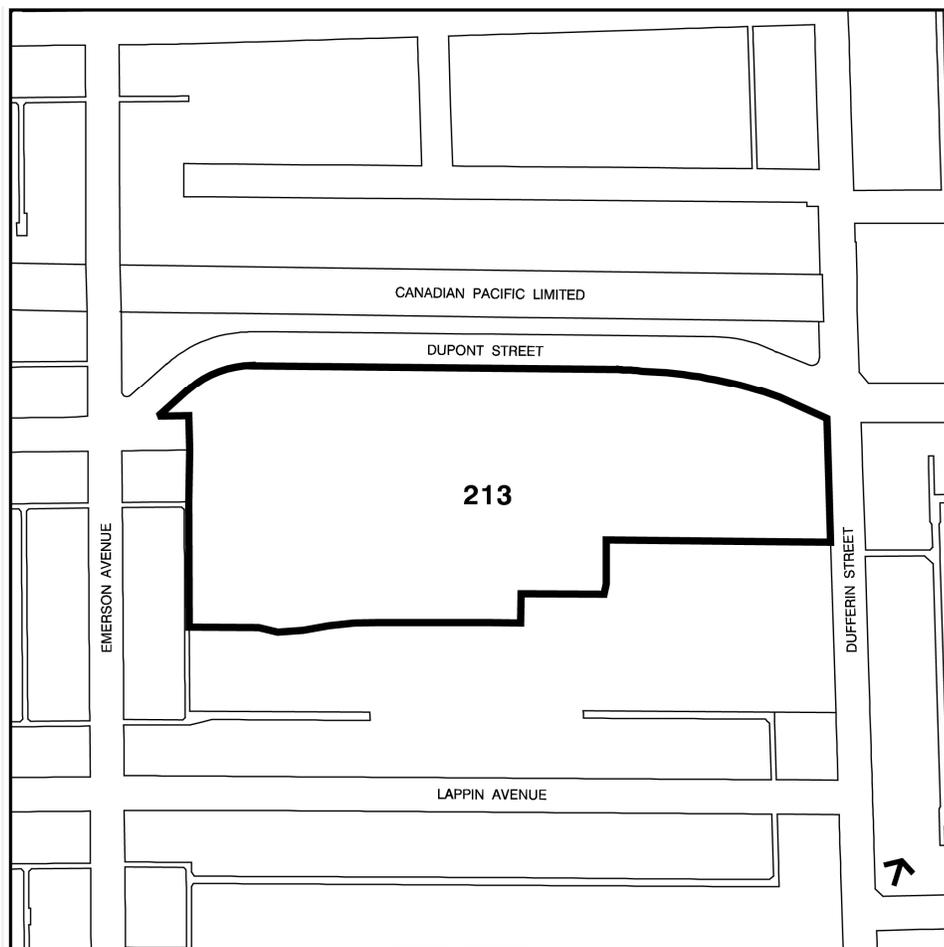


213. Southwest Corner of Dupont Street and Dufferin Street

- a) The lands contain a variety of retail, service and office uses and have the potential to accommodate a moderate increase in the gross floor area devoted to such non-residential uses, in addition to future residential development in a wide variety of housing types.
- b) The lands have the potential for large-scale redevelopment, however, this redevelopment should occur in a planned and orderly progression. Individual development proposals should fit into an overall redevelopment scheme for the lands.
- c) Development on the lands will:
 - i) be compatible in scale and function with the existing community, particularly the adjacent *Neighbourhoods* and *Parks and Open Space Areas*;
 - ii) locate higher buildings away from the adjacent low-scale *Neighbourhoods* and the community centre and park to minimize microclimatic and privacy impacts and provide a gradual transition of scale;

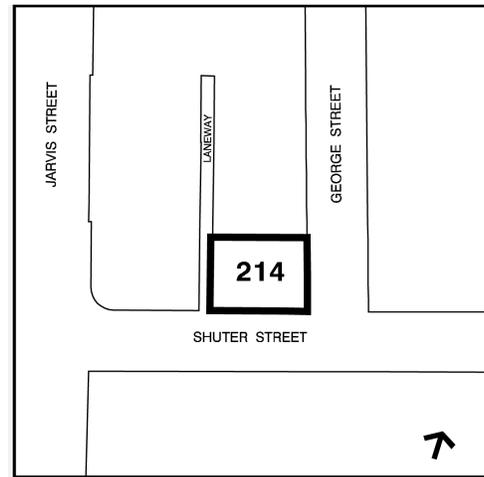


- iii) locate new buildings along the edge of Dufferin Street and Dupont Street, with no surface parking between the front of the building and the sidewalk;
- iv) provide safe pedestrian and vehicular access and circulation that has particular regard for: the heavy vehicular traffic on Dufferin Street and Dupont Street, the mix of residential and commercial uses and desirable pedestrian connections to the rest of the neighbourhood, adjacent parkland and community facilities, and transit; and
- v) provide sufficient on-site parking for residents, visitors, employees and shoppers with an emphasis on below-grade parking for residents and employees, and consideration of whether shared parking for different types of users would function.

214. 102-108 Shuter and 224-228 George Street

Buildings with a greater gross floor area than otherwise allowed in the Zoning By-law are permitted provided:

- a) the exterior of the heritage buildings at 102 to 108 Shuter Street is wholly retained in any new development;
- b) the relationship between the heritage buildings and the proposed development maintains the quality, character and three-dimensional integrity of the heritage buildings;
- c) Site Plan approval occurs concurrently with any approval of zoning amendments or variances for additional gross floor area;
- d) the additional gross floor area does not exceed the gross floor area of the heritage buildings at 102 to 108 Shuter Street being retained in the new development; and
- e) the retention, maintenance and use of the heritage buildings is secured by the City in appropriate legal agreements.



215. Lands Fronting on the North Side of Gerrard Street, East of Main Street

Retail stores of a convenience nature, service uses and community services and facilities are also permitted.

