

Authority: Toronto East York Community Council Report No. 4, Clause No. 1,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: August 1, 2002

CITY OF TORONTO

BY-LAW No. 640-2002

To amend By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2001 as 1, 2, 3, 4, 6 and 10 Elm Avenue.

WHEREAS Council, at its meeting of April 16, 17 and 18, 2002 adopted Clause No. 1 of Toronto East York Community Council Report No. 4;

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

1. None of the provisions of Section 2(1) pertaining to the definitions of *lot* and *height*, 4(2)(a), 6(1)(a), 6(2) 21 (i), 6(2) 21 (iv), 6(2) 21 (v), 6(2) 21 (vi), 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 3, 6(3) PART II 4, 6(3) PART II 5, 6(3) PART II 6, 6(3) PART II 7, 6(3) PART II 8, 6(3) PART III 1 (a), 6(3) PART III 3 (a), 6(3) PART IV 1(e) and 6(3) PART IX 1(b) of Zoning By-law No. 438-86, as amended, 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”, shall apply to prevent the erection and use of a *private academic, philanthropic or religious school* and *accessory* uses, including buildings which are existing on the *lots* on the day of enactment of this By-law, on the lands shown on Plans 1A and 1B attached to and forming part of this By-law, provided:
 - (1) the *lots* comprise those lands delineated by heavy lines on Plans 1A and 1B attached hereto;
 - (2) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the heavy lines on Plans 2A and 2B except outdoor terraces, eaves, canopies and cornices;
 - (3) the *height* of any building to be erected shall not exceed those *heights* shown on Plans 2A and 2B exclusive of rooftop facilities, elements and structures otherwise permitted in Section 4(2)(a)(i) of By-law No. 438-86, as amended;
 - (4) the total *gross floor area* of all buildings or structures on the *lot* labelled as “East Campus” on Plan 1B does not exceed 16,373 square metres;
 - (5) the total *gross floor area* of all buildings or structures on the *lot* labelled as “West Campus” on Plan 1A does not exceed 0.6 times the area of the *lot* labelled “West Campus” on Plan 1A;
 - (6) the *landscaped open space* of the *lot* labelled as “East Campus” on Plan 1B is not less than 25% of the area of the *lot* labelled “East Campus” on Plan 1B;

- (7) the maximum number of *parking spaces* provided is 124; and
 - (8) no portion of any *parking station* is located otherwise than wholly within the dashed lines on Plan 3A and 3B.
2. For the purposes of this By-law:
- (1) “*lot*” is defined as in Section 2(1) of By-law No. 438-86, as amended except the buildings erected or to be erected need not be assigned a defined part of the parcel;
 - (2) “*height*” is defined as in Section 2(1) of By-law No. 438-86, as amended except for the buildings labelled “Middle School” and “Senior/Middle School Link” on Plan 2B, where definition (ii) B shall apply regardless of the kind of roof; and
 - (3) each other word or expression which is italicized in this By-law has the same meaning as each such word or expression contained in By-law No. 438-86, as amended.
3. The density of development and *height* of development permitted by Section 1 of this By-law is permitted subject to compliance with the conditions set out therein and return for the provision by the *owner* of the lands shown on Plans 1A and 1B attached to and forming part of this By-law of the following facilities, services or matters to the City of Toronto, being that the *owner*:
- (a) identify, in as much detail as possible and to the satisfaction of both the Commissioner of Works and Emergency Services and the Commissioner of Urban Development Services the *owner's* obligations relating to the Traffic Demand Management Plan;
 - (b) enter into and register a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 with the City prior to the issuance of any building permit which impacts the exterior of a building listed in the City’s Inventory of Heritage Properties; and
 - (c) enter into one or more agreements satisfactory, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in subsections (a) and (b) above and such agreement or agreements are appropriately registered against the title of the lands shown on Plans 1A and 1B attached to and forming part of this By-law.

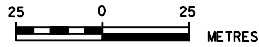
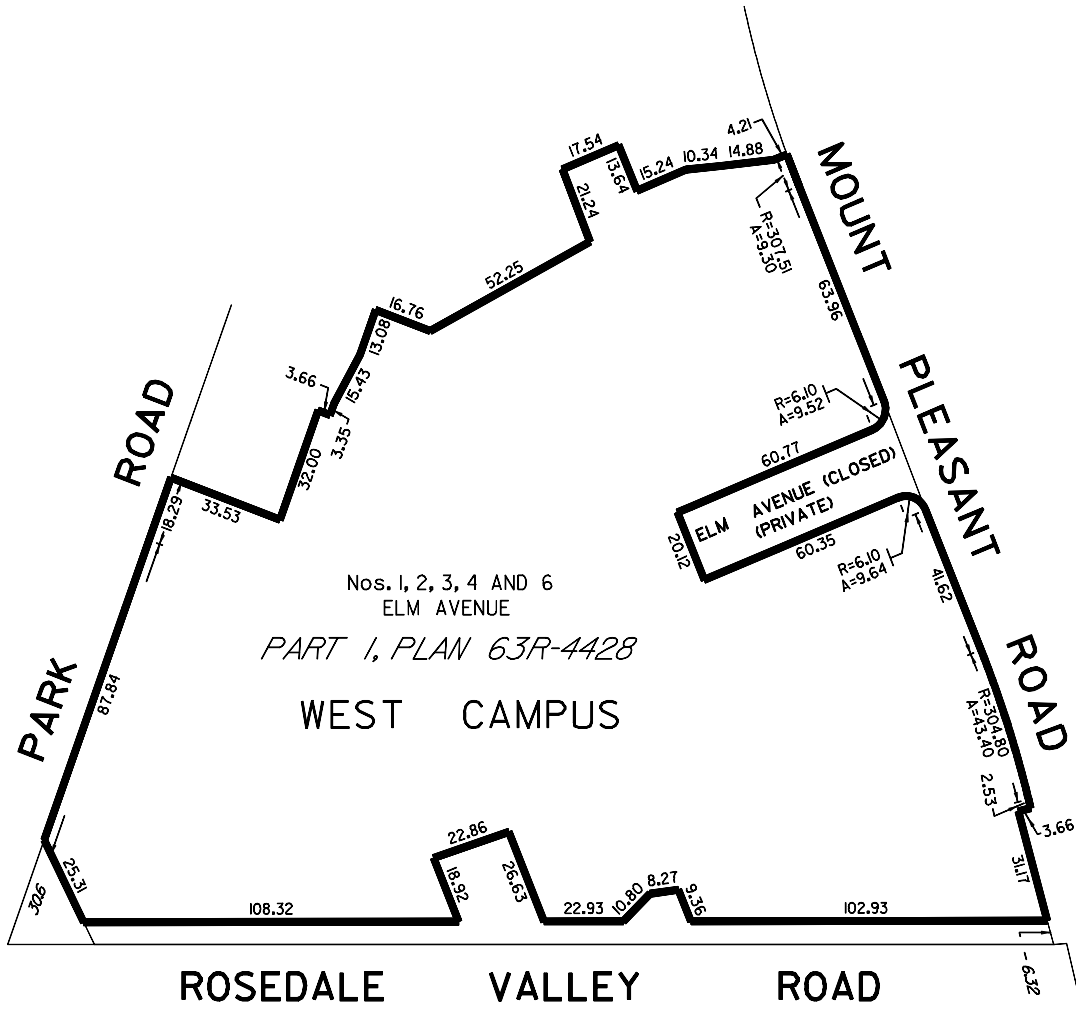
ENACTED AND PASSED this 1st day of August, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

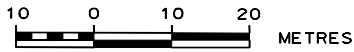
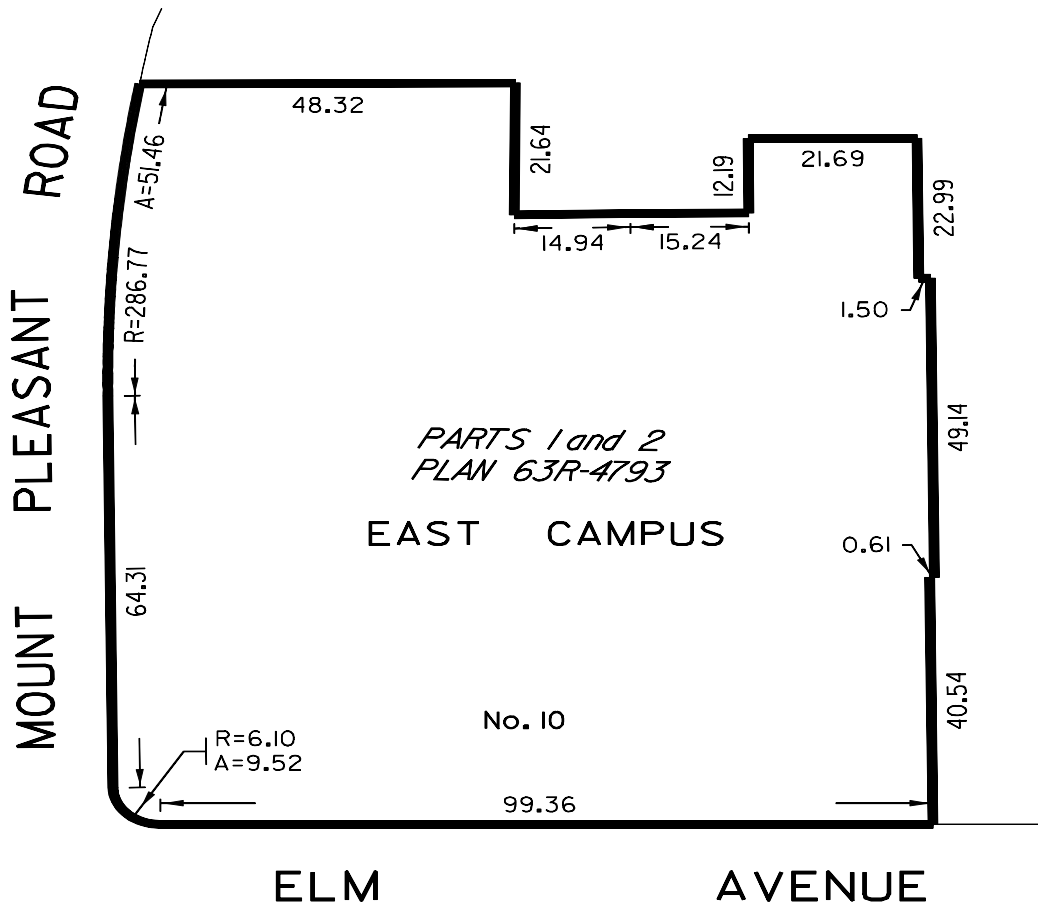
(Corporate Seal)

PLAN 1A



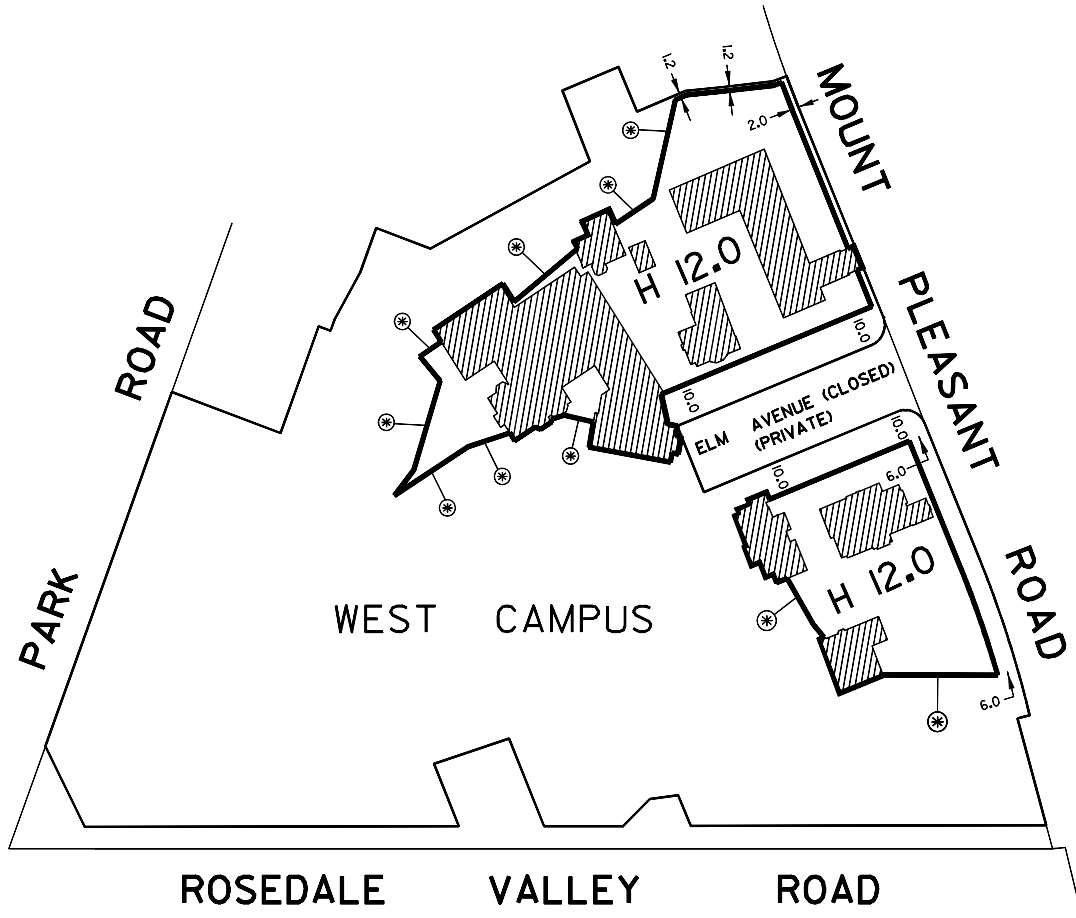
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO APRIL, 2002
 BLO2/1ELM1A.DGN
 FILES: E16-Z3, E16-Z4
 MAP No. 51J-312 DRAWN: D.R.

PLAN 1B



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2002
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FILES: E16-Z3, E16-Z4
MAP No. 51J-312 DRAWN: D.R.

PLAN 2A



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

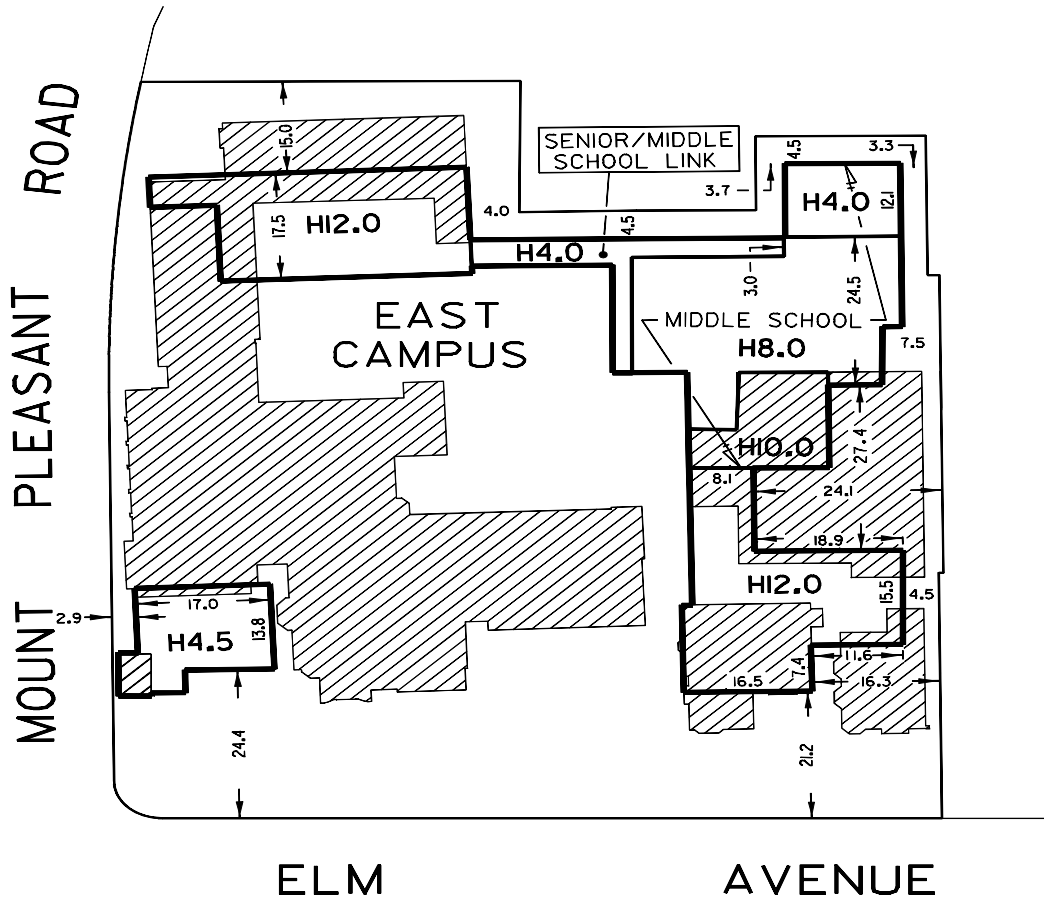
 EXISTING BUILDINGS

 10.0 METRES FROM TOP OF BANK AS STAKED OUT BY T.R.C.A.



WORKS AND EMERGENCY SERVICES
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 BL02/1ELM2A.DGN
 FILES: E16-Z3, E16-Z4
 MAP No. 51J-311 DRAWN: D.R.

PLAN 2B



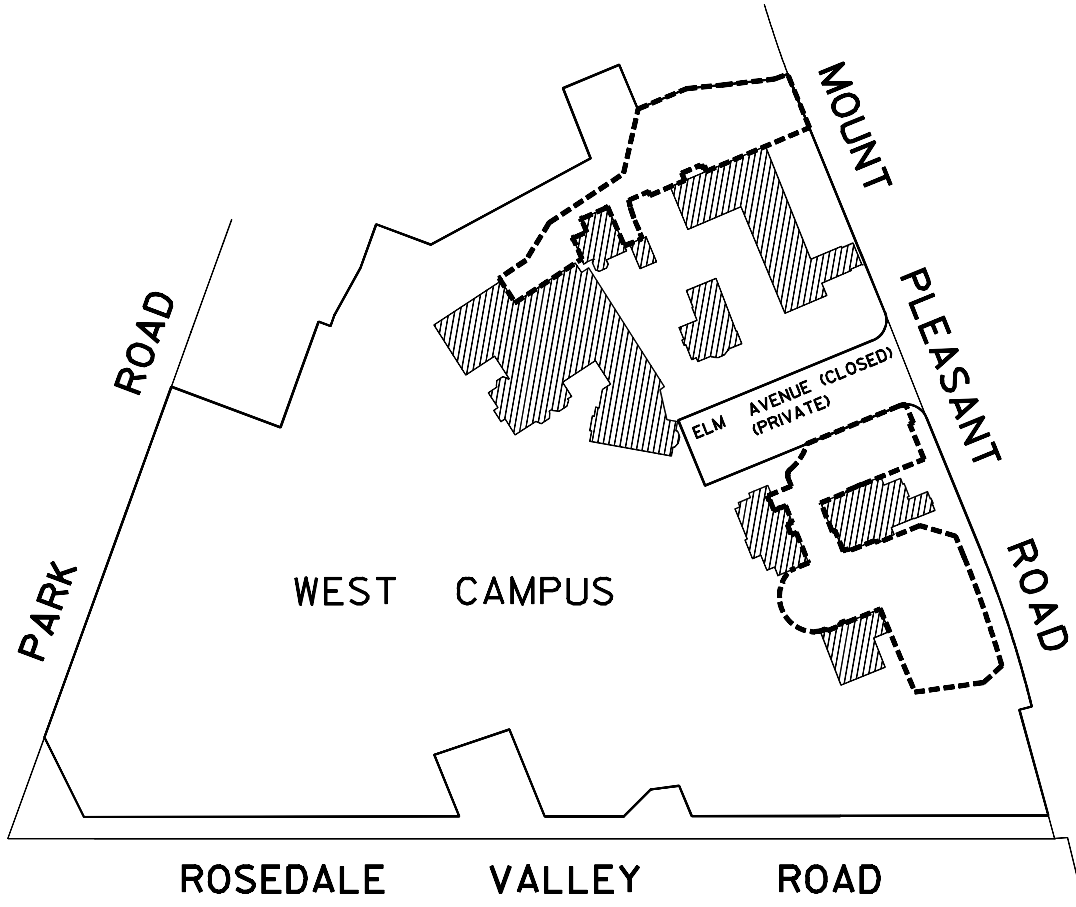
H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

 EXISTING BUILDINGS



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 FILES: E16-Z3, E16-Z4
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PLAN 3A



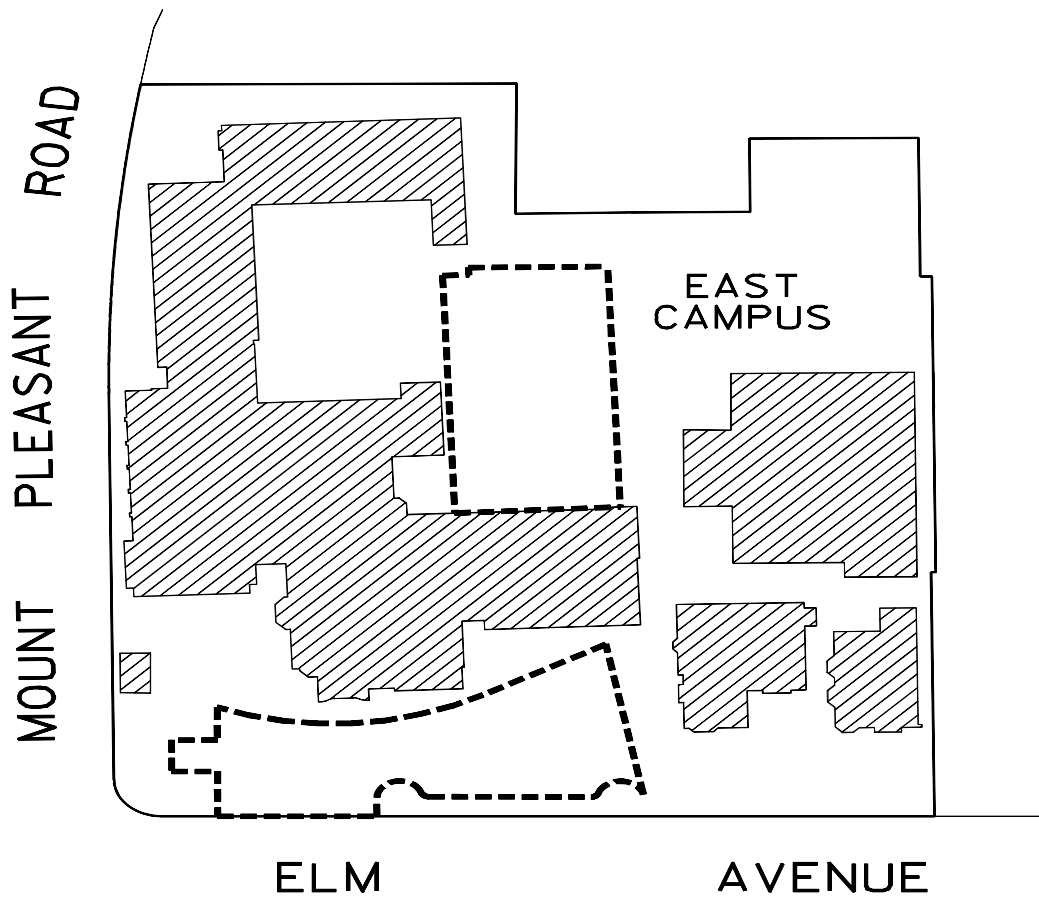
 EXISTING BUILDINGS

 PARKING STATIONS

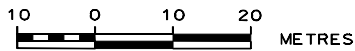


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FILES: E16-Z3, E16-Z4
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PLAN 3B



-  EXISTING BUILDINGS
-  PARKING STATIONS



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