

CITY OF TORONTO

BY-LAW No. 582-2002(OMB)

To amend By-law No. 438-86, the Zoning By-law of the former City of Toronto, respecting lands known as 321 Bloor Street West.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0875 issued on June 26, 2002, upon hearing the appeal of the University of Toronto under Section 34 of the *Planning Act*, R. S. O. 1990, c.P. 13, as amended, deems it advisable to amend the Zoning By-law for the former City of Toronto;

THEREFORE By-law No. 438-86 of the former City of Toronto is hereby amended as follows:

1. None of the provisions of sections 4(2)(a)(i)B, 12(2) 310(a)(1), 12(2) 310(a)(3) and 12(2) 310(a)(4) 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 of a *mixed-use building* on the lot provided:
 - (1) the *lot* consists of lands shown outlined by a heavy line on Map 1 attached to and forming part of this by-law;
 - (2) the *residential gross floor area* of the *mixed-use building* above *grade* is not greater than 13, 600 square metres;
 - (3) the *non-residential gross floor area* of the *mixed-use building* above *grade* does not exceed 950 square metres;
 - (4) the *heights* of the *mixed-use building* do not exceed the *heights* set out on Map 2 attached to and forming a part of this by-law;
 - (5) in the case of the heating, cooling or ventilation equipment erected and used on the westerly and easterly rooftops of the *mixed-use building*:
 - (i) the maximum *height* of such elements is no higher than the sum of 1.9 metres and the *height* limit of 12.9 metres applicable to those portions of the *mixed-use building*; and
 - (ii) the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the *height* limit of 12.9 metres, does not exceed 35 per cent of the area of those portions of the roof of the *mixed-use building*.
 - (6) not less than 1 *loading space-Type G* is provided within 40 metres of the *lot*;
 - (7) not less than 10 *bicycle parking spaces* are provided on the *lot*; and
 - (8) no part of the *mixed-use building* or any other permitted structure above *grade* shall extend beyond the area designated for that building or structure outlined by heavy lines on Map 2.

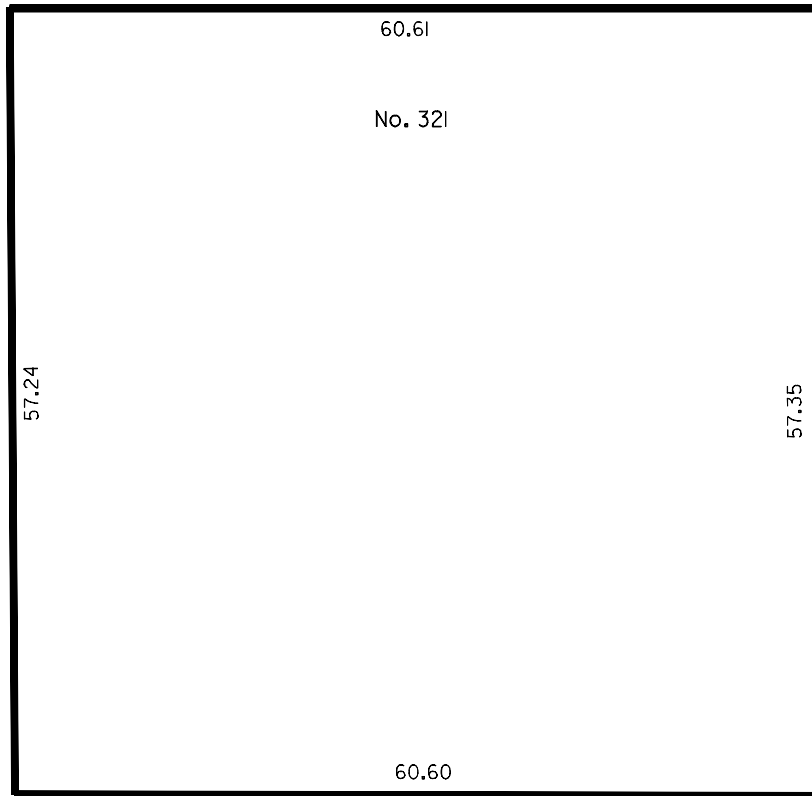
2. For the purposes of this by-law:
- (a) “*grade*” means 114.6 metres Canadian Geodetic Datum;
 - (b) “*lot*” means the lands delineated by a heavy line on Map 1; and
 - (c) each other word or expression that is italicized in this by-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86.

PURSUANT TO ORDER NO. 0875 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 26, 2002 IN BOARD CASE NO. PL010531.

MAP 1

BLOOR STREET WEST

ST. GEORGE STREET

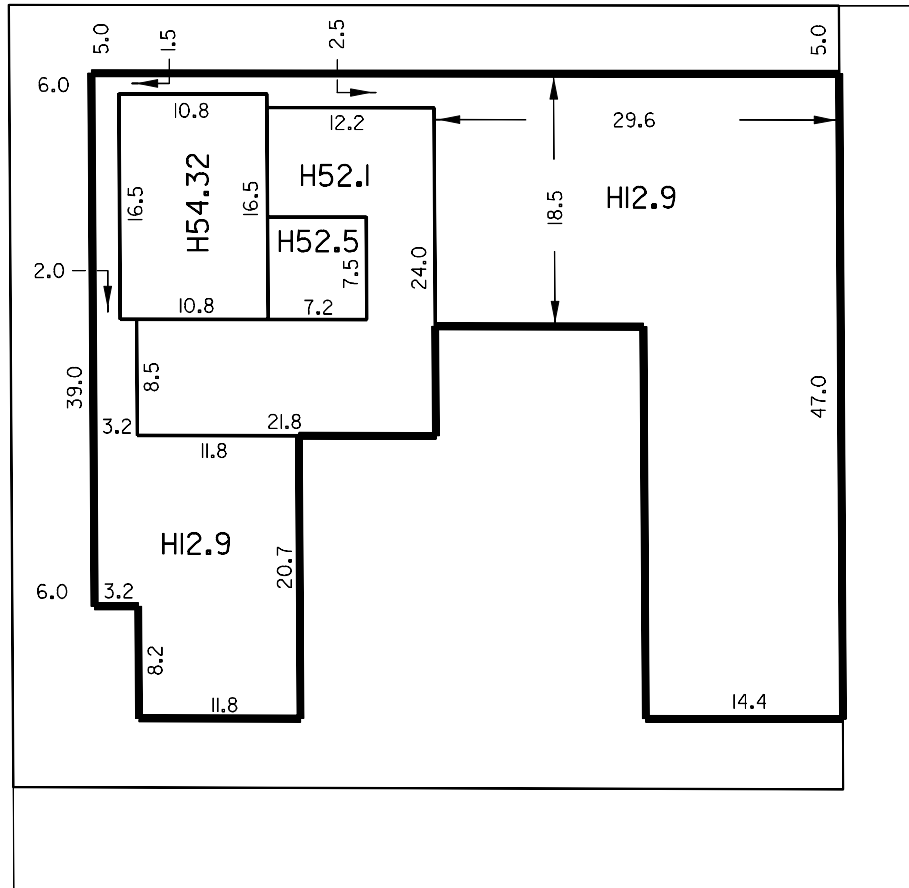


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MAP 2

BLOOR STREET WEST

ST. GEORGE STREET



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



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