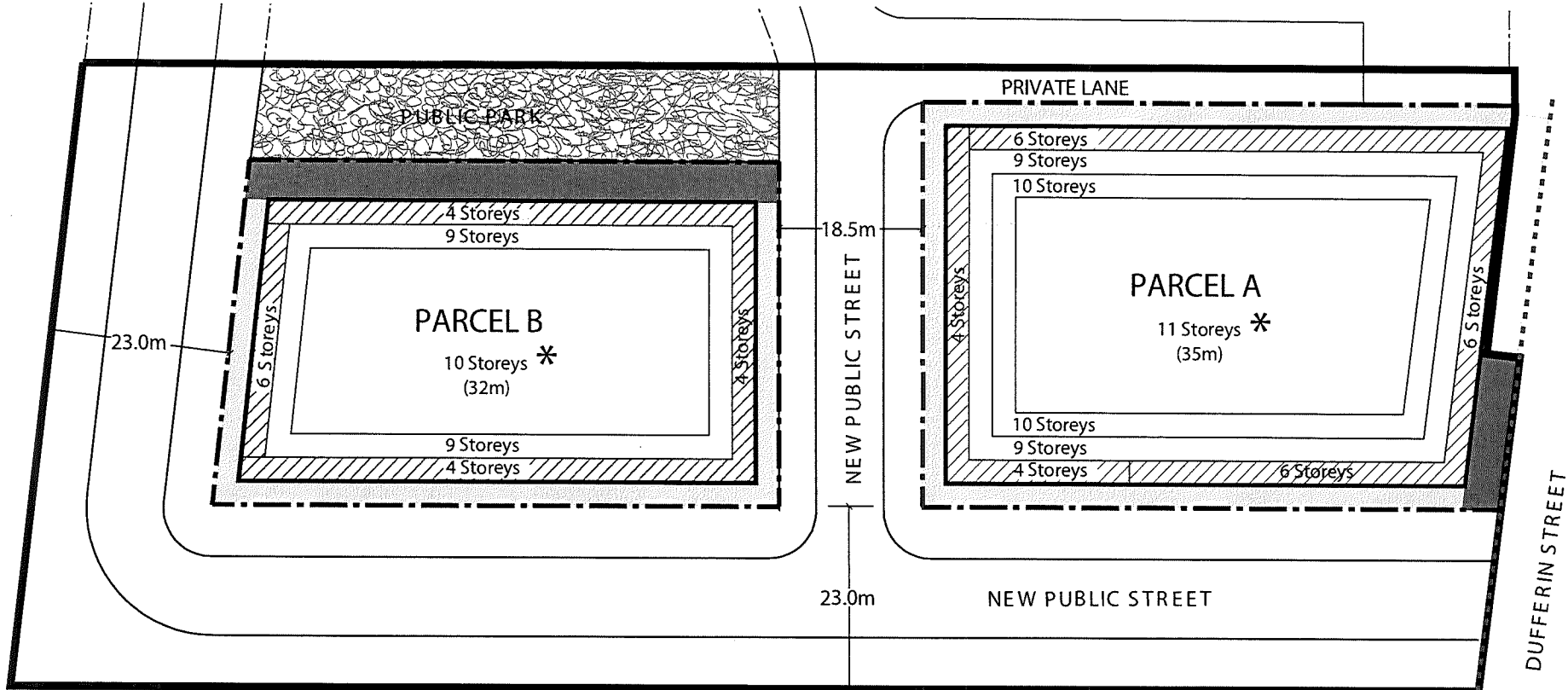
### 12.2 3400 Dufferin Street

Lands municipally known in 2018 as 3400 Dufferin Street and as shown on Site Specific Plan 36-x (the "Site") shall be developed in accordance with the following provisions. Should there be any conflict between a policy in the Dufferin Street Secondary Plan and its implementing plans, strategies and guidelines, the policies of this Site Specific Plan will prevail.

- 12.2.1 Despite Sections 3.3.3, 3.3.4(a), 9.1.4, Map 36-3, Map 36-5 and Map 36-8, a new public park will be provided as shown on Site Specific Plan (Map 36-x) and will not exceed 10% of the Site area excluding public streets.
- 12.2.2 Despite Sections 3.4.1 and 11.10, minimum above-grade building setbacks shall be provided as shown on Parcels A and B of the Site Specific Plan (Map 36-x). For greater certainty, below grade structures are permitted anywhere on the Site, with the exception of under public parks and public streets, provided they begin at a minimum depth of 1.5 metres. An exception to the prohibition on underground structures below public streets may be considered if and when a zoning by-law amendment application is made, with sufficient justification, to allow a two-way underground driveway beneath the public street connecting below-grade parking garages and/or loading facilities between Parcels A and B.
- 12.2.3 Despite Sections 3.5.1, 3.5.2 and Map 36-9, the minimum permitted building step-backs are shown on the Site Specific Plan (Map 36-x).
- 12.2.4 Despite Sections 3.7.1 and 3.7.2, Map 36-2 and Map 36-10, the maximum permitted building heights on Parcels A and B are shown on Site Specific Plan (Map 36-x).
- 12.2.5 Despite Sections 3.7.1 and 3.7.2, Map 36-2 and Map 36-10,
  - 12.2.5.1 Angular planes are to be extended at a 45 degree angle from the Build-to line shown on Site Specific Plan (Map 36-x) to be measured at a height of 24 metres.
  - 12.2.5.2 Angular planes are to be extended at a 45 degree angle measured at ground level from the nearest property line of Neighbourhoods designated property.
  - 12.2.5.3 No portion of a building may penetrate the angular planes described in 12.2.5.1 and 12.2.5.2.
- 12.2.6 Despite Section 5 and Map 36-11, a maximum total gross floor area (GFA) of 41,906 m<sup>2</sup> is permitted in the area shown on Site Specific Plan

36-X, calculated in accordance with the applicable gross floor area definition in Zoning By-law 569-2013, as amended.

- 12.2.7 Despite Section 7.1.1, the requirements from the Dufferin Street Transportation Master Plan will be reviewed and refined through the development process for the Site and may include the use of Travel Demand Management policies and practices such as those provided in Section 7.5.
- 12.2.8 An Official Plan Amendment is not required to alter the location or alignment of public streets and private lanes from those shown on Site Specific Plan (Map 36-x).
- 12.2.9 Despite Sections 9.1, 11.2 and Map 36-10, the redevelopment of the Site, including the location of new public streets and the new public park, will be generally as shown on Site Specific Plan (Map 36-x). For clarity, until such time as the 23m wide public street connection to Dufferin Street has been constructed, ingress access from Dufferin Street to 3450 Dufferin Street will continue to be provided as shown on Site-Specific Plan (36-x)- Conceptual Temporary Ingress Access Schedule. The temporary ingress must be closed and repurposed for public realm improvements for the portion of the temporary ingress within the public road right-of-way, when the 23 metre wide public street connection to Dufferin Street is constructed.
- 12.2.10 An Official Plan Amendment for the removal of the temporary access as per Site Specific Plan (Map 36-x) and in conformity with policy 12.2.9 shall not be required.
- 12.2.11 Despite Sections 11.7 and 11.8, the permitted location and built form of development shown on Site Specific Plan (Map 36-x) is recognized as having appropriate and meaningful regard for relevant Council adopted Urban Design Guidelines.
- 12.2.12 Despite Section 3.2.5, the continued use, operation and expansion of an automotive dealership on the Site including sales, leasing, showroom, storage, service and repair facilities is permitted. Should the Site, or portions of the Site, be redeveloped in accordance with the provisions of this site-specific policy and as shown on Site Specific Plan (Map 36)-x, a new automotive dealership including sales, leasing, showroom and related facilities above, may be permitted subject to Rezoning and provided those uses are integrated on the ground floor of a new mixed-use building or below grade.



LEGEND

Land Use / Structure Plan

- Site Property Line (Gross Area)
- Public Park (Unencumbered)
- Development Parcels
- Building Envelope (Above Grade)
- Build To Line

Built Form

- Minimum Building Setback  
5m from Dufferin Street and Public Park
- Minimum Building Setback  
3m from Public Streets and Private Lane
- Minimum Building Setback  
3m (Above 4th or 6th storey)

\* Excluding Mechanical Penthouse and Outdoor Amenity Areas  
Note: Setbacks on the drawing are for illustration purposes only.

March 21, 2019

3450 Dufferin Street

3400 Dufferin Street  
Parcel B

3400 Dufferin Street  
Parcel A

Dufferin Street



Conceptual Temporary  
Ingress Access