

No. 382-93. A BY-LAW

To amend By-law No. 438-86 respecting certain lands on the north side of Yorkville Avenue and south side of Scollard Street.

WHEREAS the Ontario Municipal Board granted an appeal pursuant to Section 34(11) of the Planning Act, R.S.O. 1990, P.13;

THEREFORE

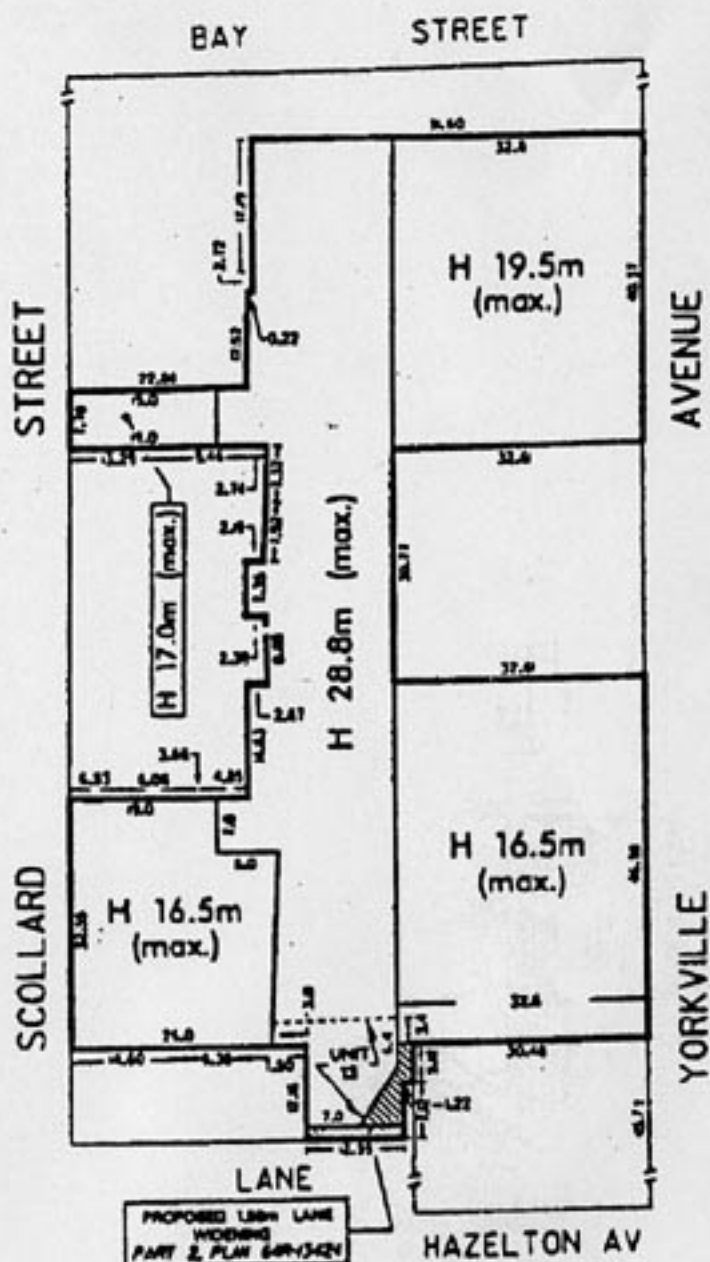
1. None of the provisions of Sections 4(2), 8(3) Part I 3(a)(iv)(iii) and 8(3) Part II 1(iii) of By-law No. 438-86, being "A By-law To Regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection and use of a *mixed use building* on the *lot* provided:

- (1) the *lot* comprises at least the lands shown on Plan 1 attached to and forming part of this by-law;
- (2) no part of the building, above *grade*, is located otherwise than wholly within the area outlined by a heavy line on Plan 2 attached to and forming part of this by-law;
- (3) the heights including all rooftop elements, structures and enclosures, above *grade*, of such building does not exceed the height shown on Plan 2 attached hereto;
- (4) the building contains not more than 13 *dwelling units*;
- (5) the *residential gross floor area* of such building does not exceed 4,162 square metres;
- (6) the *non-residential gross floor area* of such building does not exceed 15,821 square metres;
- (7) an underground parking facility is provided and maintained on the *lot* containing not more than 322 *parking spaces* of which:
 - (a) at least 16 *parking spaces* are provided and maintained for the occupants of the residential portion of the building;
 - (b) 92 *parking spaces* are provided and maintained for the occupants of the non-residential portion of the building; and
 - (c) in addition to the requirements of the preceding paragraphs (a) and (b), not more than 214 *parking spaces* are provided and maintained for the use of the general public;
- (8) the main window of the living area of the portion of the building shown as Unit 13 on Plan 2 attached hereto is located no closer than 2.6 metres to a *lot* line.

2. Except where otherwise provided in this by-law, the definition of the words "*lot*" and "*grade*" and of the expressions *mixed-use building*", "*dwelling unit*", "*residential gross floor area*", "*non-residential gross floor area*" and "*parking space*" contained in the aforesaid By-law No. 438-86 shall respectively apply to such words and expressions where used in this by-law.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD ORDER DATED MAY 17, 1993 AND ENTERED JUNE 25, 1993.

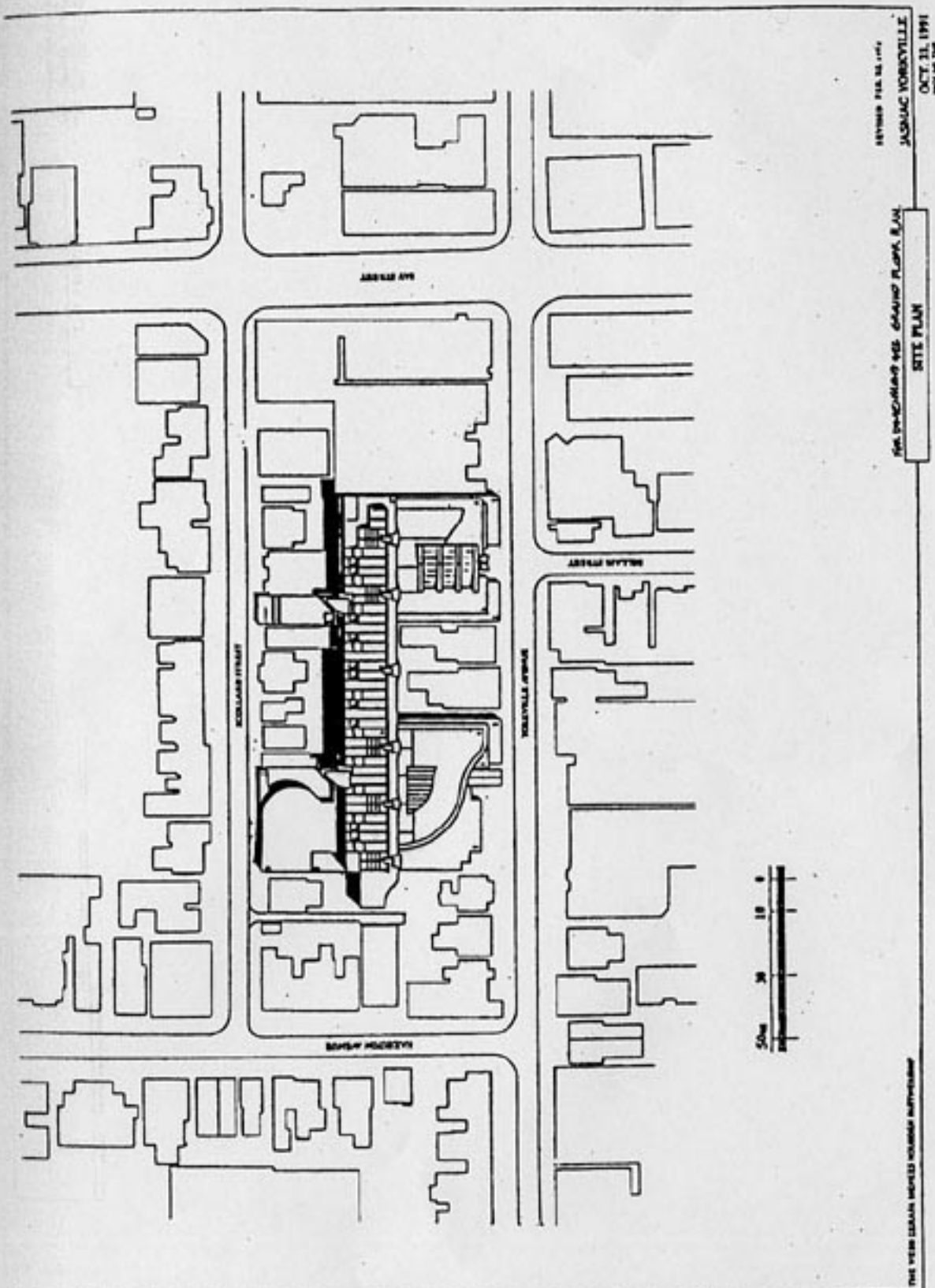
PLAN 2

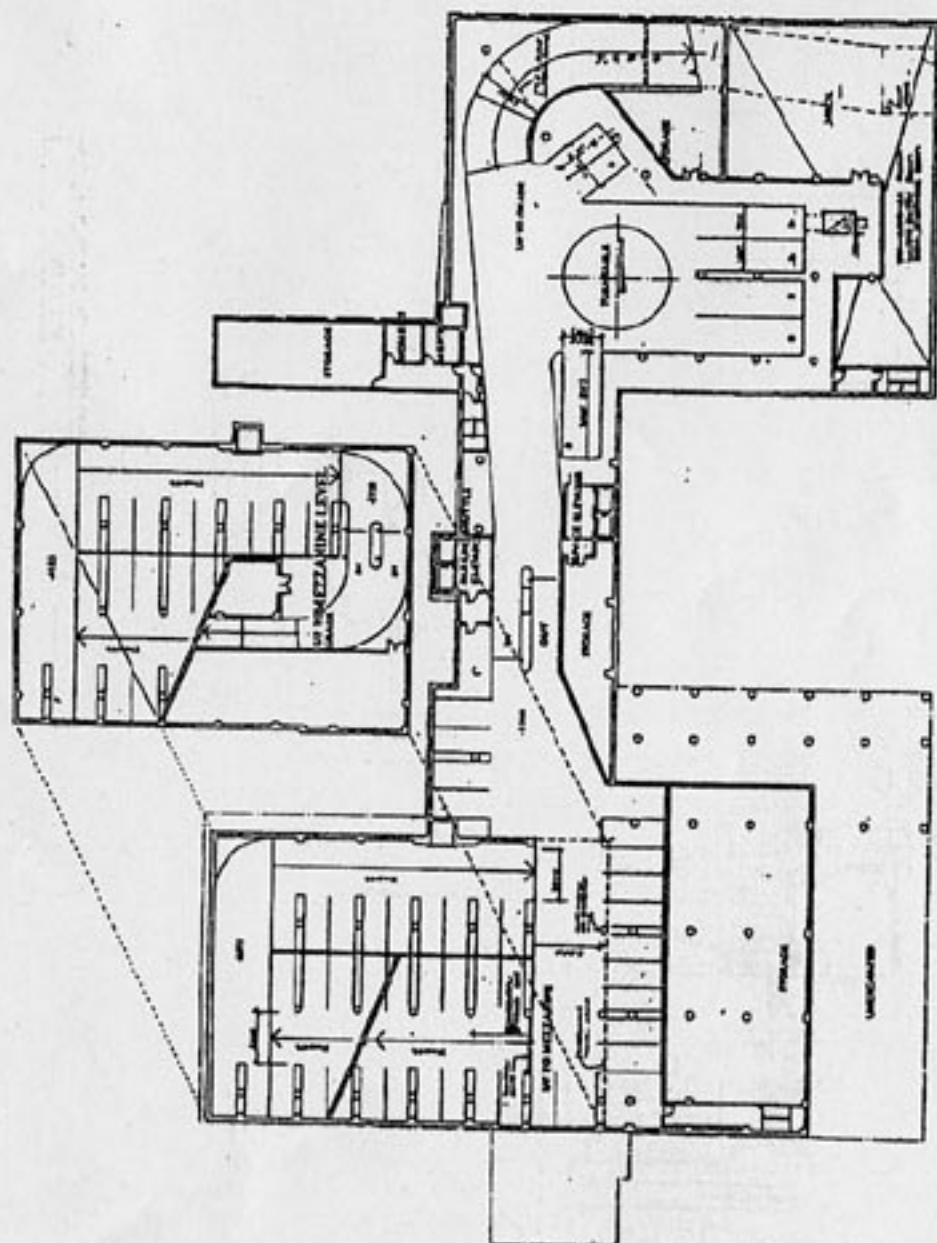


H: DENOTES HEIGHT IN METRES ABOVE GRADE



DEPARTMENT OF PUBLIC WORKS
AND THE ENGINEERING
SURVEY AND MAPPING SECTION
TORONTO
PLAN 97-12, PLATE 3 (SHEET 3)
AND THE 20-20 DRAWING S.E.A.

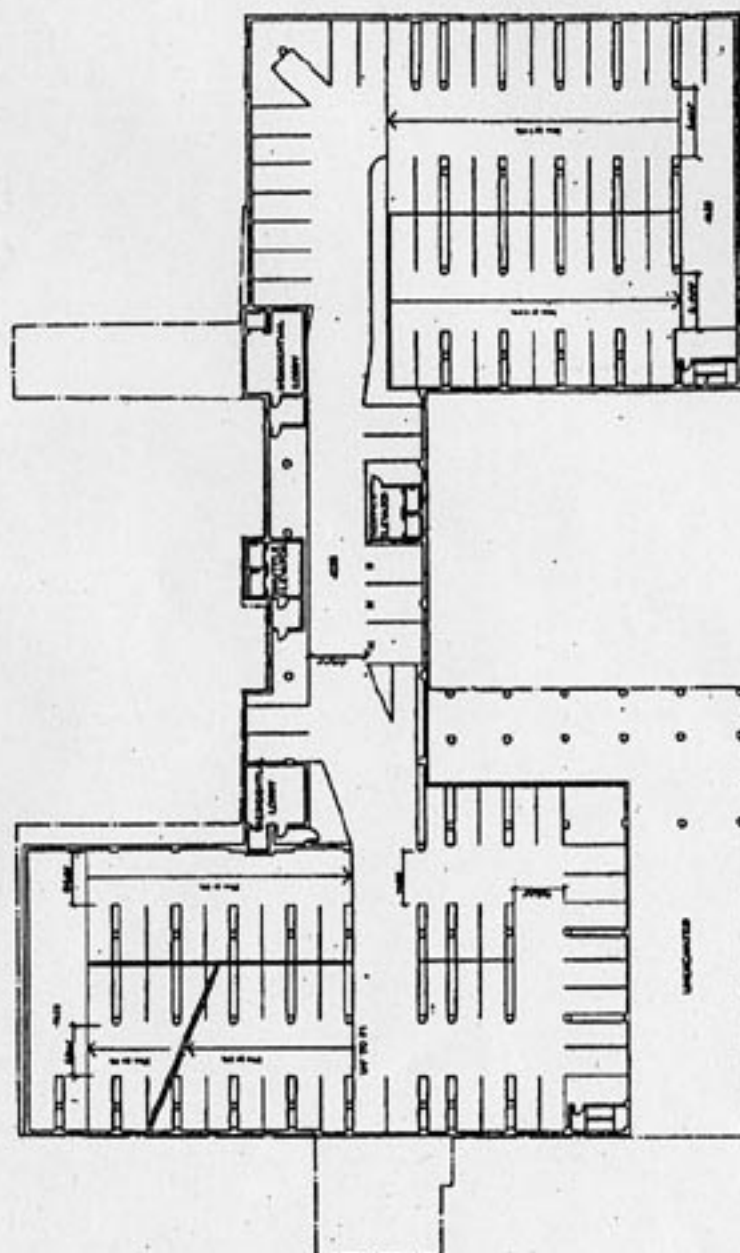




1.00-1.01
REVISED 1993-10-15
REVISED 1993-10-15
REVISED 1993-10-15
JASMAC YORKVILLE
Project No. OCT. 21, 1991
REVISED JAN. 21, 1992

LEVEL 1 PARKING

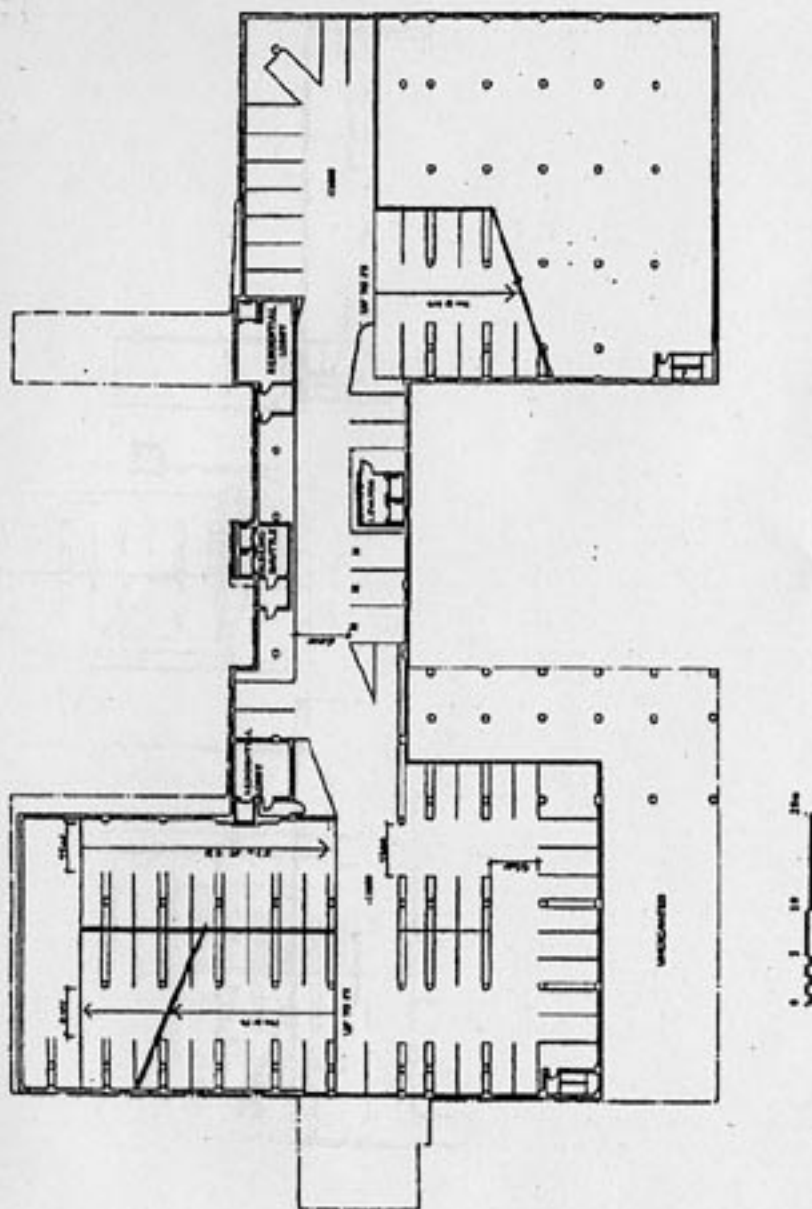
THE 1993 CITY OF TORONTO BY-LAWS



REVISED FEB. 11, 1993
REVISED FEB. 11, 1993
JACQUES VORVILLE
REVISED OCT. 21, 1991

LEVEL 3 PARKING

THE VISION DESIGN GROUP INC. TORONTO, ONTARIO



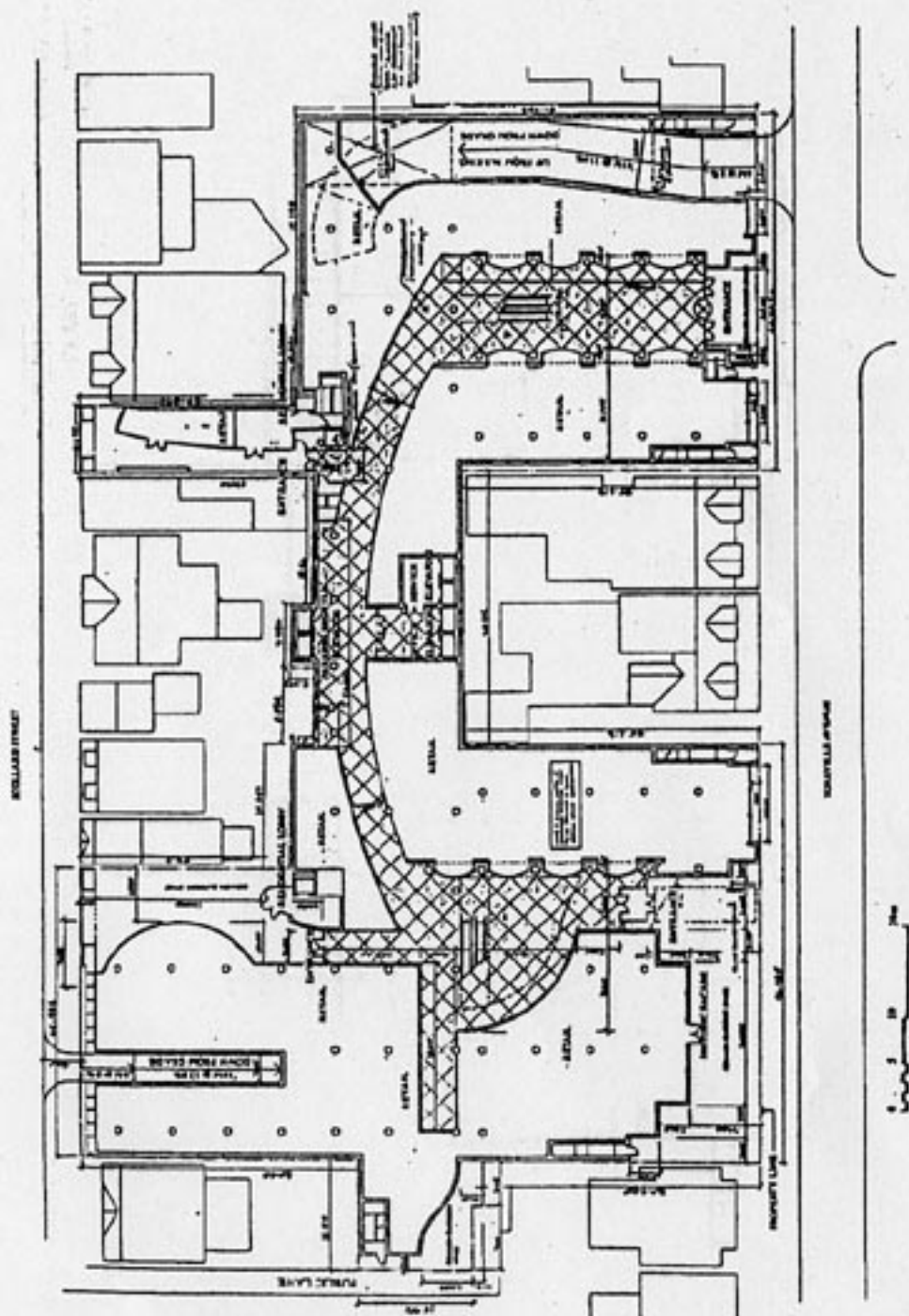
RECEIVED NOV 16 1962
RECEIVED DEC 11 1962
RECEIVED FEB 01 1963

JAS/AC YORKVILLE

NOV 16 1962 OCT 31 1961
RECEIVED JUL 21 1962

LEVEL 1 MARKING

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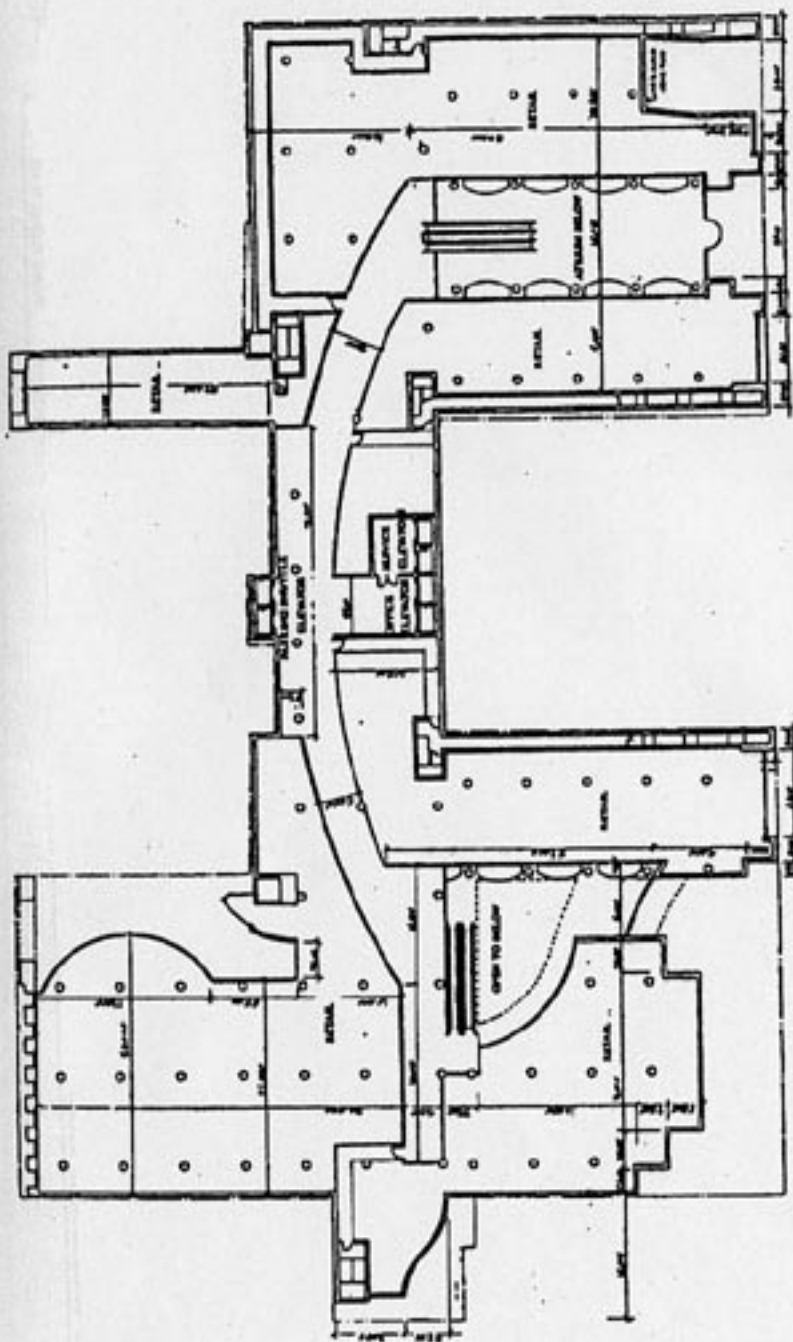


SUBMITTED: AUGUST 11, 1993
 ACCEPTED: FEB. 11, 1994
 ESTIMATED FERTILITY: 10%

JESSIE MAC VORDEWILLE
 OCT. 21, 1991
 100% FERTILE

SITE PLAN / GROUND FLOOR PLAN

RESEARCH ON THE EFFECTS OF THE 1997-1998 ASIAN FINANCIAL CRISIS ON THE ECONOMIC GROWTH OF THE ASEAN-4 COUNTRIES

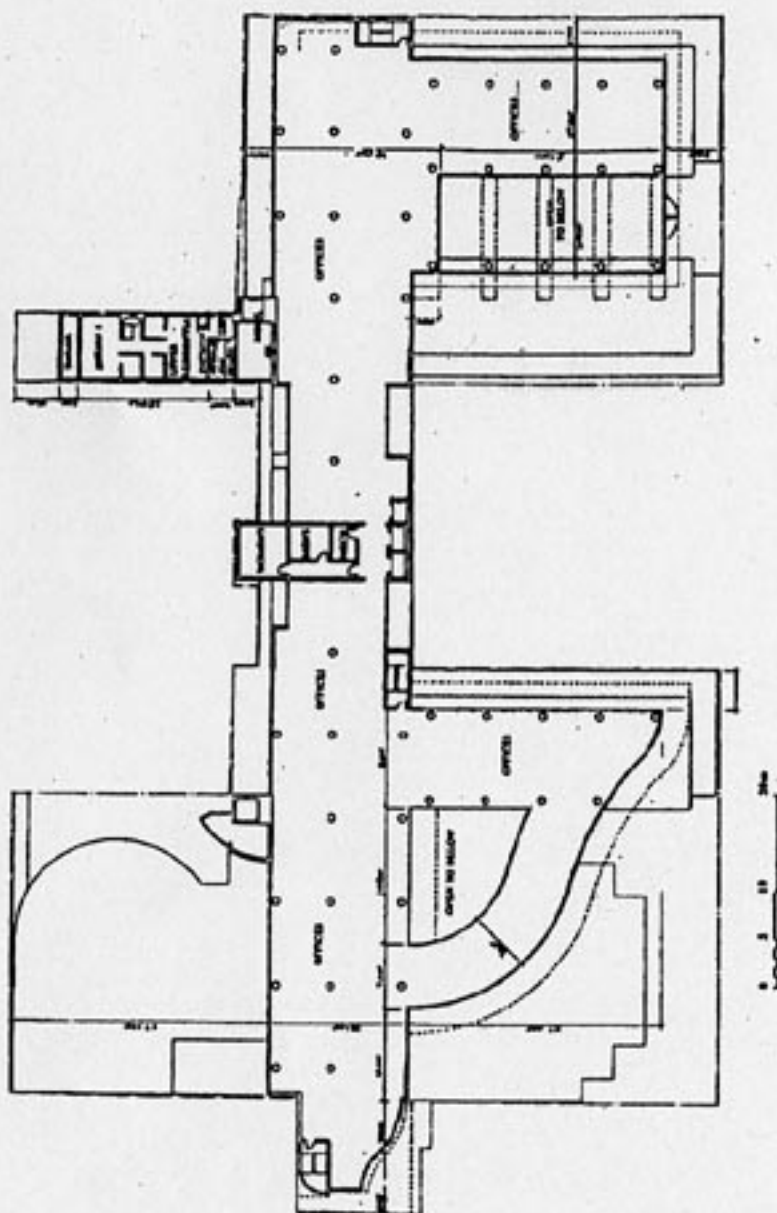


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APPROVED FOR THE
CITY OF TORONTO
OCT. 21. 1993
JASBAC VORIKYU
P. 101 101

SECOND FLOOR PLAN

THIS WORK IS THE PROPERTY OF THE CITY OF TORONTO

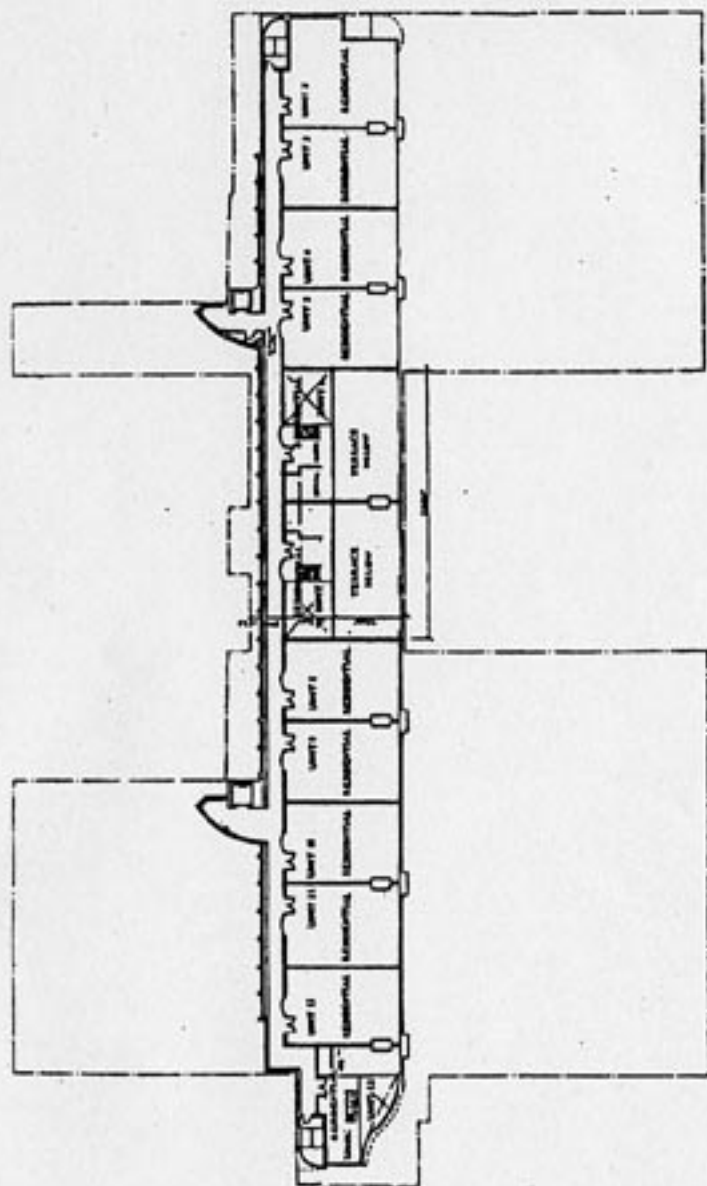


ADDITIONAL BUILDING
 NOTED PER 11, 1991
 REVISED PER 11, 1991

JAGMAC YORKVILLE
 OCT. 21, 1991
 11/11/91

FOURTH FLOOR PLAN

ALL OTHERS SHALL BE DELETED UNLESS OTHERWISE NOTED



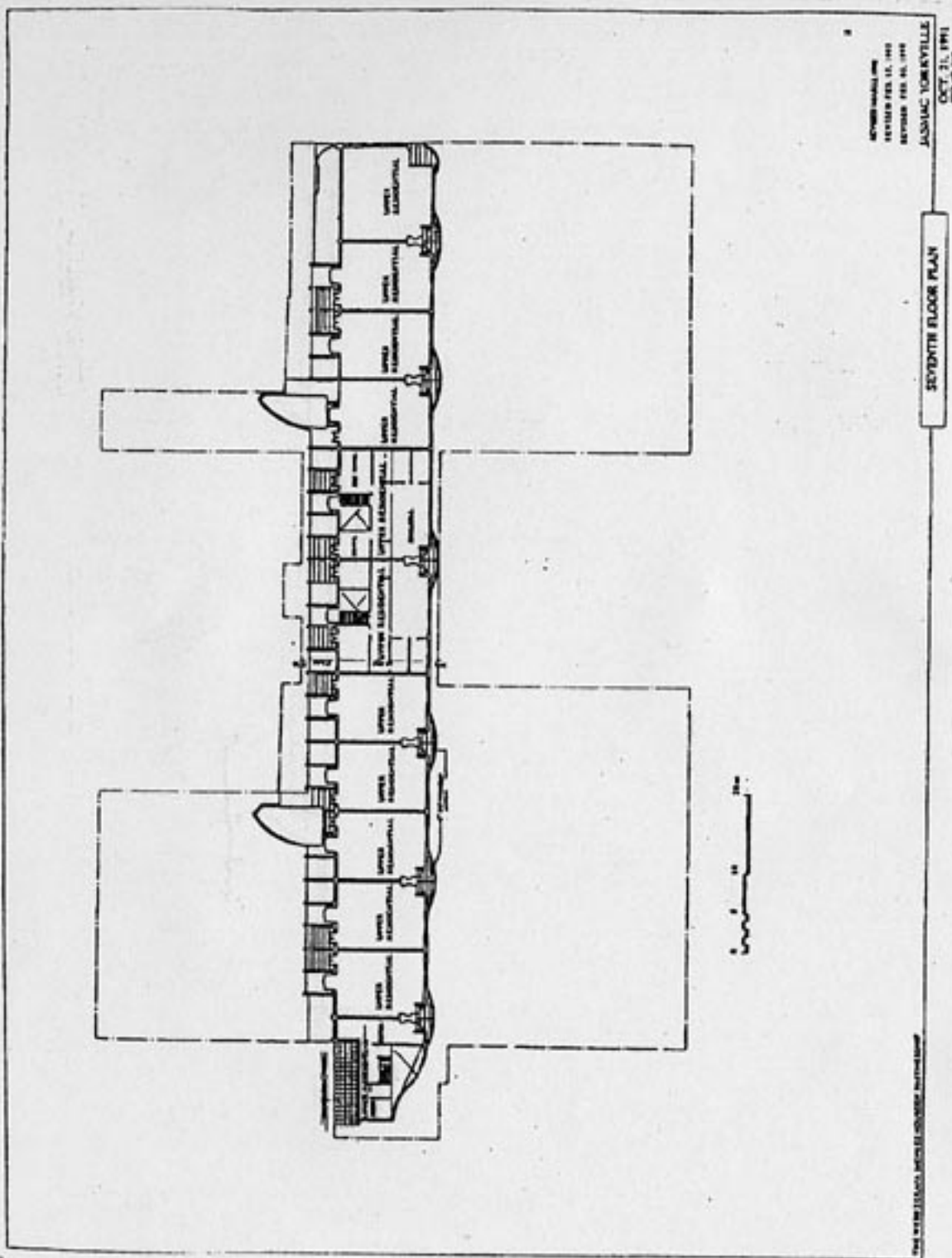
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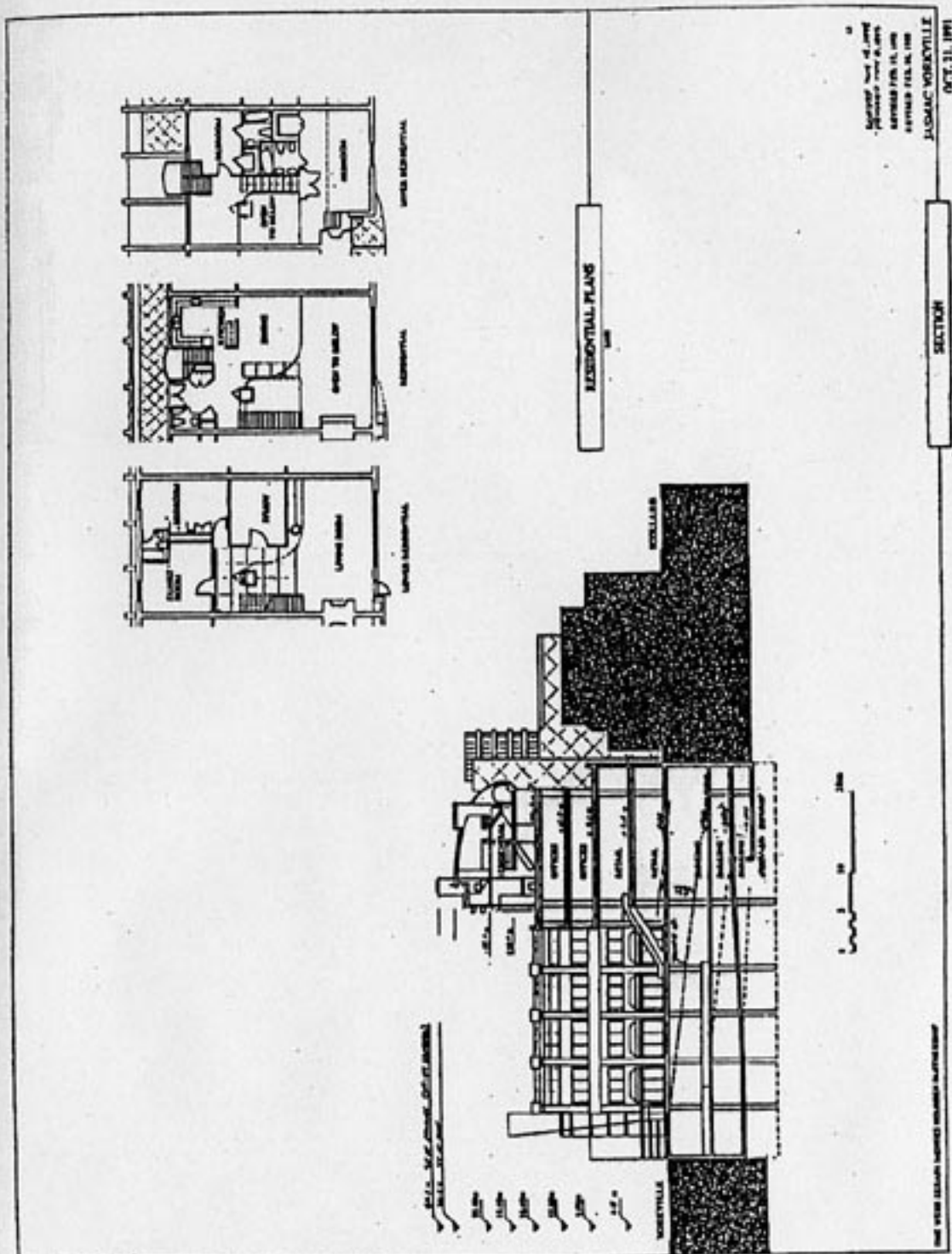
OCT. 11 1991
JPL/NAOJ

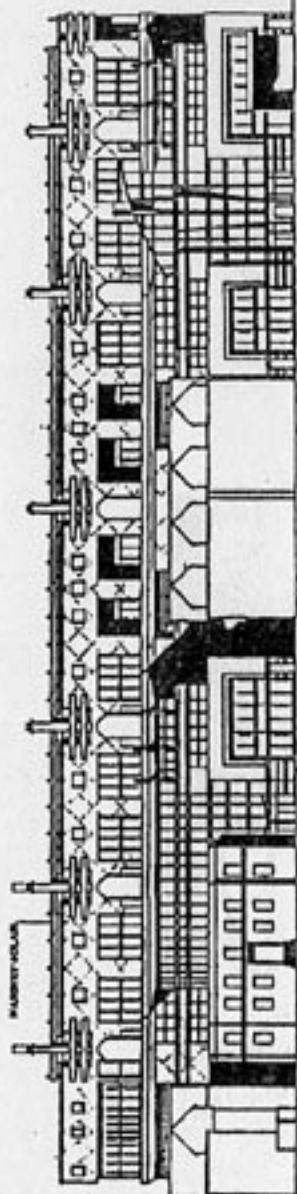
NEW MOOTWORTH

www.bentley.com

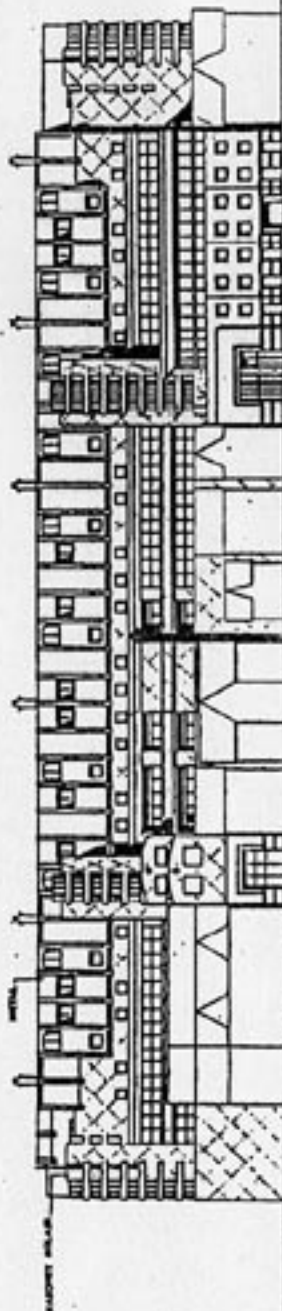
1







SOUTHWOLD BUILDING



NORTHWOLD BUILDING

REVIEWED: 1993
JANUARY 1993
OCT. 21, 1993

