

No. 1994 0426. A BY-LAW

To amend By-law No. 552-93 respecting lands known as Nos. 116-134 Yorkville Avenue and 10 Hazelton Avenue.

(Passed June 27, 1994.)

WHEREAS Council, at its meeting held on the 27th day of June, 1994, adopted Clause 11 of Land Use Committee Report No. 9;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

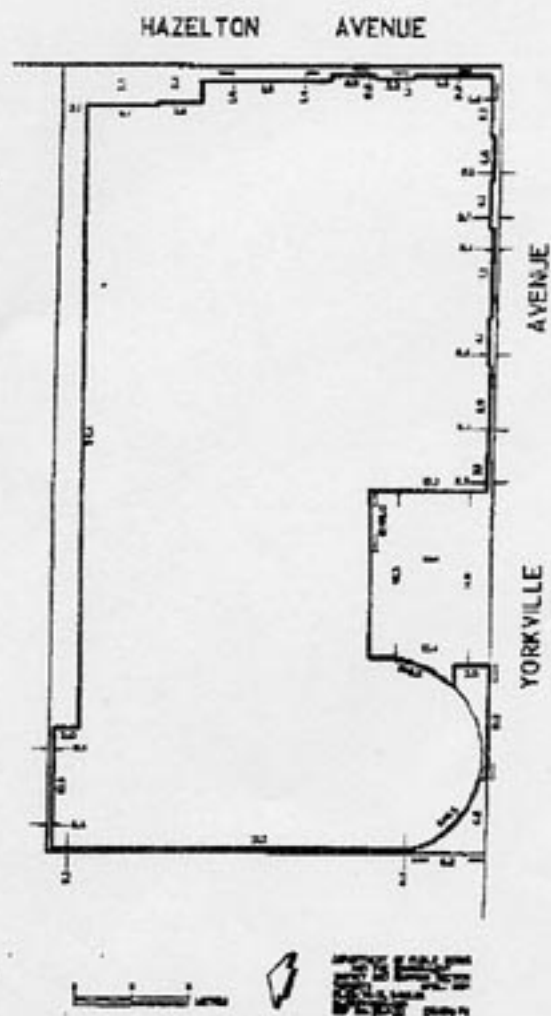
1. By-law No. 552-93, being "A By-law To amend By-law No. 438-86, as amended by By-law No. 425-93, respecting lands known as Nos. 116-134 Yorkville Avenue and No. 10 Hazelton Avenue", is amended by deleting Plans 2 and 3 attached thereto and substituting Plans 2 and 3 attached hereto.

JUNE ROWLANDS,
Mayor.

BARBARA G. CAPLAN
City Clerk.

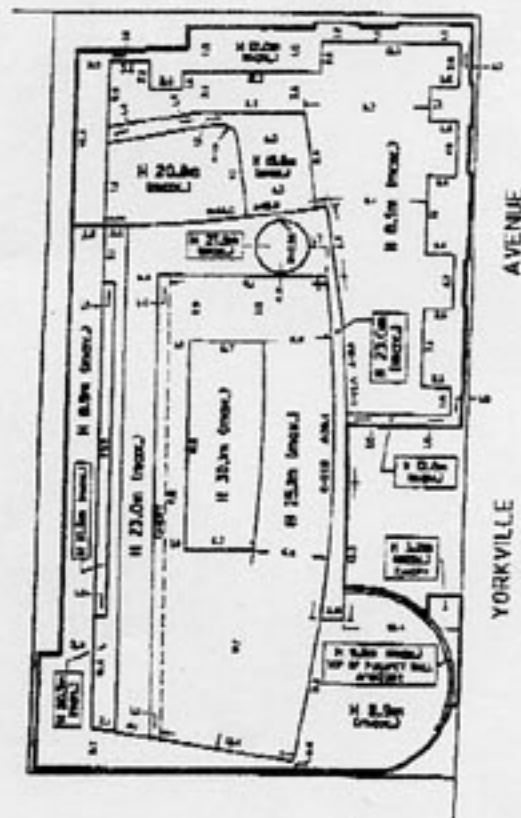
Council Chamber,
Toronto, June 27, 1994.
(L.S.)

PLAN 2

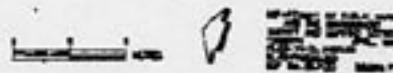


PLAN 3

HAZELTON AVENUE



H=DEMOTES HEIGHT IN METRES ABOVE GRADE



No. 551-93. A BY-LAW

To adopt amendments to Part I of the Official Plan for the City of Toronto respecting lands known as Nos. 116 to 134 Yorkville Avenue and No. 10 Hazelton Avenue.

(Passed November 1, 1993.)

WHEREAS Council, at its meeting held on the 1st day of November, 1993, adopted Clause 8 of Land Use Committee Report No. 14;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Part I of the Official Plan for the City of Toronto.

JUNE ROWLANDS,
Mayor.

BARBARA G. CAPLAN
City Clerk.

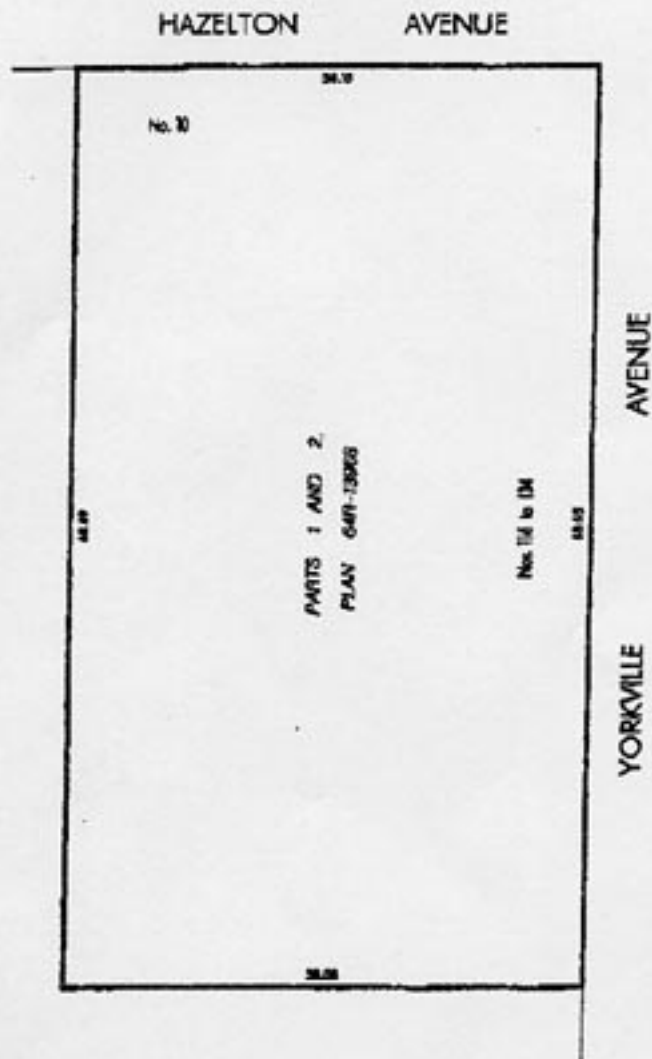
Council Chamber,
Toronto, November 1, 1993.
(L.S.)

SCHEDULE "A"

1. Part I of the Official Plan for the City of Toronto is amended by adding the text and map annexed hereto as section 18.14 as follows:

*18.14 Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands shown on the map set out below and designated "Official Plan - City of Toronto Amendment No. 624" to permit the erection and use of a building containing *commercial* and *residential* uses provided the *non-residential gross floor area* and *residential gross floor area* of such building does not exceed 3,880 and 6,330 square metres respectively."

OFFICIAL PLAN - CITY OF TORONTO
AMENDMENT No. 624



LANDS INCLUDED IN THIS AMENDMENT
AND REFERRED TO IN SECTION 16.14



REPRESENTATIVE OF THE CITY OF TORONTO
AND THE BOARD OF
LANDS AND FORESTRY
COMMISSIONERS
FOR THE CITY OF TORONTO
DATE: 1993-05-10
BY: 1993-05-10

affidavit of MICHAEL M1221
sworn before me, this 15th
day of JULY 1996
M. Haurin
A COMMISSIONER, ETC.

No. 552-93. A BY-LAW

To amend By-law No. 438-86, as amended by By-law No. 425-93, respecting lands known as Nos. 116 to 134 Yorkville Avenue and No. 10 Hazelton Avenue.

(Passed November 1, 1993.)

WHEREAS Council, at its meeting held on the 1st day of November, 1993, adopted Clause 8 of Land Use Committee Report No. 14;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. None of the provisions of section 2(1) respecting the definition of "residential gross floor area" and "height" and sections 4(2), 4(5)(a), 4(16), 8(3) Part I 3.(a)(iv) and 8(3) Part III 2(a) of By-law No. 438-86, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto" and none of the provisions of section 2(1) respecting the definition of "residential gross floor area" and "height" and sections 4(2), 4(5)(a), 4(12), 4(16) and 8(3) Part I 1 of By-law No. 438-86, as amended by By-law No. 425-93, being "A By-law To amend General Zoning By-law No. 438-86 respecting the City of Toronto", shall apply to prevent the erection and use of a mixed-use building on the lot provided:

- (1) the lot consists of at least the lands shown on Plan 1 attached to and forming part of this By-law;
- (2) such building is located within the heavy lines shown on Plan 2 attached to and forming part of this By-law;
- (3) such building contains not more than 29 dwelling units;
- (4) the residential gross floor area of such building does not exceed 6,319 square metres;
- (5) the non-residential gross floor area of such building does not exceed 3,869 square metres of which not less than 1,062 square metres is used for no purpose other than street-related retail and service uses;
- (6) at least 61 parking spaces are provided and maintained on the lot of which at least 26 parking spaces are provided and maintained for the residential component of the building and 35 parking spaces are provided and maintained for the non-residential component of the building and for visitors of the residential component of the building;
- (7) the height of such building, including all rooftop structures and elements, does not exceed the heights shown on Plan 3 attached to and forming part of this By-law;
- (8) at least 0.75 bicycle parking spaces for each dwelling unit, or fraction equal to 21 greater than one-half thereof, is provided and maintained on the lot;
- (9) shared recreation space at least to the extent of 163 square metres is provided and maintained of which,
 - (a) at least 58 square metres is located nowhere other than indoors and on the seventh storey of the building; and

- (b) at least 100 square metres is located nowhere other than outdoors and on the seventh storey roof terrace and directly accessible from the indoor *shared recreation space*.

2. For the purpose of this By-law:

- (1) "*bicycle parking space*" means an area equipped with a bicycle rack or locker for the purpose of parking and securing bicycles; and
- (a) where the bicycles are parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
- (b) where bicycles are parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;
- (c) in the case of a bicycle rack, is located in a secured room or area;
- (2) "*height*" means the height limit specified above grade on Plan 3 attached to and forming part of this By-law and includes all rooftop structures and elements;
- (3) "*residential gross floor area*" shall be defined as set out in section 2(1) of the aforesaid By-law No. 438-86, but does not include *recreation space* required by this by-law which would otherwise be included in the calculation of *recreation gross floor area* under By-law No. 438-86; and
- (4) "*street-related retail and service uses*" shall have the same meaning as set out in section 2(1) of the aforesaid By-law No. 438-86 for the purposes of section 8(3) Part I 12 of that by-law notwithstanding that the lot is designated CR L2.5 U150.

3. For the purpose of this By-law, the definition of the words "*lot*", "*grade*" and "*storey*", and of the expressions "*mixed-use building*", "*dwelling unit*", "*residential gross floor area*", "*non-residential gross floor area*", "*parking space*" and "*shared recreation space*" contained in the aforesaid By-law No. 438-86 shall apply to such words and expressions where used in this By-law.

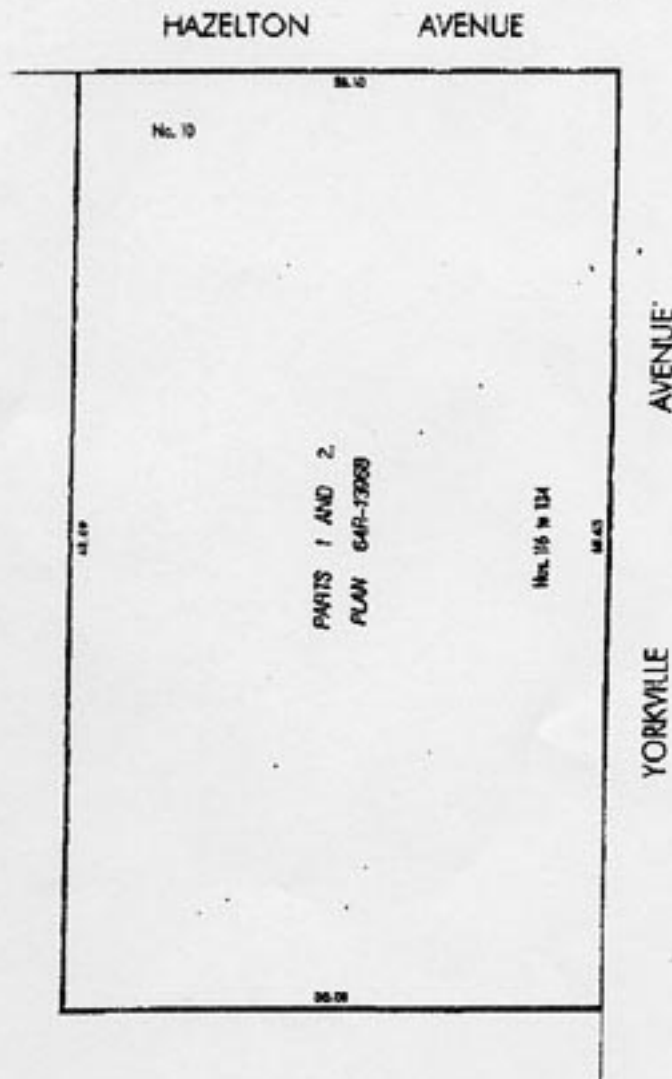
4. By-law No. 78-76, being "A By-law To amend By-law No. 20623 so as to permit an addition to the buildings known as Nos. 116 to 134 Yorkville Avenue" and By-law No. 79-76, being "A By-law To amend By-law No. 20623, as amended by By-law No. 35-76, insofar as such By-laws impose a height restriction on premises known as Nos. 116 to 134 Yorkville Avenue", are hereby repealed.

JUNE ROWLANDS,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, November 1, 1993.
(L.S.)

PLAN 1



 LANDS REFERRED TO AS THE "LOT"

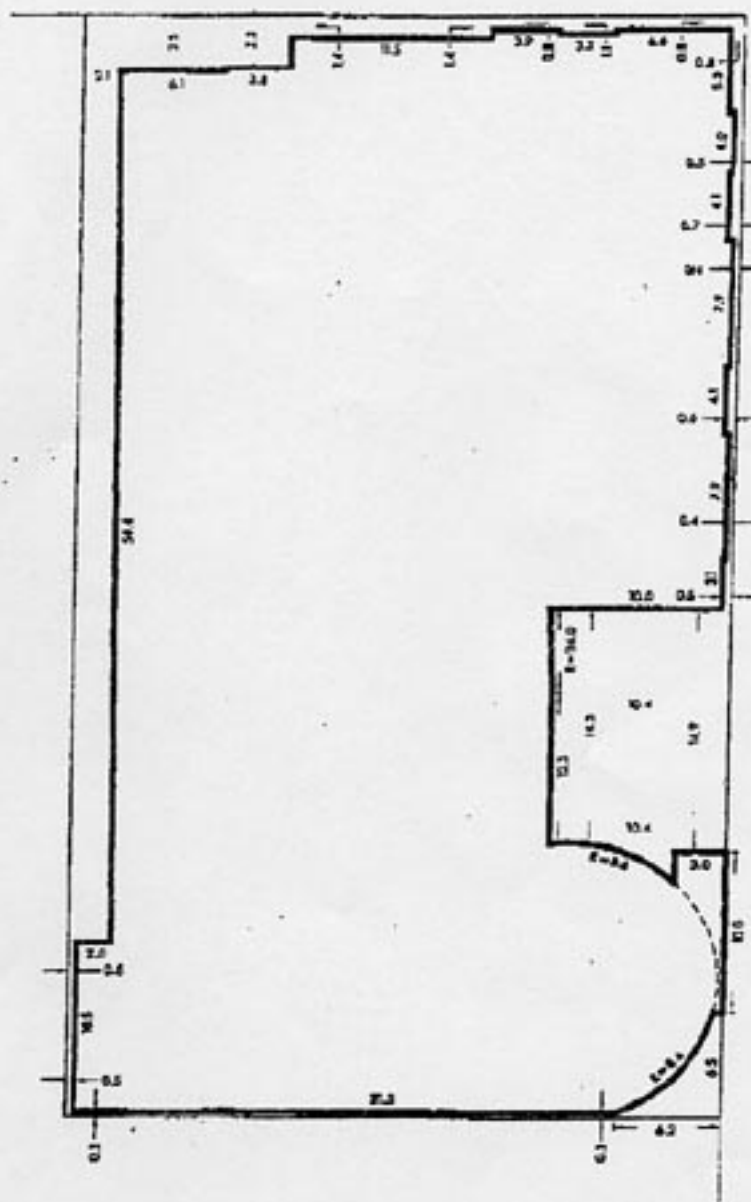


DEPARTMENT OF PUBLIC WORKS
AND THE ENVIRONMENT
CITY AND REGIONAL DESIGN
DIVISION
100 KING ST. W. TORONTO, ONT. M5X 1C2
TEL: 392-2400 FAX: 392-2401

HAZELTON AVENUE

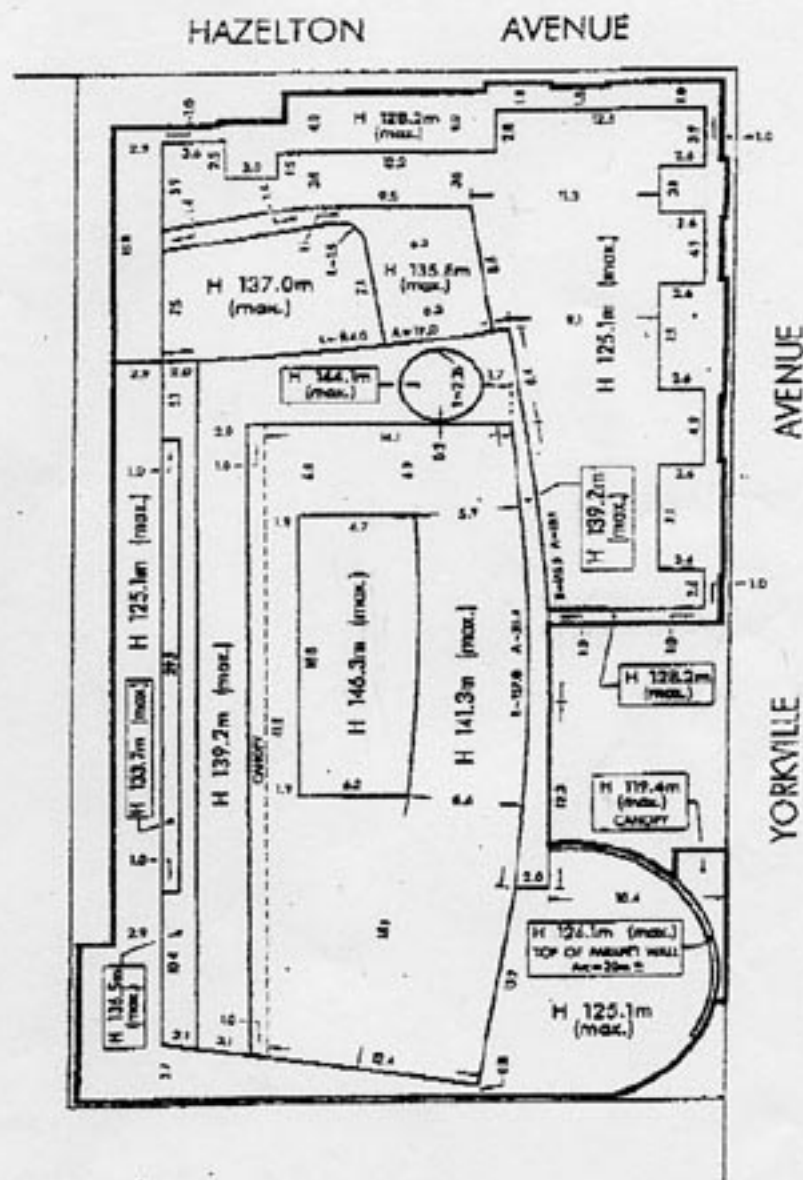
AVENUE

YORKVILLE



DEPARTMENT OF PUBLIC WORKS
AND THE ENVIRONMENT
SURVEY AND MAPPING SECTION
TORONTO SEPTEMBER, 1993
PLR 76-27, 8491.76
MAY 1993 204-313 DRAWING PG

PLAN 3



H: DENOTES HEIGHT IN METRES ABOVE GRADE



DEPARTMENT OF PUBLIC WORKS
AND THE ENVIRONMENT
SURVEY AND MAPPING SECTION
TORONTO SEPTEMBER, 1979
PLS: 74-27, 2402.28
MAP No. 244-013 DRAWING: PD