

Authority: Toronto Community Council Report No. 10(27), July 29, 30 and 31, 1998  
Intended for first presentation to Council: July 29, 1998  
Adopted by Council: July 31, 1998

**CITY OF TORONTO**

**BY-LAW No. 606-1998**

**To adopt an amendment to the Official Plan for the former City of Toronto  
respecting lands known as 2079-2111 Yonge Street,  
9 and 21 Hillsdale Avenue East and 12, 14 and 16 Manor Road East.**

The Council of the City of Toronto HEREBY ENACTS as follows:

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

**2.** This is Official Plan Amendment No. 125.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 18 of the Official Plan for the City of Toronto is amended by adding a new Section 18.476 as follows:

"18.476        Lands known as 2079-2111 Yonge Street, 9 and 21 Hillsdale Avenue East and 12, 14 and 16 Manor Road East

Despite any of the provisions of this Plan, Council may pass By-laws applicable to the lands shown on Map 18.476 to permit the erection and use of:

- (a)     a *mixed-use building* containing not more than 123 *dwelling units* having a maximum *residential gross floor area* of 10 005 square metres, a maximum *non-residential gross floor area* of 1 432 square metres and a maximum total *gross floor area* of 11 437 square metres; and
- (b)     not more than four *row houses* and two *semi-detached houses* each having a maximum *residential gross floor area* of 247.35 square metres.

For the purposes of this exception:

- (i)     the terms "*dwelling unit*", "*mixed-use building*", "*non-residential gross floor area*" and "*residential gross floor area*", shall have the same meaning as those terms have for the purposes 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", as amended; and
- (ii)    the terms "*row house*" and "*semi-detached house*" shall have the same meaning as such terms have for the purposes of the aforesaid By-law No. 438-86, with the exception that each such building shall not be located on a separate "*lot*" and each building may be divided vertically from the other by a party wall."

18.476

HILLSDALE AVENUE EAST



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SECTION  
TORONTO JULY, 1998  
DPA2/18476.DGN  
FILE: H42-Z1  
MAP No. 51K-321 DRAWN: PG