

CITY OF TORONTO

BY-LAW No. XXX-2019(LPAT)

**To adopt an amendment to the Official Plan for the City of Toronto
respecting the lands known municipally in the year 2019 as 3450 Dufferin Street**

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

Therefore, the Official Plan of the City of Toronto, as amended, is further amended by the Local Planning Appeal Tribunal as follows:

1. The text and maps attached hereto as Schedule "A" are hereby adopted as an Amendment No. XXX to the Official Plan for the City of Toronto.

ENACTED AND PASSED this _____ day of _____, 2019.

PURSUANT TO DECISION/ORDER OF THE LOCAL PLANNING APPEAL TRIBUNAL
ISSUED _____, 2019 IN BOARD CASE NO. PL160073

AMENDMENT NO. XXX TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS
3450 DUFFERIN STREET

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

1. Chapter 6, Secondary Plans, Dufferin Street Secondary Plan, is modified by adding the following:

12.2 3450 Dufferin Street

12.2.1 A maximum total gross floor area (GFA) of 63,689 square metres is permitted in the area outlined in Schedule A, with a minimum total non-residential GFA of 520 square metres and a maximum 63,169 square meters GFA of residential gross floor area, calculated in accordance with applicable gross floor area definition in By-law 569-2013, as amended, is permitted on the Site. Any GFA for the provisions of facilities secured through a Section 37 agreement will not be considered as gross floor area as defined in the applicable zoning by-law.

12.2.2 Minimum building setbacks and step backs shall be provided on the Site as shown on Map 36-14 "Site Specific Plan".

12.2.3 Notwithstanding Policies 3.7.2.1, 3.7.2.2, and 3.7.2.4 three towers of up to 29, 27 and 23 storeys are permitted on the Site. The height of all buildings on the Site, shall not exceed the number of storeys and height in metres, as shown on Map 36-14 "Site Specific Plan".

12.2.4 Mechanical penthouses are permitted to a maximum height of 7.0m. Architectural expression is permitted to a maximum height of 10.0m. These heights are not permitted to be combined.

12.2.5 The maximum height shown on Map 36-14 may be exceeded only for mechanical penthouses or architectural expression.

12.2.6 Angular planes are to be extended at a 45 degree angle measured from the west side of the Dufferin street right of way at the height of 80% of the width of the Dufferin Street right of way. No portion of a building may exceed this angular plane.

12.2.7 Where a conflict exists between a permitted height and the angular plane described in 12.2.6, the angular plane prevails.

12.2.8 The maximum floorplate size of the maximum 29 storey tower is 800 square metres, Gross Floor Area (GFA) calculated in accordance with the gross floor area definition pursuant to By-law 569-2013, as described in 12.2.1 above. All other tall buildings have a maximum floorplate of 750 square metres (GFA calculated in accordance with the gross floor area definition pursuant to by-law 569-2013, as described in 12.2.1 above).

12.2.9 Notwithstanding the density identified on Map 36.11 a maximum density of 3.1 times the gross lot area on lands on schedule A hereto shall be permitted on the lands depicted on Schedule A attached hereto.

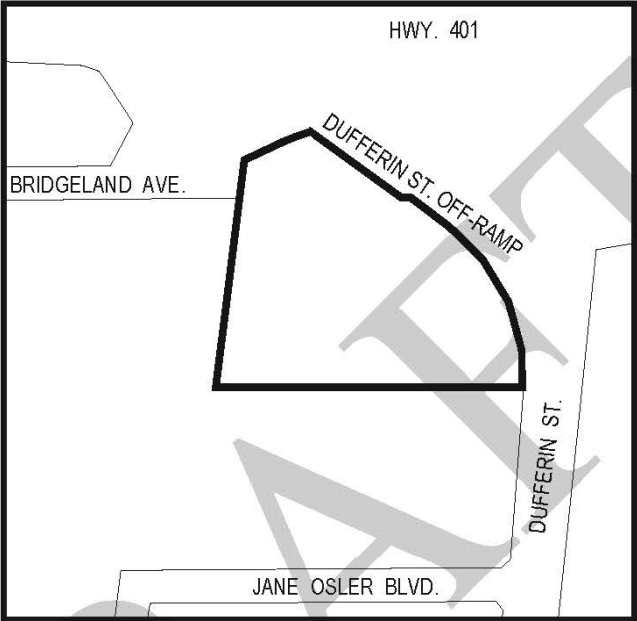
12.2.10 A site specific zoning by-law amendment will be brought forward in accordance with Policy 11.13 and the provisions noted above to permit the development of the Site in accordance with this Policy 12.2.

12.2.11 In the event that the size or configuration of the Site is modified due to public works including a modification to the Ministry of Transportation's Dufferin Street Off-Ramp, development may proceed in accordance with the forgoing or in the alternative as follows:

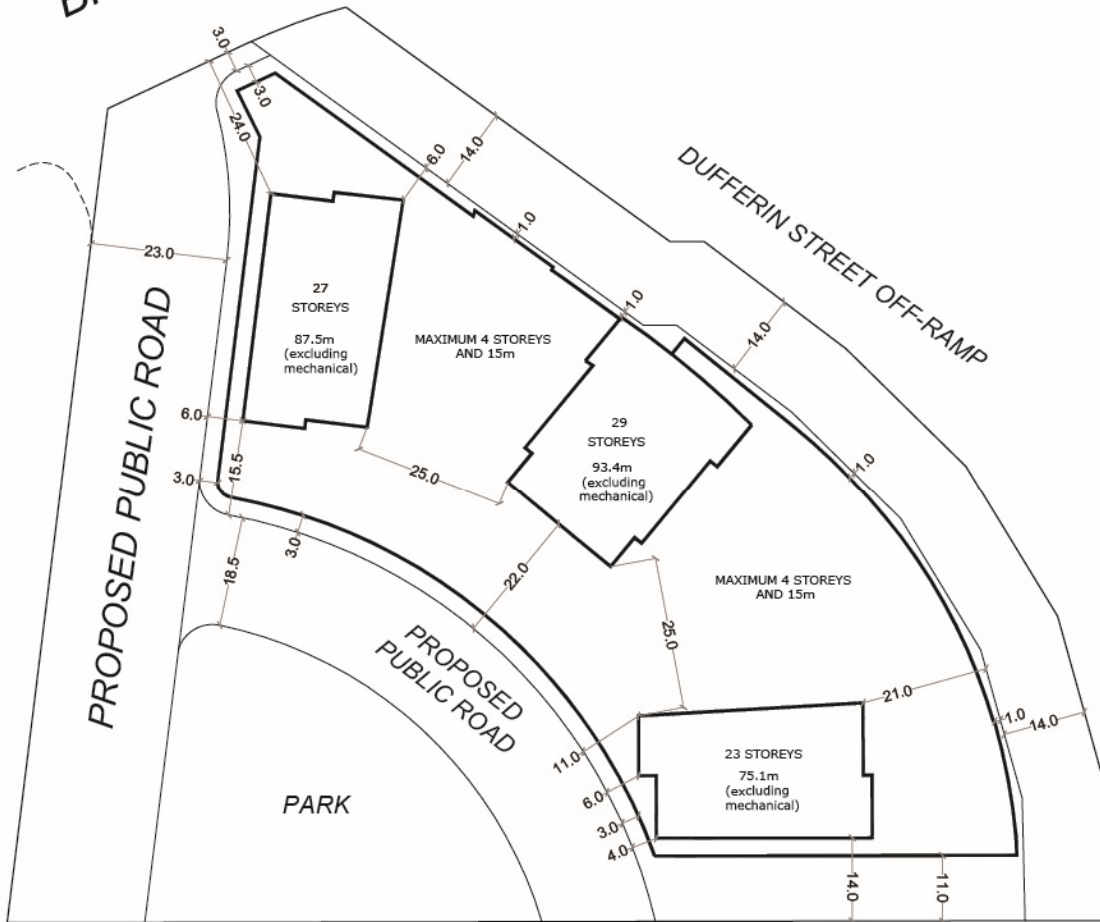
- a) Base Building setbacks*
 - 5 metres from Dufferin Street.*
 - 3 metres from all other public streets.*
 - 11 metres from the south property boundary.*
 - A setback from the MTO highway to the satisfaction of the MTO in consultation with the City.*
- b) Tower setbacks: a minimum of 3 metres from the base building abutting proposed public roads and south property boundary abutting the maximum 23 storey building, with the exception of the maximum 23 storey building which has a minimum setback of 1 metre at the southwest corner above the base building.*
- c) Minimum tower separation distance: a minimum of 25 metres.*
- d) Maximum heights and storeys as in Map 36-14.*
- e) Location of streets and parks as in Map 36-14.*
- f) In the case of a conflict between Policy 12.2.11 and Map 36-14, Policy 12.2.11 prevails.*

2. Chapter 6, Secondary Plans, Dufferin Secondary Plan, is amended by adding Map 36-14 included in Schedule B, attached hereto.

Schedule A



BRIDGELAND AVENUE



DUFFERIN STREET OFF-RAMP

PROPOSED PUBLIC ROAD

PROPOSED PUBLIC ROAD

PARK

DUFFERIN STREET

all figured in metres