

CITY OF TORONTO

BY-LAW No. 81-1999 (OMB)

To amend the General Zoning By-law No. 438-86 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. None of the provisions of Sections 4(2)(a), 4(12) respecting indoor *residential amenity space*, 6(1)(a), 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 5(i), 8(3) PART I 1, 8(3) PART I 2, 8(3) PART I 3(a), 8(3) PART II 4(a), 8(3) PART II 4(c) (ii) and (iii), 12(2) 107 (iii) A, 12(2) 107 (iv) A and B and 12(2) 107 (v) 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, shall apply to prevent the erection and use on the *lot* of a *mixed-use building* containing not more than 31 *dwelling units*, provided:

- (1) the *lot* consists of at least the lands shown outlined by the heavy lines on the attached Plan 1;
- (2) no portion of the building above the natural level of the ground is located otherwise than wholly within the area delineated by heavy lines as shown on the attached Plan 2;
- (3) the aggregate of the *non-residential gross floor area* and the *residential gross floor area* erected or used on the *lot* 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;
- (4) the *non-residential gross floor area*
 - (a) is used only for the purposes of a *bake-shop, branch of a bank or financial institution, dry-cleaner's distributing station, personal grooming establishment, retail store, service, rental or repair shop or tailoring shop*;

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- (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 *lot* identified as Area A on Plan 1;
 - (d) of any one premise does not exceed 280.0 square metres;
 - (e) comprises not less than three and not more than five separate and unrelated premises;
- (5) the *height* of the building, including the structures and elements described in Section 4(2)(a)(i) and (ii) of By-law No. 438-86, does not exceed the *heights* shown on Plan 2 ;
 - (6) despite the provisions of subsection 1(5) of this Bylaw, in the area identified as “outdoor amenity space” on Plan 2, planter walls, planters and railings may exceed the *height* shown on such plan;
 - (7) *residential amenity space* is provided and maintained on the *lot* in accordance with Section 4(12) of By-law No. 438-86, save and except that the area of the indoor *residential amenity space* need not exceed 53.0 square metres;
 - (8) not less than 38 *parking spaces* are provided and maintained by the owner on the *lot*, of which,
 - (a) not less than 31 *parking spaces* are reserved for the exclusive use of residents of the *lot*,
 - (b) not less than 7 *parking spaces* are reserved for residential visitors to the *lot*; and
 - (c) one may have a substandard length of not less than 4.9 metres, three may have substandard lengths of not less than 5.3 metres and one may have a substandard length of not less than 5.7 metres;
 - (9) one *loading space - type B* and one *loading space - type G* are provided and maintained on the *lot*; and
 - (10) motor vehicular ingress and egress to the *lot* is restricted to Yonge Street only.

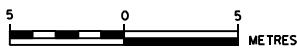
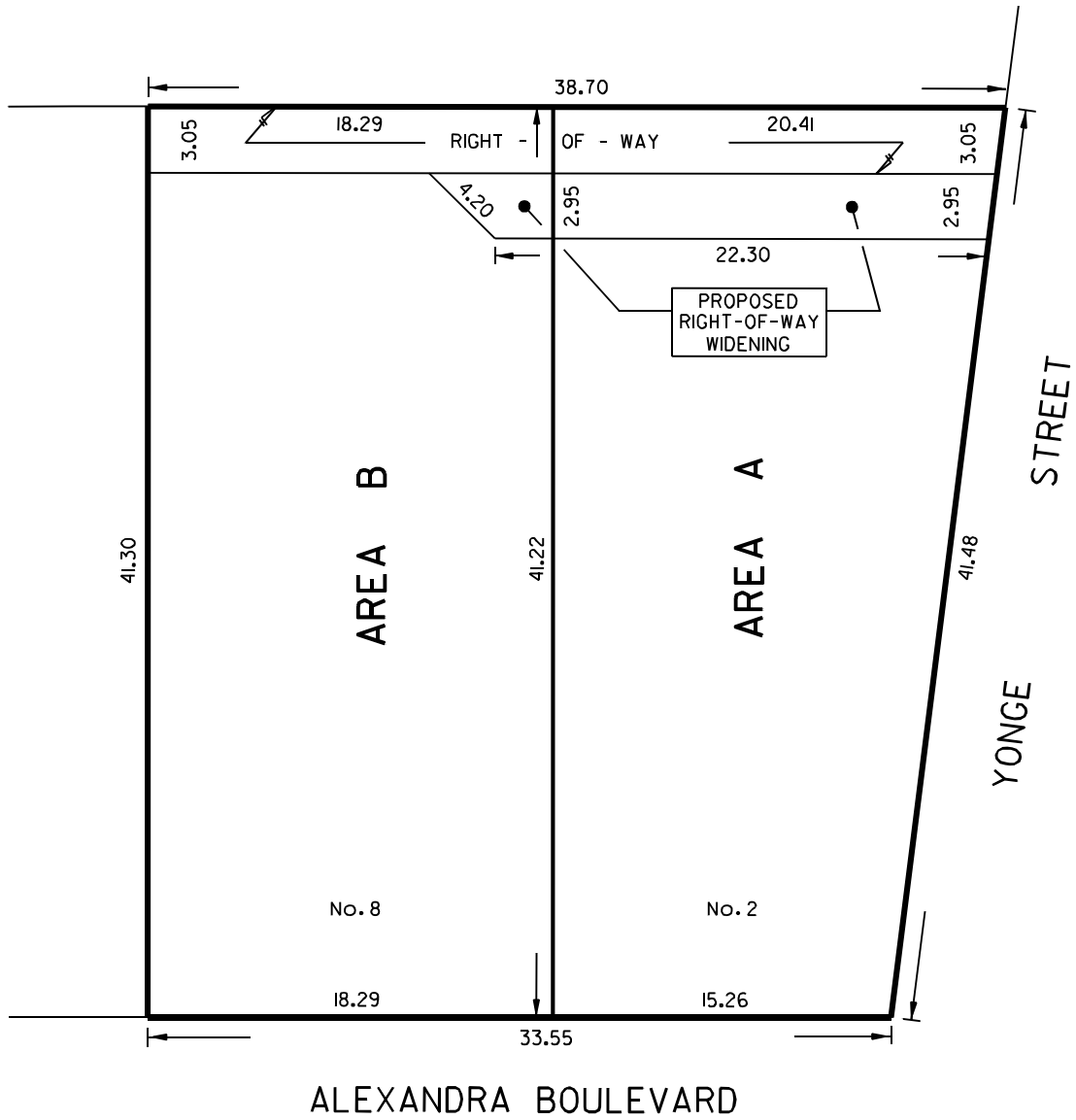
2. For the purposes of this By-law:

- (1) except as otherwise provided herein each word or expression which is italicized herein shall have the same meaning as such word or expression as defined in the aforesaid By-law No. 438-86;

- (2) “*height*” means the level above *grade* for each area shown outlined by heavy lines on Plan 2; and
- (3) “*loading space-type B*” means a loading space with a length of at least 11.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.3 metres.

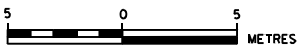
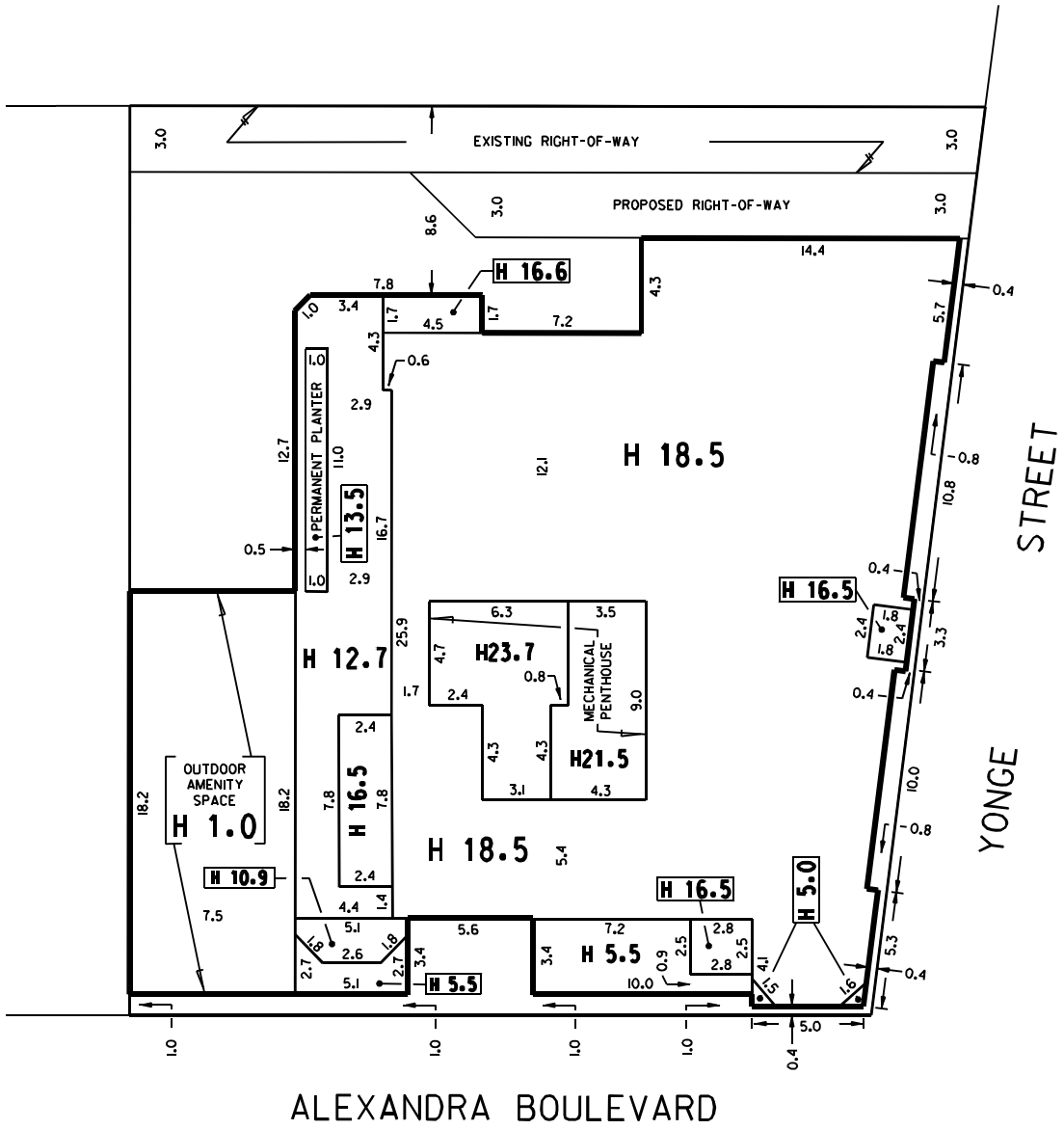
PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION ISSUED JANUARY 20, 1998 AND ENTERED AS #0104 AND THE ORDER ISSUED JANUARY 20, 1999 AND ENTERED AS #0092 IN BOARD FILE NO. PL970146.

PLAN 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO DECEMBER, 1998
BL2/2ALEX1.DGN
FILE: A34-Z1
MAP No. 50L-323 DRAWN: PG

PLAN 2



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SECTION
 TORONTO DECEMBER, 1998
 BL2/2ALEX2-DGN
 FILE: A34-21
 MAP No. 50L-323 DRAWN: PG