

## CITY OF TORONTO

### BY-LAW No. 976-1998 (OMB)

#### To amend By-law No. 438-86, the Zoning By-law respecting lands known as 100 Edward Street.

WHEREAS Council, at its meeting held on the 6th and 7th days of October, 1997, adopted Clause 22 of Land Use Committee Report No. 16; and

WHEREAS the Ontario Municipal Board considered this matter as part of the Cityplan hearing (OMB File Nos. O9401570 and R930372A-37); and

WHEREAS the Ontario Municipal Board by way of Decision issued on October 13, 1998 and Order Number 2612 issued on October 20, 1998, determined to amend the General Zoning By-law for the City of Toronto;

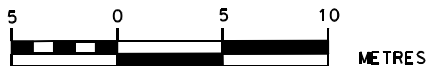
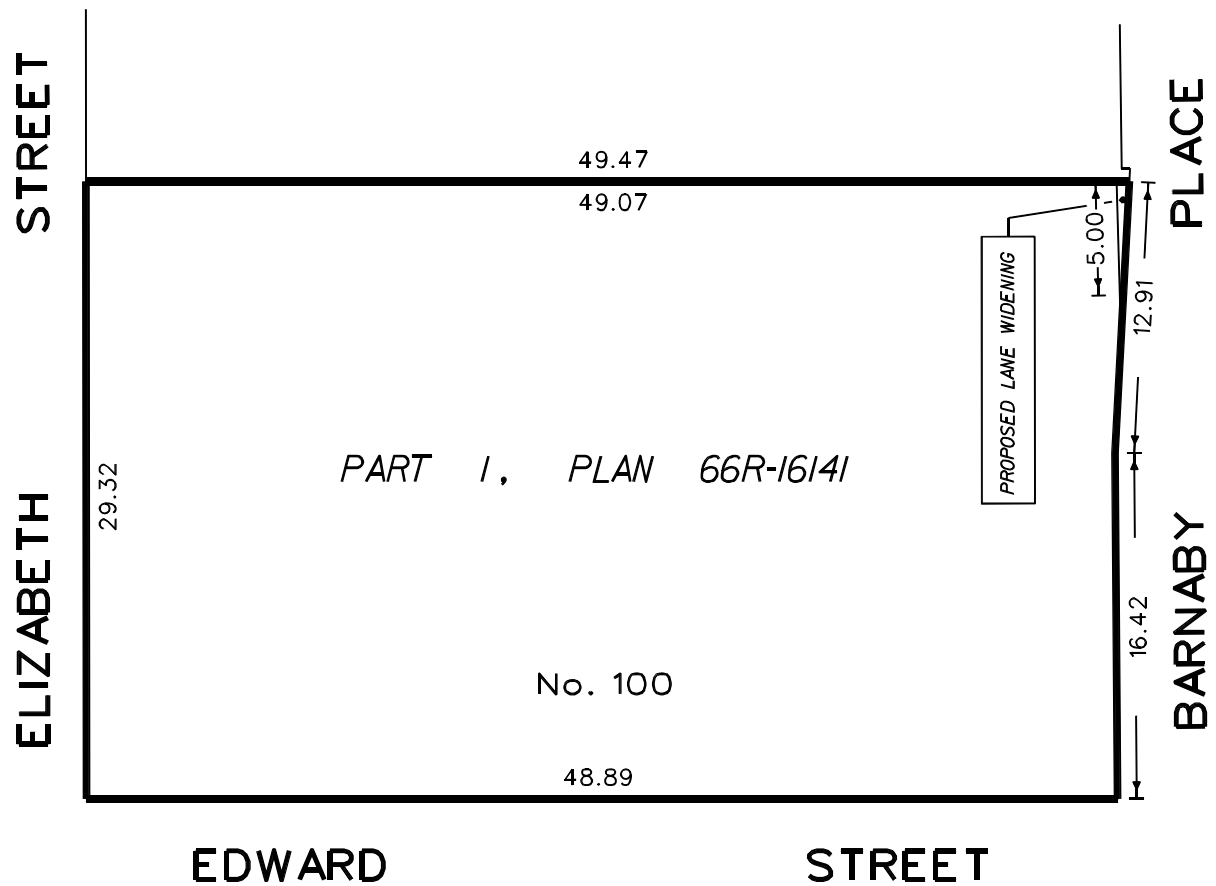
THEREFORE the Ontario Municipal Board orders as follows:

1. Subsection 12(1) 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", is amended by adding thereto exception 368 and the attached map as follows:

“368. to prevent the erection and use of a *mixed-use building* containing not more than 11 186 square metres of *residential gross floor area* and *non-residential gross floor area* on the lands shown on the map at the end of this exception and known in 1997 as 100 Edward Street, provided:

- (i) the *lot* on which such building is erected and used comprises at least the lands outlined by a heavy line on the map at the end of this exception, exclusive of lands conveyed to the *Corporation* for lane widening purposes;
- (ii) the *residential gross floor area* does not exceed 10 697 square metres;
- (iii) the *non-residential gross floor area* does not exceed 489 square metres and is used for no purpose other than *street related retail and service uses*;
- (iv) at least 119 *parking spaces* are provided and maintained on the *lot* to serve the building, including at least 106 *parking spaces* for the exclusive use of the residents of the building and at least 13 *parking spaces* for the shared use of the visitors to the residents of the building and for the retail component of the building;
- (v) the building contains not more than 165 *dwelling units* of which not fewer than 19 are one *bedroom dwelling units* and not more than 6 are *bachelor dwelling units*;

- (vi) the *height* of the building does not exceed 46.0 metres exclusive of those elements permitted by subsection 4(2)(a)(i) and (ii) to be above a *height* limit of 46.0 metres; and
- (vii) there is compliance with all provisions of this By-law except sections 8(3) Part I 1 and Section 8(3) Part I 3(a).”



CITY WORKS SERVICES  
 SURVEY AND MAPPING SECTION  
 TORONTO JANUARY, 1998  
 BL/S121368.DGN  
 FILE: B7-Z31  
 MAP No. 50H-313 DRAWN: D.R.