

**CITY OF TORONTO**

**BY-LAW No. 249-2004(OMB)**

**To adopt Amendment No. 284 to the Official Plan for the former City of Toronto  
with respect to lands known municipally as Nos. 116-134 Yorkville Avenue and  
No. 10 Hazelton Avenue.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0101, issued on January 15, 2004, upon hearing the appeal of York Rowe Ltd. under Section 22(7) of the *Planning Act*, R.S.O. c.P. 13, as amended, determined to amend the Official Plan for the former City of Toronto;

THEREFORE, the Official Plan for the former City of Toronto is amended as follows:

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. 284.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 15, 2004, IN BOARD CASE NO. PL021193.

**SCHEDULE “A”**

1. Section 18 of the former City of Toronto Official Plan is amended by adding Section 18.614 as follows:

“18.614 Lands known as Nos. 116-134 Yorkville Avenue and No. 10 Hazelton Avenue.

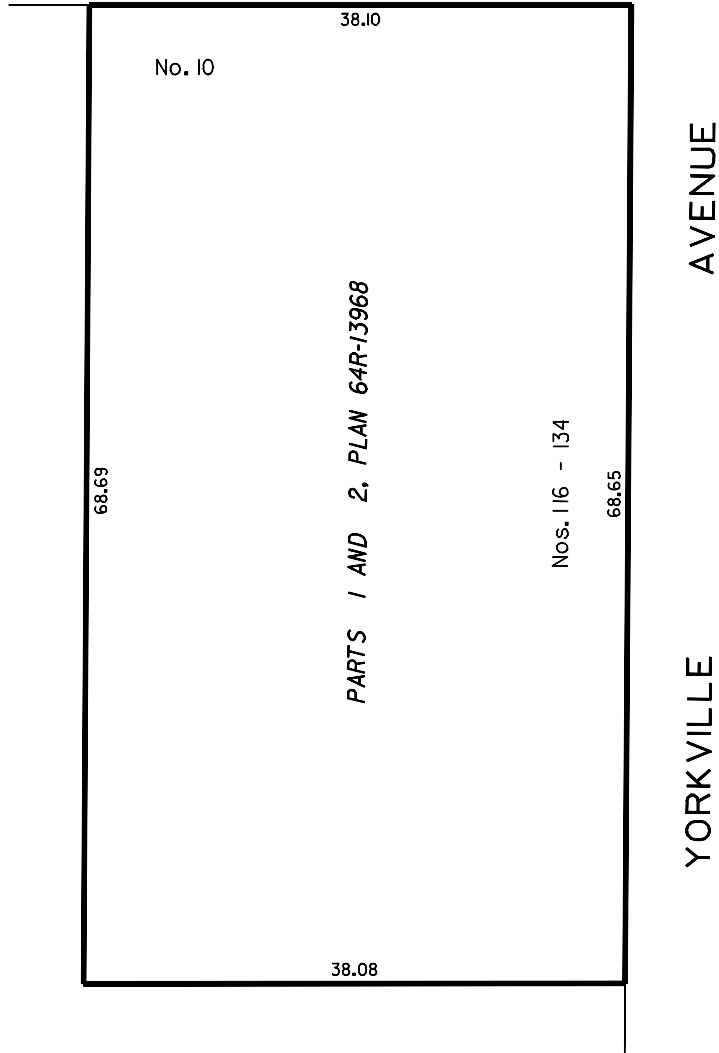
Notwithstanding any of the provisions of this Plan, Council may pass by-laws respecting the lands, being the *lot*, shown delineated by heavy lines on Map 18.614 attached hereto to permit the erection and use of a building containing *commercial* and *residential* uses provided:

- (1) the combined *residential gross floor area* and *non-residential gross floor area* of such building shall not exceed 14,561 square metres of which the *non-residential gross floor area* shall not exceed 8142 square metres and the *residential gross floor area* shall not exceed 6819 square metres;
- (2) the owner of the *lot* shall enter into an agreement, pursuant to Section 37 of the *Planning Act*, to secure the provision of the following facilities, services and matters:
  - (a) the provision and maintenance of one or more works of art pursuant to a public art program in publicly accessible portions of the *lot* of a value of Three Hundred Thousand \$300,000.00 Dollars and increased annually by an amount equal to the percentage increase in the “Construction Price Statistics” or an equivalent index;
  - (b) the provision and maintenance of building materials of the building to be erected in accordance with the plans filed with the City prepared by Page and Steele, Architects, date stamped as received on October 30, 2003 and redlined on November 28, 2003;
  - (c) the provision and maintenance of the design of the building to be substantially in accordance with the plans filed with the City prepared by Page & Steele, Architects, date stamped as received on October 30, 2003 and redlined on November 28, 2003; and
  - (d) the provision and maintenance of those services, facilities and matters collateral to those secured by site plan approval pursuant to the Section 41 of the *Planning Act*.”

2. Section 18.14 of the former City of Toronto Official Plan is repealed.

MAP 18.614

HAZELTON AVENUE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO NOVEMBER, 2003  
DPA03/18614.DCN  
FILE: Y6-Z1  
MAP No. 50J-313 DRAWN: D.R