

CITY OF TORONTO

BY-LAW No. ~-2022

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 3400 Dufferin Street and 8 Jane Osler Boulevard

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

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 HEREBY ENACTS as follows:

1. The attached Amendment No. XXXX to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

JOHN ELVIDGE,
City Clerk

(Corporate Seal)

**AMENDMENT NO. XXXX TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 As
3400 Dufferin Street and 8 Jane Osler Boulevard**

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

1. Map 16, Land Use Plan is hereby amended by redesignating the lands known municipally in the year 2022 as 8 Jane Osler Boulevard from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule 1.

2. Chapter 6, Section 36, Dufferin Street Secondary Plan, Map 36-15 is hereby amended by deleting the “Land Use/Structure Plan” and replacing it with a “Land Use/Structure Plan”, as shown on attached Schedule 2.

3. Chapter 6, Section 36, Dufferin Street Secondary Plan, Policy 12.3 is amended by deleting the subsections 12.3.2, 12.3.4, and 12.3.6, and replacing them with the following:

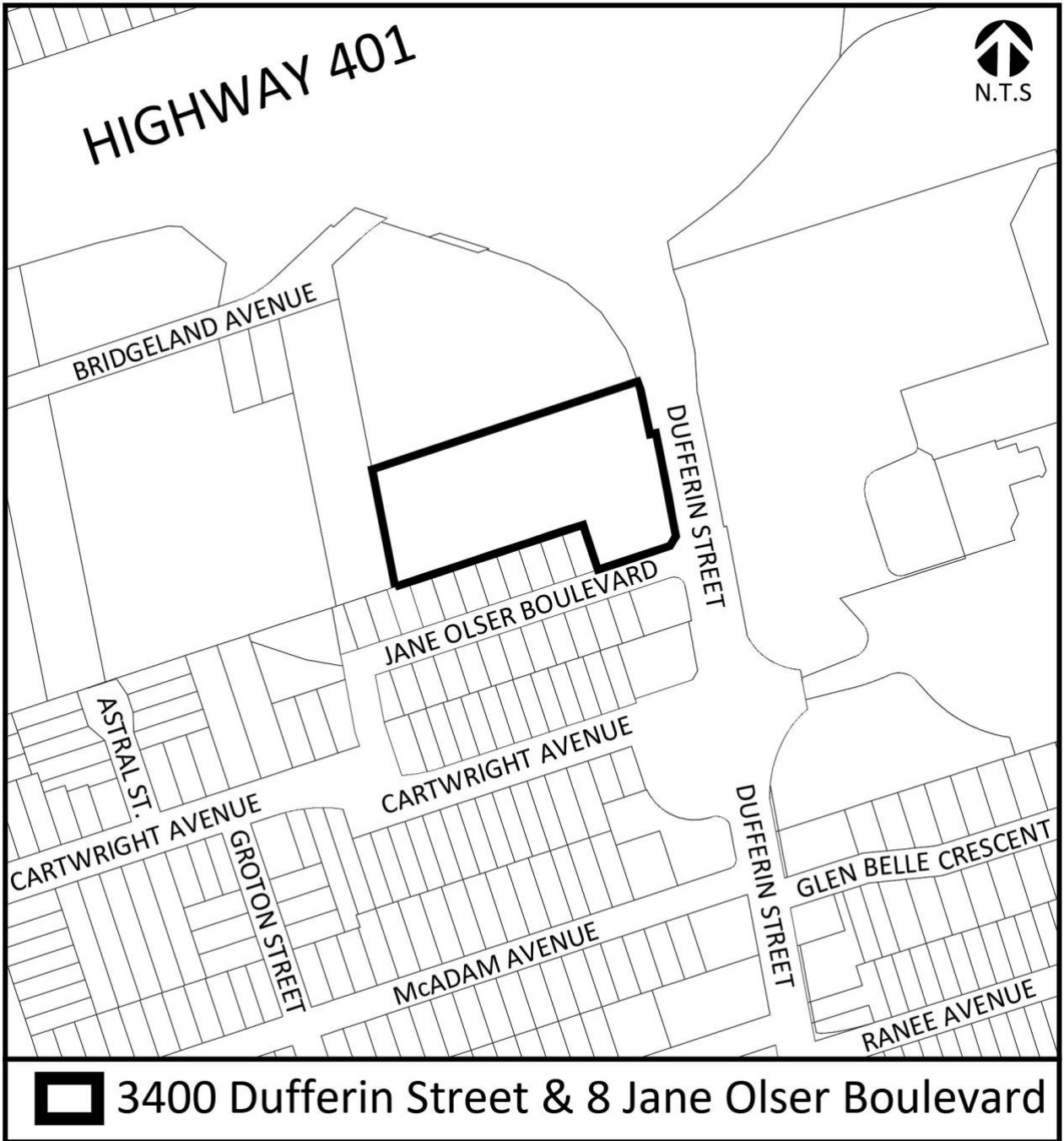
“12.3.2 Despite Sections 3.4.1 and 11.10, minimum above-grade building setbacks shall be provided as shown on Buildings A, B and C of the Map 36-15. For greater certainty, below grade structures are permitted anywhere on the Site, with the exception of under public parks and public street, provided they begin at a minimum depth of 1.5 metres.

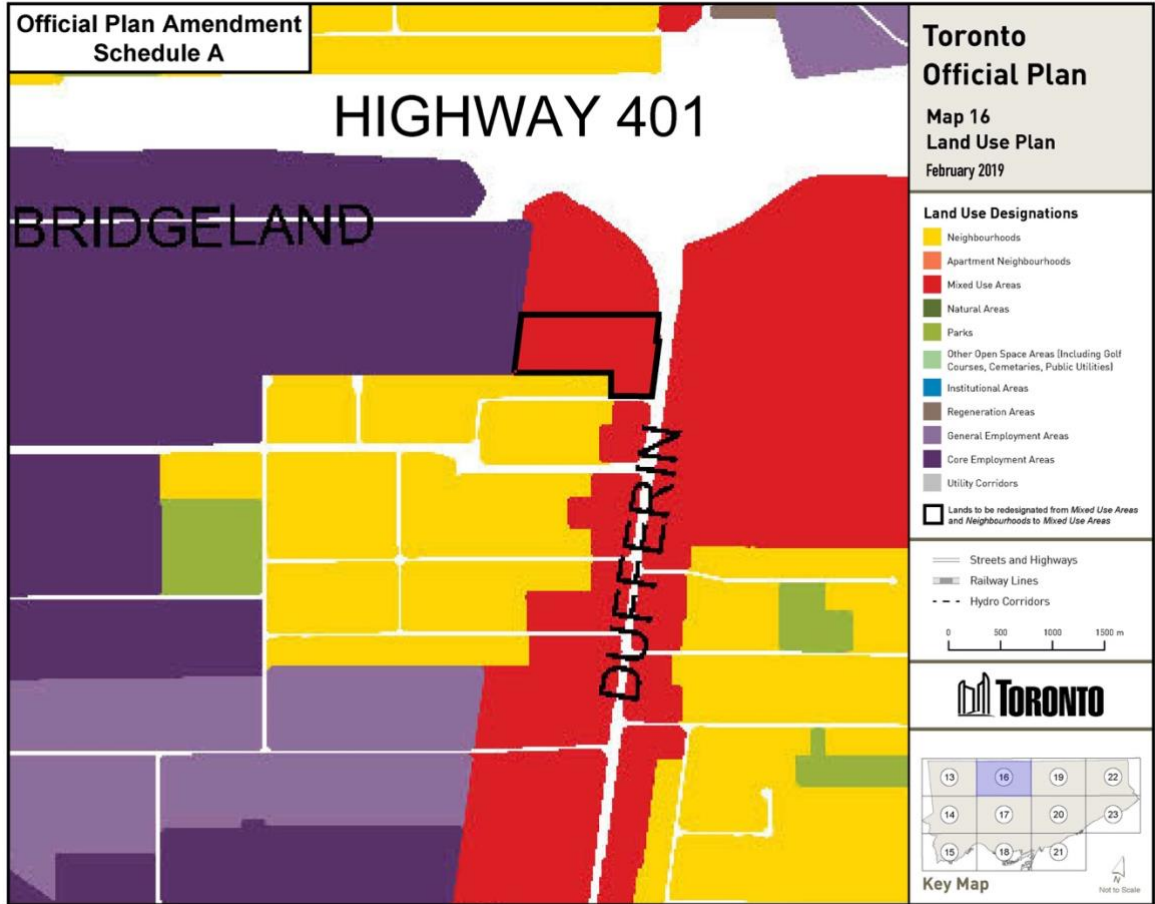
12.3.4 Despite Sections 3.7.1 and 3.7.2, Map 36-2 and Map 36-10, the maximum permitted building heights on Buildings A, B and C are shown on Map 36-15.

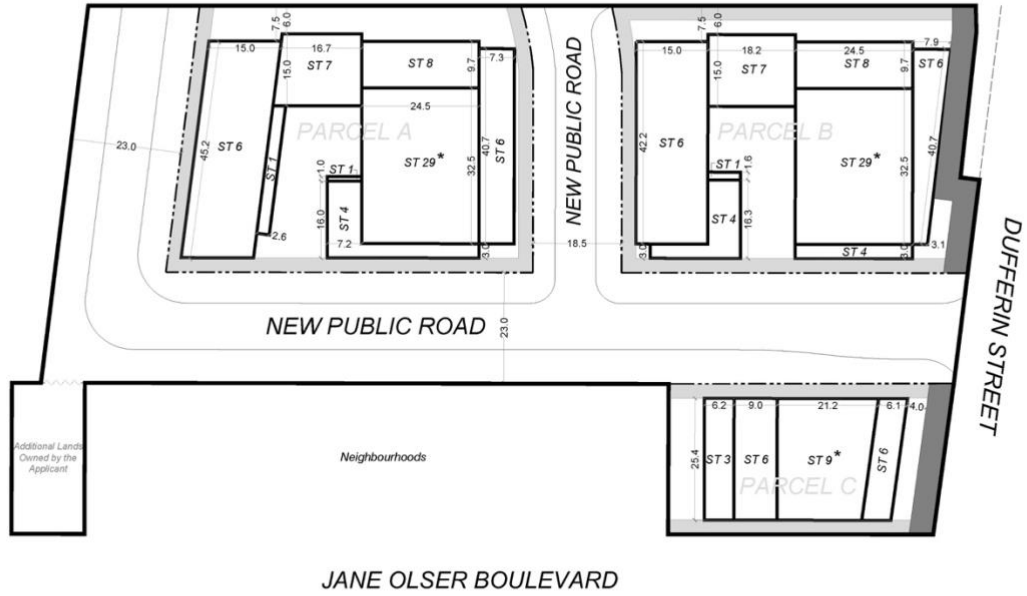
12.3.6 Despite Section 5 and Map36-11, a maximum total gross floor area (GFA) of 61,020 m² is permitted in the area shown on Map 36-15, calculated in accordance with the applicable gross floor area definition in Zoning By-law 569-2013, as amended.”

3. Chapter 6, Section 36, Dufferin Street Secondary Plan, Policy 12.3 is amended by adding the following subsections:

“12.3.14 Despite Section 5.1 and 5.2, a density of 3.66 is permitted on the lands and built within the envelope delineated by heavy lines, as shown on Schedule A.”







Official Plan Amendment Schedule B
Amending Map 36-15 of the Dufferin Street Secondary Plan

- Legend**
- Site Property (Gross Area)
 - Development Parcels
 - Building Envelope (Above Grade)
 - Build To Line
 - Extent of Site Development
 - 5m from Dufferin Street
 - 3m from Jane Olser Boulevard and Public Streets
 - Excluding Mechanical Penthouse and Outdoor Amenity Areas
- NOTE: Setbacks on the drawing are for illustration purposes only.