

Authority: Toronto East York Community Council Report No. 6, Clause No. 8,
adopted as amended, by City of Toronto Council on July 24, 25 and 26, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 714-2001

**To amend Zoning By-law No. 438-86, of the former City of Toronto, as amended,
respecting certain lands of the Ontario College of Art and Design located at 74, 76, 80 and
100 McCaul Street.**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2)(a) and 8(3) Part I 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”, as amended, shall apply to prevent the erection or use of a college or university or any use *accessory* thereto and containing the building existing in the Year 2000 and additions and alterations on those lands outlined by heavy lines on the attached Map 1, provided that, subject to Section 2 of this By-law:
 - (1) the development consists of the existing building, additions and alterations on the *lot* and the encroachment areas which existing building, *lot* and encroachment areas are shown on Map 1;
 - (2) the *height* of the development shall not exceed 41 metres exclusive of facilities, elements and structures otherwise permitted in Section 4(2) of By-law No. 438-86;
 - (3) the *non-residential gross floor area* of the development does not exceed 22000 square metres;
 - (4) no *non-residential gross floor area* of any addition above the top of the existing building (but exclusive of skylight projections, staircases and exits) is located west of the line indicated on the attached Map 2;
 - (5) a minimum of 30 *parking spaces* are provided and maintained within 300 metres of the *lot* to serve the development;
 - (6) a minimum of 2 *Type B loading spaces* are provided and maintained on the *lot* or the encroachment area;
 - (7) no more than 30% of that part of Area 1, as shown on the attached Map 3, between the top of the finished landscape area and the underside of the main elevated addition which will be between 12 and 13 metres above a line which is the extension of the top of the parapet of the existing building, is occupied by any addition (other than any landscaped features);

- (8) no more than 70% of the aggregate of that part of Areas 2A and 2B as shown on Map 3 and no more than 75% of each of that part of Areas 2A and 2B, between the top of the existing building and the underside of the main elevated addition which will be between 12 and 13 metres above the top of the parapet of the existing building, are occupied by any addition;
 - (9) for the purposes of subsections 1(7), (8) and section 2, an area is occupied by an addition to the extent any addition above the top of the existing building, (where the top of the building includes any skylight projections existing on the day of enactment of this By-law) or in the case of subsection 1(7), above the finished landscape area, appears when projected forward onto the vertical elevation of the *lot* at McCaul Street;
 - (10) at least 1150 square metres of landscape area is provided and maintained in Area 1 as shown on the attached Map 4; and
 - (11) at least 30 bicycle spaces are provided and maintained on the *lot*.
2. The development may be erected in more than one phase provided the first phase, being Phase One, consists of the main elevated addition to be erected in Areas 1 and 2A shown on Map 3 and further provided:
- (1) the requirements of Sections 1(5) and 1(11) of this By-law are reduced by the same proportion of the *non-residential gross floor area* of Phase One is to the total permitted *non-residential gross floor area* of 22,000 square metres; and
 - (2) for the period of erection of Phase One only and prior to the erection of any subsequent phase of construction on Area 2A, no more than 60% of that part of Area 2A on Map 3 between the top of the existing building and the underside of the main elevated addition which is to be between 12 and 13 metres above the top of the parapet of the existing building, is occupied by any addition.
3. For the purposes of this By-law, each word or expression which is italicized herein shall have the same meaning as each word and expression as defined in the aforesaid By-law No. 438-86, as amended.

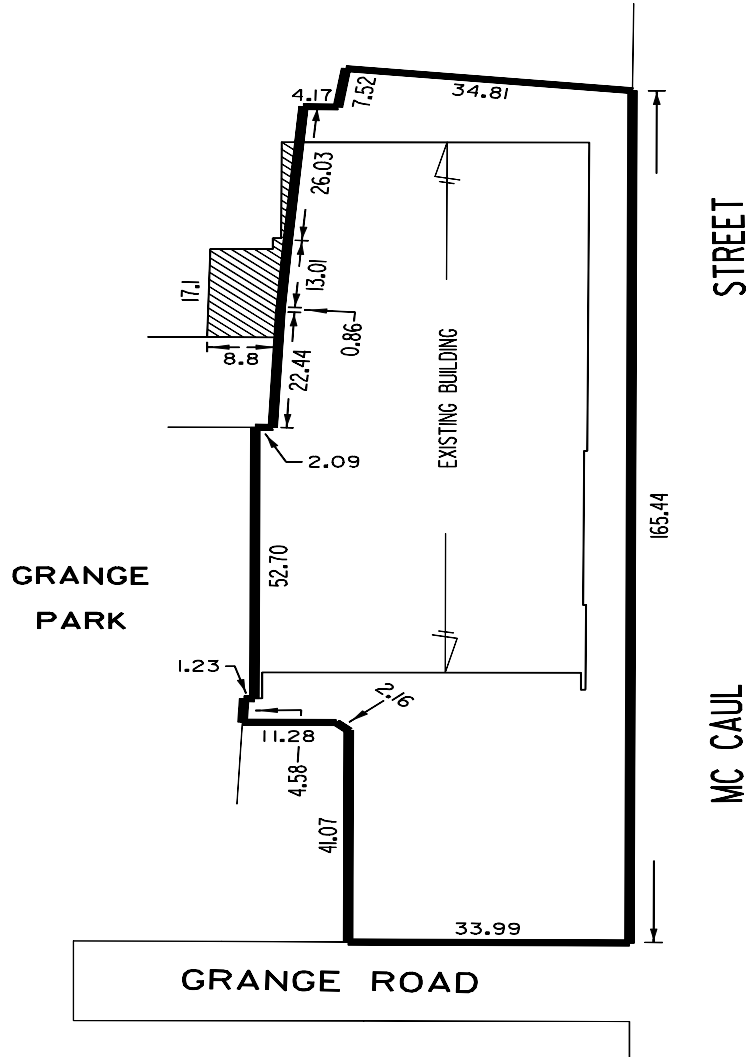
ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

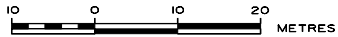
JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

MAP 1

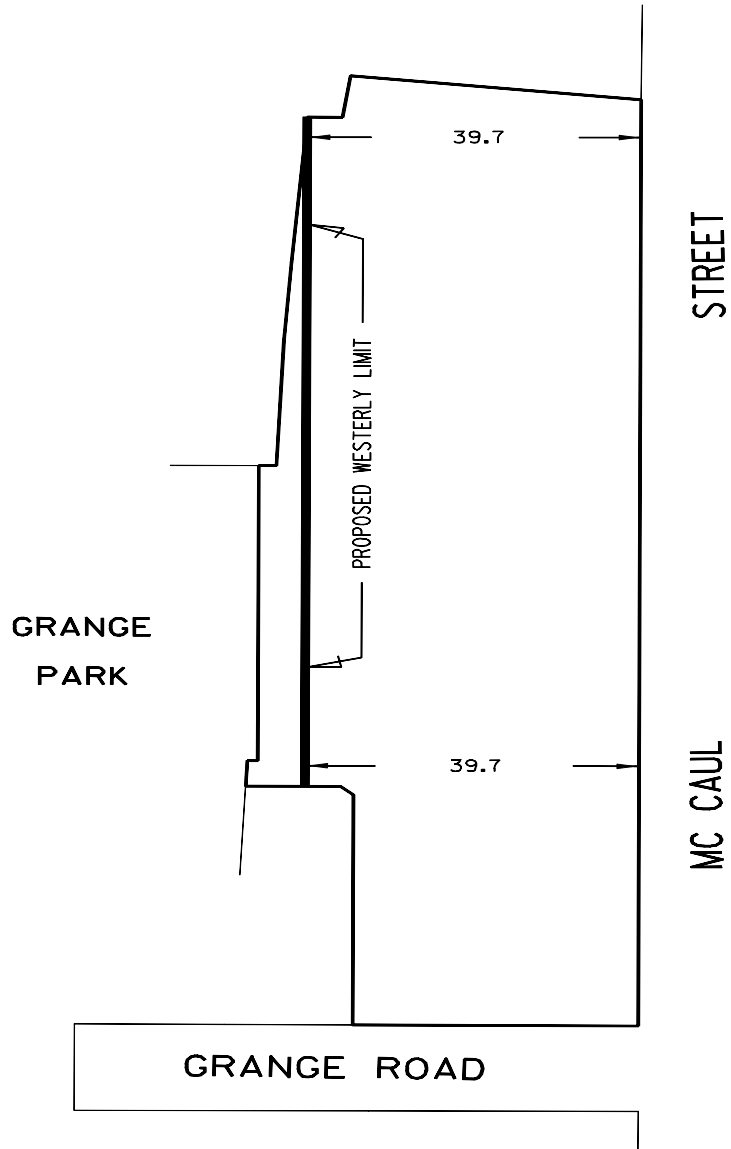


 LANDS REFERRED TO AS THE LOT
 ENCROACHMENT



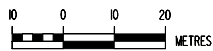
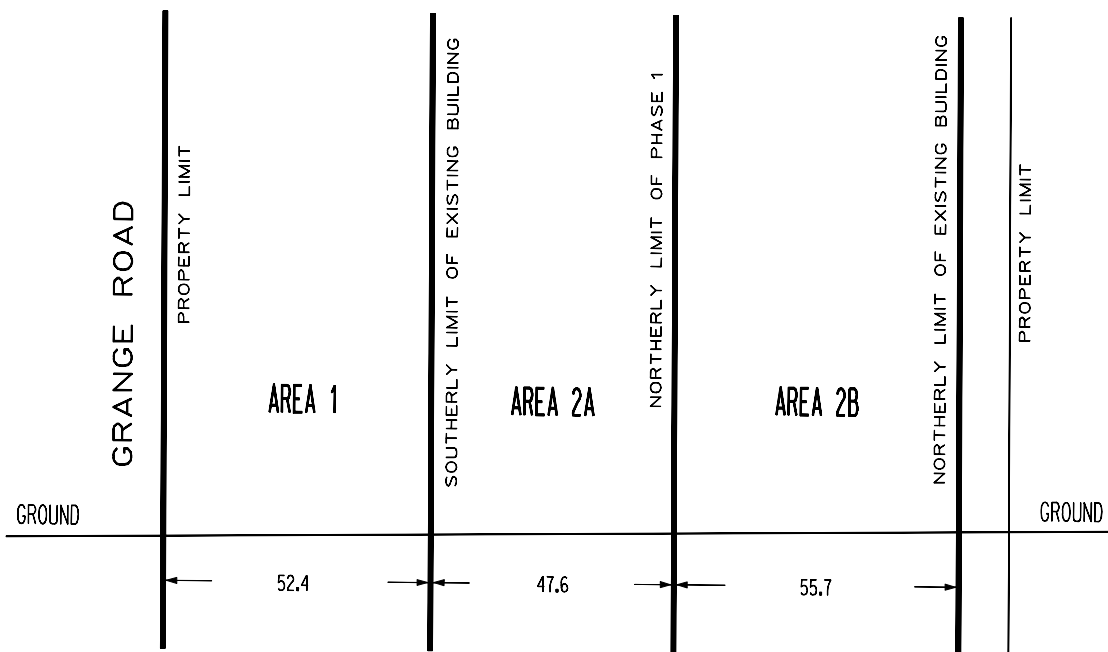
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2001
 BLO1/100CAUL1.DGN
 FILES: MS1-73, 2402-24
 MAP No. 50H-312 DRAWN: PG

MAP 2



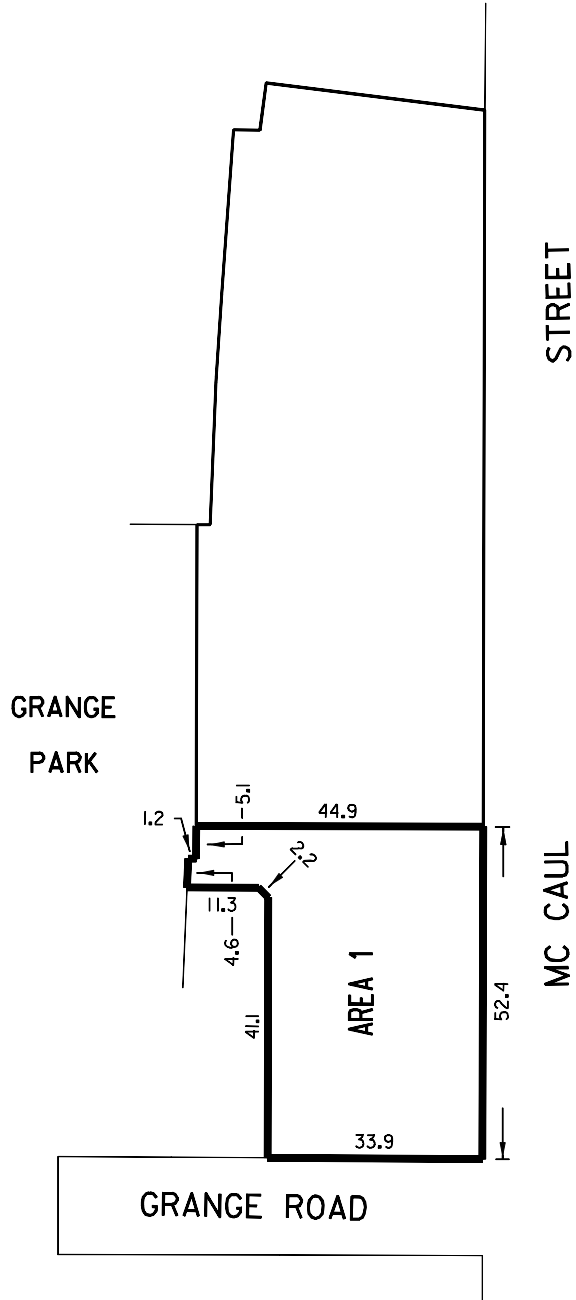
WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
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BL01/100CAUL2.DGN
FILES: M51-Z3, 2402.24
MAP No. 50H-312 DRAWN: PG

MAP 3



WORKS AND EMERGENCY SERVICES
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BL01/100CAUL3-DGN
FILES: M31-23, 2402.24
MAP No. 50H-312 DRAWN: PG

MAP 4



WORKS AND EMERGENCY SERVICES
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BL01/100CALL4.DGN
FILES: M31-Z3, 2402.24
MAP No. 50H-312 DRAWN: PG