

Authority: Toronto East York Community Council Report No. 2, Clause No. 3,  
as adopted by City of Toronto Council on February 24, 25, 26, 27 and 28, 2003  
Enacted by Council: April 16, 2003

**CITY OF TORONTO**

**BY-LAW No. 191-2003**

**To adopt an amendment to the Official Plan for the former City of Toronto respecting  
lands known as 76, 88R, 92 and 100 Yorkville Avenue and 95, 115, 119 and  
121R Scollard Street.**

The Council for 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 former City of Toronto.
2. This is Official Plan Amendment No. 252.

ENACTED AND PASSED this 16th day of April, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 18 of the former City of Toronto Official Plan is hereby amended by adding as Section 18.585 the following text:

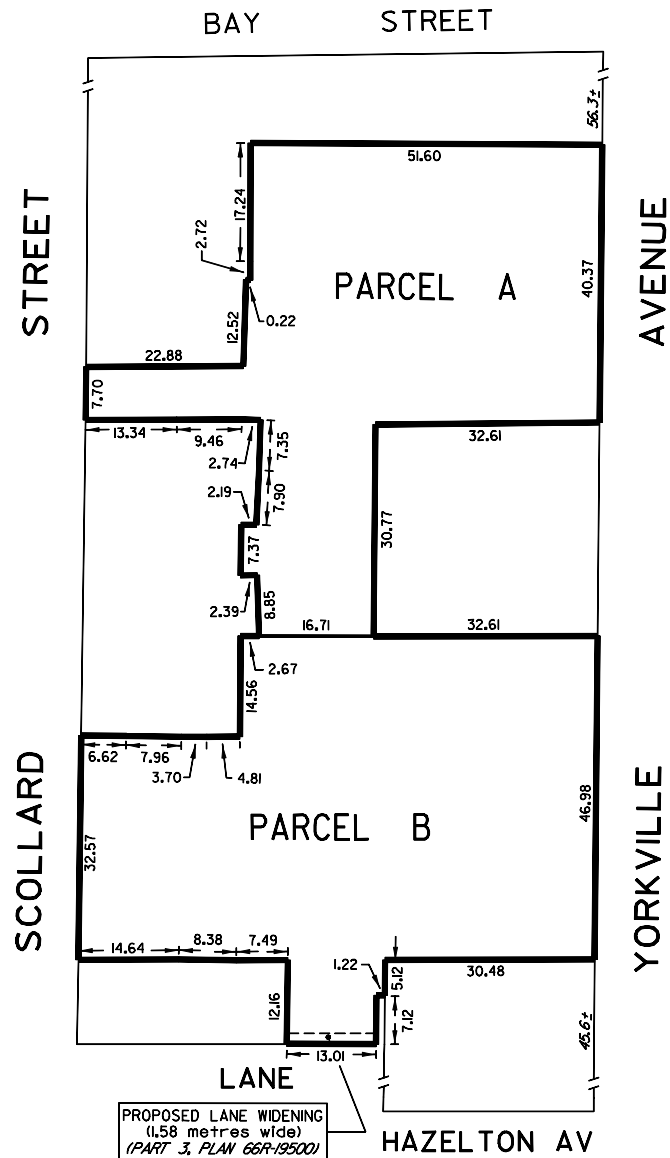
“18.585        Lands known as Nos. 76, 88R, 92 and 100 Yorkville Avenue and Nos. 95, 115, 119 and 121R. Scollard Street”.

Notwithstanding any of the provisions of this Plan, City Council may pass by-laws respecting the *lot* shown delineated by heavy lines on Map 18.585 attached hereto to permit the erection and use of a *mixed-use building* and *dwelling units*, in phases, provided:

- (1) the maximum gross floor area on the *lot* does not exceed 24 715 square metres, of which the *non-residential gross floor area* shall not exceed 2 880 square metres, and the *residential gross floor area* shall not exceed 21 835 square metres, provided that:
  - (i) the *residential gross floor area* on *Parcel A* shall not exceed 13 340 square metres and the *non-residential gross floor area* on *Parcel A* shall not exceed 1 375 square metres; and
  - (ii) the *residential gross floor area* on *Parcel B* shall not exceed 8 495 square metres and the *non-residential gross floor area* on *Parcel B* shall not exceed 1 505 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:
  - (i) the owner of the *lot* shall provide, prior to the issuance of a Building Permit for the development of *Parcel A*, Letters of Credit in a form satisfactory to the Chief Financial Officer and in an amount determined by the Manager, Heritage Preservation Services and as more particularly described in the Section 37 Agreement;
  - (ii) the owner of the *lot* shall provide and maintain two mid-block, pedestrian routes through the properties from Scollard Street to Yorkville Avenue, satisfactory to the Commissioner of Urban Development Services and substantially in accordance with the plans prepared by Hariri Pontarini Architects; and
  - (iii) the provision and maintenance of building materials and design of the buildings substantially in accordance with the plans prepared by Hariri Pontarini Architects.

- (3) for the purpose of this Official Plan Amendment, each word or expression which is italicized herein shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, unless otherwise defined as follows:
- (i) “lot” shall mean *Parcel A* and *Parcel B*; and
  - (ii) “*Parcel A*” and “*Parcel B*” means the areas identified as *Parcel A* and *Parcel B* on Map 18.585”.

## MAP 18.585



 LANDS REFERRED TO AS THE LOT  
(PARTS 1 AND 3, PLAN 66R-19500)



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO APRIL 9, 2003  
OPA03/18585.DGN  
FILE: Y6-Z10  
MAP No. 50J-313 DRAWN: D.R