

CITY OF TORONTO

BY-LAW No. 80-1999 (OMB)

**To adopt an amendment to the Official Plan for the former City of Toronto
with respect to certain lands known as Nos. 2 and 8 Alexandra Boulevard.**

WHEREAS the Ontario Municipal Board in a decision issued January 20, 1998 approved an Official Plan Amendment and Zoning By-law Amendment as a result of an official plan referral and zoning by-law appeal with respect to certain lands known as Nos. 2 and 8 Alexandra Boulevard and requested that the form of such amendment and by-law be finalized for inclusion in an Order of the Board; and

WHEREAS this by-law is drawn pursuant to the decision of the Ontario Municipal Board for inclusion in its Order;

THEREFORE:

- 1.** The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
- 2.** This is Official Plan Amendment No. 134.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION ISSUED JANUARY 20, 1998 AND ENTERED AS #0104 AND THE ORDER ISSUED JANUARY 20, 1999 AND ENTERED AS #0092 IN BOARD FILE #PL970146.

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding a new Section 18.485 and Map 18.485 as follows:

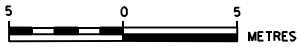
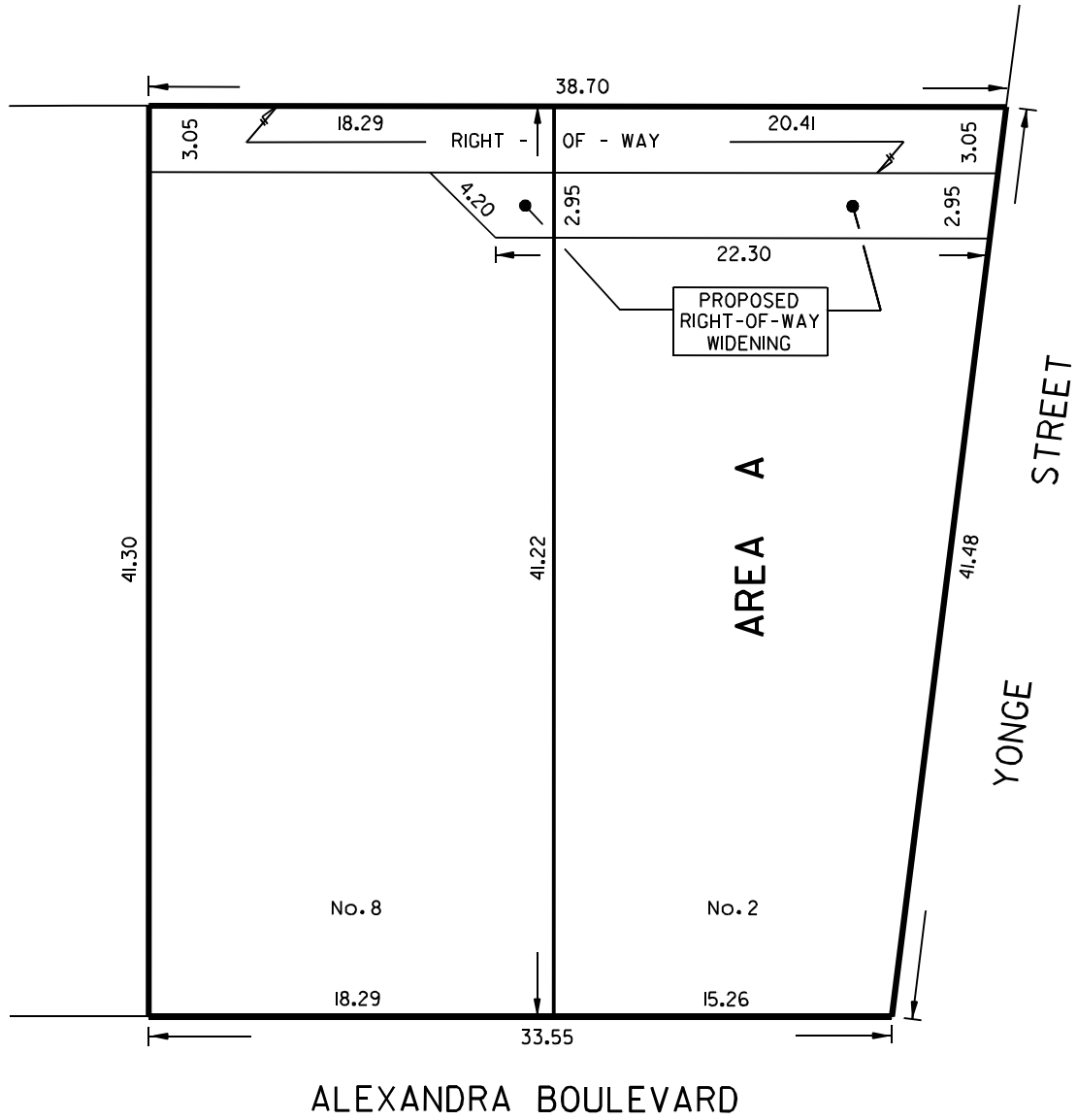
“18.485 Lands known as Nos. 2 and 8 Alexandra Boulevard

Despite any of the provisions of this Plan, Council may pass By-laws applicable to the lands shown on Map 18.485 to permit the erection and use of a *mixed-use building* containing not more than 31 *dwelling units*, provided:

- (1) the aggregate of the *non-residential gross floor area* and the *residential gross floor area* does not exceed 4 400.0 square metres, of which
 - (a) the *residential gross floor area* does not exceed 3 825.0 square metres; and
 - (b) the *non-residential gross floor area* does not exceed 575.0 square metres; and
- (2) the *non-residential gross floor area*
 - (a) is used only for locally oriented *retail and service shops*;
 - (b) is not used for *restaurants, take-out restaurants* or any other establishment where food is served;
 - (c) is located on the ground floor level of the building and only within that part of the lands identified as Area A on Map 18.485; and
 - (d) of any one premise does not exceed 280.0 square metres.

For the purposes of this amendment, the terms “*dwelling unit*”, “*mixed-use building*”, “*restaurant*” and “*take-out restaurant*” shall have the same meaning as those terms have for the purposes of By-law No. 438-86 of the former City of Toronto, 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 an 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 the term “*retail and service shop*” shall mean those uses set forth in the chart contained in Section 8(1)(f)(b)(iv) of such by-law.”

MAP 18.485



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SECTION
 TORONTO DECEMBER, 1998
 OPA2/18485.DGN
 FILE: A34-Z1
 MAP NO. 50L-323 DRAWN: PG