



## **248-250 Dufferin Street Toronto**

A 24,033 square foot (0.552 acre) rectangular site with 120 foot frontage on the west side of Dufferin Street located adjacent to a City park adjacent to the north, one property south of King Street west.

### **What We Have Learned**

The rectangular shape property and its location adjacent to a municipal city park made the shadow issue over the parkland a limiting condition for a high density mixed use project.

### **Our Value Enhancement Result**

We had commissioned a municipal planner's report to analyse and resolve most planning issues. There were no environmental issues identified by a third party consultant. The owner's representatives, the planning consultants and I had met with the local Councillor. The site was sold to the City to enlarge its existing parkland as the Parkdale Ward was deficient in its share of parkland