

20. UNIVERSITY OF TORONTO SECONDARY PLAN

1. INTERPRETATION

- 1.1 The following policies and principles apply to the University of Toronto Area, as outlined on Map 20-1.
- 1.2 The boundaries of *Neighbourhoods*, *Mixed Use Areas*, *Institutional Areas* and *Parks and Open Space Areas* are as shown on Maps 17 and 18 of the Official Plan and are approximate. Where the general intent of this Plan is maintained, minor adjustments to such boundaries will not require an amendment to this Plan.

2. OBJECTIVES FOR THE UNIVERSITY OF TORONTO AREA

The objectives for the University of Toronto Area are as follows:

- 2.1 Recognize and protect the Area primarily as an Institutional District

The University of Toronto Area contains a concentration of educational, cultural, medical and research institutions with associated support services and housing which is unique in the City and which accommodates a community of scholars and professionals. The vitality of this institutional community will be promoted and most of the lands within the Area will be designated for institutional uses to accommodate evolving institutional needs, including: new institutions, expansion and/or consolidation of existing institutions, housing and services for students and staff, and associated research and development uses.

- 2.2 Provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints

The University of Toronto Area institutions are important as both resources and key players in a changing and increasingly information based economy. The City will support this role in the areas within its jurisdiction, and in particular will adopt land use and development controls that permit sufficient flexibility for the institutions to carry out their roles and respond to the demands of emerging new research and educational priorities and funding opportunities, and yet protect the character and heritage of the University of Toronto Area as set forth in Section 2.3 below.

- 2.3 Preserve, protect and enhance the unique built form, heritage and landscape character of the Area

The University of Toronto Area exhibits notable characteristics which distinguish it from the rest of the City: unique land division, ownership and building patterns, and a significant grouping of heritage buildings set in a spacious and prominent open space network. These characteristics provide a unique urban structure, form and physical amenity within the City, to be protected and enhanced.

3. STRUCTURE, FORM AND PHYSICAL AMENITY

This Section and Maps 20-2, 20-3, and 20-4 constitute a 'Structure Plan' which sets out the most important aspects of the built and landscaped environment that will be preserved, protected and enhanced in any development project in the University of Toronto Area. These maps also show how improvements could be made over time to enhance the identity, utility and ambiance of the Area. To permit development

or in approving public works projects within or adjacent to the University of Toronto Area, the following structuring elements of the University of Toronto Area will be considered.

3.1 Public Space Network

The public and private streets, lanes, pedestrian routes and open spaces provide access, address and settings for the institutional buildings located within the University of Toronto Area.

3.1.1 Open Space

- (a) Regard will be had for the heritage landscapes located in the Institutional Area of Special Identity referred to in Section 4.1. The preservation, maintenance, and where possible, the extension and enhancement of the role and function of the following significant open space systems, as identified on Map 20-2 will be encouraged:
 - (i) University of Toronto Front Campus - the symbolic, historic and ceremonial focus of the campus;
 - (ii) University of Toronto Back Campus;
 - (iii) Philosopher's Walk and Taddle Creek - a relic ravine topography and unique linear park;
 - (iv) Queen's Park and adjacent open space - the historic landscaped setting for the provincial legislature and the largest open space within the Downtown; and
 - (v) Victoria University Quadrangle and St. Michael's College Campus - the symbolic, historic and ceremonial focus of each college.
- (b) The network of open spaces shown on Map 20-3 will be protected, extended and enhanced to provide a landscaped setting for institutional buildings, spaces for civic, institutional and recreational uses, pedestrian circulation, physical access and safety, and natural areas with mature trees.

3.1.2 Streets

Regard will be had for the role and function of the following primary streets and related spaces shown on Map 20-4:

- (a) University Avenue and Queen's Park Crescent, which provide access and a formal and symbolic setting to Queen's Park and the Ontario Legislature and enhance their significance;
- (b) College Street, Spadina Avenue and Bloor Street West, as the primary streets at the edges of the campus where the University of Toronto Area and the adjacent areas of the City meet; and
- (c) St. George Street, Harbord Street/Hoskin Avenue and Wellesley Street West, as the primary north-south and east-west streets linking all parts of the campus with adjacent areas of the City.

3.1.3 Access, Circulation and Safety

Public transit, cycling and walking are the important modes of access to and throughout the University of Toronto Area.

- (a) Enhancement of the pedestrian environment in the public rights-of-way and adjacent privately owned lands within the University of Toronto Area will be encouraged through such measures as, but not limited to, calming automobile traffic, minimizing obstructions for pedestrians including people with disabilities, and providing coordinated high quality streetscape improvements.
- (b) Reduction of conflicts between motorized vehicles, bicycles and pedestrians in the University of Toronto Area will be encouraged. All levels of government will be encouraged to reduce any such conflicts particularly on Queen's Park Crescent and Spadina Avenue.

3.1.4 Pedestrian and Cycling Facilities

- (a) In co-operation with the institutions in the University of Toronto Area, the pedestrian network as shown on Map 20-3 will be preserved, extended and enhanced to ensure it is complete, understandable, safe, convenient and attractive, providing access to all facilities on campus and joining the campus with the rest of the City.
- (b) Adequate bicycle routes and secure bicycle parking spaces will be distributed throughout the University of Toronto Area.

3.1.5 Pedestrian Access and Amenity

In co-operation with the institutional landowners, the open space and pedestrian network throughout the University of Toronto Area will be promoted. To this end:

- (a) the siting of buildings and the landscaping of open spaces, in conjunction with new development, will continue the pattern of university open space types and provide physical and visual linkages to nearby streets, parks and mid-block pedestrian routes. Buildings, landscaping and pedestrian paths will be sited and designed to permit convenient access and provide orientation; and
- (b) the University of Toronto Area institutions will be encouraged to improve the accessibility, safety, usability, quality and amenity of the institutional open spaces and pedestrian routes. In particular, improved access for persons with disabilities or special needs to institutional buildings which are frequented by the public or members of the university community will be encouraged.

3.2 Views, Vistas and Gateways

The buildings, landscapes and special landmarks of the University of Toronto Area are distinctive in use, configuration and siting. Particular elements that are readily viewed from a distance serve to identify the individual institutions and the major access and location points, and contribute to the unique vistas and prestigious character of the University of Toronto Area.

3.2.1 The preservation and enhancement of the existing series of unique, important and memorable views within, at the edges of and into the University of Toronto Area from the surrounding areas as indicated on Map 20-4, will be encouraged through appropriate built form and landscape controls. The opening of new vistas and the creation of new focal points associated with redevelopment will be encouraged using measures such as setbacks and height limits as articulated in the *Site Development Guidelines* for redevelopment sites, approved by Council as required under Section 6.2 of this Secondary Plan.

3.2.2 The provision of a co-ordinated series of features, which demarcate major gateway entrances to the University of Toronto Area as identified on Map 20-4, will be encouraged to acknowledge the transition between this important and unique area and the rest of the City. These gateways may be architectural or landscape features.

3.3 Built Form

3.3.1 Physical development and redevelopment in the University of Toronto Area will be guided by the following principles:

- (a) new buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and midblock pedestrian routes;
- (b) the height and mass of new buildings will achieve the appropriate relationship to the scale of adjacent streets and open spaces ensuring access to sunlight and skyview and shelter from prevailing winds;
- (c) new buildings will achieve a harmonious relationship to their built form context through consideration of such matters as, but not limited to, the building massing and setbacks, roof line and profile, scale, texture, architectural detail and expression, including fenestration and materials;
- (d) special attention will be paid to the relationship between the lower level of buildings above ground and the pedestrian realm by:
 - (i) encouraging the provision of public uses which are directly accessible from grade level;
 - (ii) ensuring that the building organization and uses promote the public nature of the streets, open spaces and pedestrian routes; and
 - (iii) encouraging the design and location of vehicular service and parking uses which minimize pedestrian/vehicular conflicts;
- (e) high quality usable open spaces which continue the pattern of university open space types and are physically and visually linked to the streets, parks and mid-block pedestrian routes will be provided in conjunction with new developments;
- (f) high quality co-ordinated landscape improvements will be provided in a manner that will promote access, orientation and confidence of personal safety and enhance the structure, amenity and notable special characteristics of the Area as set out in Section 2.3 of this Secondary Plan; and

- (g) buildings, streets and publicly accessible open spaces, and pedestrian networks will be designed to permit convenient access for people with disabilities.

3.3.2 Heritage

The heritage buildings and properties which are designated under the *Ontario Heritage Act* or listed on the *City of Toronto Inventory of Heritage Properties* will be conserved.

3.3.3 Parking

- (a) To assist in achieving policy objectives with respect to automobile use minimization in the University of Toronto Area, minimum and maximum parking standards will be established in consultation with the Area institutions.
- (b) In implementing these objectives, by-laws may be passed to:
 - (i) limit the establishment of new surface parking lots in the University of Toronto Area;
 - (ii) encourage the removal of existing surface parking, with priority given to the removal of surface parking around heritage buildings and landscapes in the Institutional Area of Special Identity; and
 - (iii) ensure that, where appropriate, most new or replacement parking spaces are provided below grade as part of new developments and that most large parking garages be located near the edges of the campus in close proximity to Spadina Avenue, Bloor, Bay and College Streets.

4. AREAS OF SPECIAL IDENTITY

Certain sub-areas within the University of Toronto Area have a unique character which should be protected and enhanced by additional regulations specific to the sub-area. The following Areas of Special Identity are designated as shown on Map 20-5 attached to and forming a part of this Secondary Plan. Zoning by-laws will be enacted and guidelines established to protect the special characteristics described below for each Area of Special Identity.

4.1 Institutional Area of Special Identity

The Institutional Area of Special Identity shown on Map 20-5 is a unique and valuable environment characterized by distinctive nineteenth-century, institutional development patterns and a traditional and spacious campus character created by unique heritage buildings, monuments and open spaces, which form the traditional core of the University of Toronto Area. The value of the Institutional Area of Special Identity includes the concentration of unique heritage buildings, the relationships between the buildings and their settings, and the quality of open spaces defined by the buildings.

- 4.1.1 Secondary Plan objectives for the Institutional Area of Special Identity are to preserve and enhance the built and open space environment, to encourage the usefulness of, but limit physical changes to, existing buildings within this area and to ensure that any infill development is carefully designed to be compatible with and supportive of the area's patterns and heritage character.

4.2 Huron-Sussex Area of Special Identity

The Huron-Sussex Area of Special Identity shown on Map 20-5 is a low-density residential enclave which houses students, faculty and staff of the University and other homeowners and tenants. The area includes an incidental mix of small-scale commercial and institutional uses which serve the neighbourhood or are related to the University of Toronto. Secondary Plan objectives for the Huron-Sussex Area of Special Identity are to: retain the character of residential uses and houseform buildings along tree-lined streets; encourage improvement of existing housing stock and the development of infill housing on vacant lands; and encourage both a year-round use of residential units and a mix of long term and temporary residents.

5. LAND USE AND DENSITY

Land use designations for the University of Toronto Area will be shown on Maps 17 and 18 of the Official Plan. Floor area located below grade within buildings or structures within the University of Toronto Area may be excluded from the calculation of density in this Secondary Plan and the Zoning By-law.

5.1 University Area

5.1.1 Lands designated *Institutional Areas* within the University of Toronto Area may be used for a commercial school, as defined in the Zoning By-law.

5.1.2 Within the Institutional Area of Special Identity, but subject to Section 6 of this Secondary Plan, development will be limited to the gross floor area of existing buildings plus minor additions.

5.1.3 Prior to the approval of any site plan undertaking or agreement pertaining to any portion of the lands known municipally in the year 1996 as 130 St. George Street, the property known municipally on December 31, 1996 as 130 St. George Street will be designated under Part IV of the *Ontario Heritage Act*.

5.1.4 Prior to, or in conjunction with, the approval of any site plan undertaking or agreement pertaining to any portion of the land known municipally in the year 1996 as 100 Queen's Park that approves the construction of more than 500 square metres of non-residential gross floor area beyond the walls of the buildings existing thereon on December 31, 1996, the property known municipally on December 31, 1996 as 100 Queen's Park will be designated under Part IV of the *Ontario Heritage Act*.

5.1.5 Prior to the approval of any site plan undertaking or agreement pertaining to any portion of the lands known municipally in the year 1996 as 91 to 97 St. George Street, the owner will have entered into an agreement with the City which secures the conservation and maintenance of the westerly portion of the buildings on the lands known municipally in the year 1996 as 91 and 97 St. George Street.

5.1.6 Prior to the approval of any site plan undertaking or agreement pertaining to any portion of the lands known municipally in the year 1996 as 150 College Street, the owner will have entered into an agreement with the City which secures the relocation and restoration of the designated heritage greenhouse located on such lands on December 31, 1996.

5.2 Queen's Park Government Area

In that portion of the Queen's Park Government Area within the Institutional Area of Special Identity as shown on Map 20-5, the size of ancillary commercial uses may be limited so as to be compatible with the heritage buildings located in such area.

5.3 *Neighbourhoods*

5.3.1 In *Neighbourhoods* designated on Map 20-5 as the Huron-Sussex Area of Special Identity, the residential houseform character and low scale of the interior of the Huron-Sussex Area of Special Identity will be protected. In addition, limited intensification to accommodate the needs of the University of Toronto for institution-related residential development may be permitted where appropriate to provide a transition between the residential neighbourhood and the adjacent areas of higher density and activity.

5.3.2 In the Huron-Sussex Area of Special Identity, in addition to low scale residential uses, the following uses may be permitted:

- (a) existing general institutional uses; and
- (b) the reconstruction, under any circumstances, of general institutional uses existing in the area on December 31, 1996, provided that the institutional gross floor area of the reconstructed use does not exceed that existing on December 31, 1996.

5.4 *Mixed Use Areas*

On the north side of College Street, east of Queen's Park, mixed commercial, residential and institutional uses may be permitted in accordance with Section 6.3 of this Secondary Plan. Heritage buildings will be respected and adequate open space will be provided as an amenity for pedestrians in the area.

5.5 Open Space

Traditional open spaces, including institutional landscaped open spaces and pedestrian walkways throughout the University of Toronto Area will be protected by passing by-laws to restrict development.

6. IMPLEMENTATION

- 6.1 (a) Despite any use, scale and density provisions contained in the Official Plan or Zoning By-law, and subject to the provisions of this Section 6, the permitted density for specific sites in the University of Toronto Area which are shown on Map 20-12 attached to and forming part of this Secondary Plan or which may be added thereto by a future rezoning upon application by any Area institution, may be increased, provided:
- (i) the development of the site(s) fulfills the objectives of this Secondary Plan, and is consistent with the text and Maps referred to in Section 3 of this Secondary Plan; and
 - (ii) such a by-law sets out the maximum height and the required building setback, any open space requirements and any build-to zone requirements.

- (b) The erection of any building or structure under the provisions of such zoning by-laws will be subject to an undertaking or agreement pursuant to Section 41 of the *Planning Act* that implements the Site Development Guidelines approved by Council for that site.

6.2 Site Development Guidelines

Site Development Guidelines prepared pursuant to this Section will be capable of accommodating a range of built form solutions for a site, all of which are consistent with the policies and provisions of this Secondary Plan, particularly as described in the Structure Plan set out in Section 3 of this Secondary Plan, and with reference to the elements of the Structure Plan shown on Maps 20-2, 20-3, and 20-4.

Site Development Guidelines will show and contain:

- (a) setback and/or build-to lines including minimum and maximum vertical dimensions for building walls which, are sufficient to establish appropriate relationships to adjacent buildings and ensure the continuity and scale of building frontages within the overall streetscape;
- (b) built form envelopes, demonstrating how the development potential permitted on each site is to be generally distributed on the site. Building envelopes will indicate how potential building massing achieves the objectives of this Secondary Plan;
- (c) the location, dimension and character of interior and exterior publicly accessible walkways and private open spaces showing their continuity and complementary relationship to adjacent public spaces and walkways;
- (d) the location and dimension of pedestrian amenities, including seating, lighting and landscape treatment, and any arcades, canopies and other weather-protected routes including those through buildings and their relationship to the public pedestrian system;
- (e) the general location of parking facilities and service access areas and their relationship with other access areas, which are of sufficient detail to assess the overall impact of such areas on the public sidewalks and open spaces;
- (f) the general locations of principal pedestrian entrances and their relationship to street frontages and open spaces to ensure that such entrances reinforce the role of the street and open spaces; and
- (g) the manner in which linkages to adjacent areas could be accomplished and treated.

6.3 College Street *Mixed Use Areas*

- (a) Further to Sections 5.4, 6.1 and 6.2 of this Secondary Plan, in *Mixed Use Areas* north of College Street between Queen's Park and Elizabeth Street, site specific development on the lands shown on Map 20-6 and known municipally in the year 1996 as 88 to 112 College Street will:
 - (i) be massed and articulated to respect heritage buildings in the area;

- (ii) conserve the building at 88 College Street through the owner entering into a Heritage Easement Agreement with the City of Toronto pursuant to Section 37 of the *Ontario Heritage Act* as set forth in (b) herein respecting such building;
 - (iii) provide adequate open space as a setting for the buildings in the area and amenity for pedestrians, including part of the lands known municipally in the year 1996 as 90 College Street;
 - (iv) not erect any new building or structure beyond the building envelope shown on Map 20-6; and
 - (v) not erect a building on the lands outlined by heavy lines on Map 20-6 having a greater height in metres than the height limit specified by the numbers following the symbol "H" on such map.
- (b) The erection of any building or structure under the provisions of such a zoning by-law will be subject to a site plan undertaking or agreement that implements Site Development Guidelines approved by Council. Prior to the approval of such site plan undertaking or agreement in respect of any portion of the lands known municipally in the year 1996 as 88 to 112 College Street, the owner will have entered into an agreement with the City which secures the conservation and maintenance of the building at 88 College Street.
- (c) Minor variances from the setbacks and height limits set forth in Subsections (a)(iv) and (v) will be tolerated provided the intent and spirit of the Official Plan are maintained.

6.4 St. George Street/Bloor Street West/Varsity Stadium *Mixed Use Areas*

- (a) In *Mixed Use Areas* on the lands shown outlined by heavy lines on Maps 20-7, 20-8, 20-9 and 20-10, site specific development implemented in accordance with Sections 6.1 and 6.2 of this Secondary Plan may be permitted provided that:
- (i) no new building is erected beyond the building envelopes shown by heavy lines on Maps 20-7, 20-8, 20-9 and 20-10;
 - (ii) no person will erect or use a new building or structure on the lands outlined by heavy lines on Maps 20-7, 20-8, 20-9 and 20-10, having a greater height in metres than the height limit specified by the numbers following the symbol "H";
 - (iii) any such by-law pertaining to the lands known municipally in the year 1996 as 273R and 299 Bloor Street West requires the provision of an athletic field and ancillary facilities thereto on such lands; and
 - (iv) in the event any such by-law pertains to 273 Bloor Street West, the owner has undertaken to enter into a Heritage Easement Agreement with the City pursuant to the *Ontario Heritage Act* as set forth in Subsection (c) below.
- (b) Prior to the erection of any new building or structure under the provisions of such zoning by-laws and the approval of any undertaking or agreement required by Section 6.1(b) above, the

property known municipally on December 31, 1996 as 315 Bloor Street West will be designated under Part IV of the *Ontario Heritage Act*.

- (c) Prior to the approval of the required site plan undertaking or agreement in respect of the lands known municipally in the year 1996 as 273 Bloor Street West, the owner will have entered into an agreement with the City which secures the conservation and maintenance of the building at 273 Bloor Street West.
- (d) Minor variances from the setbacks and height limits set forth in subsections (a)(i) and (ii) will be tolerated provided the intent and spirit of the Official Plan are maintained.

6.5 Bloor/Spadina/Washington/Huron Block

- (a) On the block bounded by Bloor Street West, Spadina Avenue, Washington Avenue and Huron Street shown outlined by heavy lines on Map 20-11, the erection and use of buildings that implemented in accordance with Sections 6.1 and 6.2 of this Secondary Plan is permitted provided that:
 - (i) the buildings are located within the building envelope shown on Map 20-11; and
 - (ii) the buildings have a height in metres no greater than the height limit specified by the numbers following the symbol 'H' on Map 20-11.
- (b) Prior to the erection of any new building or structure under the provisions of such a zoning by-law and the approval of any undertaking or agreement required by Subsection 6.1(b) above, the property known municipally on December 31, 1996 as 371 Bloor Street West will be designated under Part IV of the *Ontario Heritage Act*.
- (c) Minor variances from the setbacks and height limits set forth in Subsections (a)(i) and (ii) above will be tolerated provided the intent and spirit of the Official Plan are maintained.

6.6 Co-ordinated Planning

6.6.1 Foster Co-operation

Because of the large number of independent institutions, and the importance of having a common vision for the future of the University of Toronto Area, the co-operation of all parties will be sought to achieve the conservation and development objectives of this Secondary Plan, in the context of the overall physical Structure Plan set out in Section 3 of this Secondary Plan. Area institutions will be encouraged to consult and co-operate among themselves, with the City and with community groups, particularly in planning and implementing physical and programmatic changes which may affect the public.

6.6.2 Heritage Conservation

Each institution in the Institutional Area of Special Identity identified on Map 20-5 will be encouraged to adopt and implement heritage conservation plans in conjunction with their master planning and capital development activities. Such plans should recognize the significance and assess the condition of the institution's heritage resources, outline objectives and establish priorities for action to ensure the preservation and enhancement of both heritage structures and landscapes in accordance with said plan.

6.6.3 Pedestrian Realm Improvements

In consultation with the various institutions and landowners within the University of Toronto Area, a co-ordinated improvement of the overall pedestrian network within the Area, including the public rights-of-way and adjacent privately owned open spaces will be encouraged.

6.6.3.1 In particular, high quality improvements for St. George, Harbord, Huron and Willcocks Streets and Hoskin Avenue, and the intersection of Russell Street and Spadina Avenue will be encouraged.

6.6.4 Landscape Planning

The preparation and adoption of an overall Landscape Plan, prepared and co-ordinated by the Area institutions for their lands within the University of Toronto Area, will be encouraged which identifies appropriate treatments for the open spaces, other landscaped areas, private roads and pedestrian routes so as to:

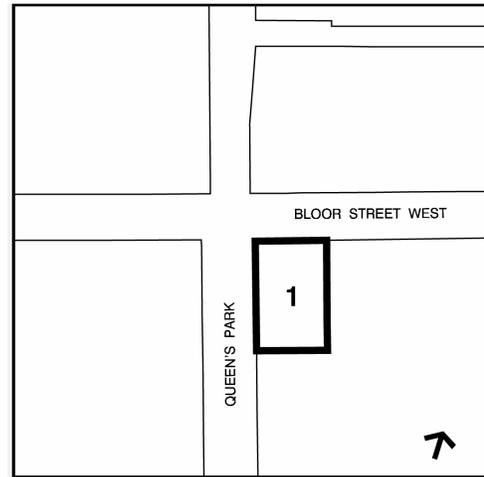
- (a) enhance the special character of the Area's open spaces and heritage buildings through distinctive landscaping, including removal of most surface parking and upgrading of pavements;
- (b) identify streetscape and landscape improvements which reinforce the structure of the Area as shown on Maps 20-2, 20-3 and 20-4;
- (c) improve views and landmark features, and define significant edges and points of entry to the campus as shown on Map 20-4;
- (d) identify strategies for the preservation and, where appropriate, restoration of natural and heritage landscape features;
- (e) identify opportunities for the creation of healthy natural habitats for both flora and fauna, in particular the introduction of additional native plantings to augment the existing urban forest;
- (f) establish a program for implementation which addresses priorities, phasing and, where appropriate, cost sharing among the major landowners in the Area;
- (g) achieve objectives for the pedestrian network as set out in Sections 3.1.4 and 3.1.5 of this Secondary Plan, including the provision of landscape amenities such as convenient access for persons with disabilities, pedestrian scale lighting, paving materials, street furniture, seating, signage and bicycle parking facilities; and
- (h) co-ordinate streetscape improvements to be done in association with new development.

6.6.5 The landscaping of Queen's Park will be reviewed in order to enhance its use, historical associations and appearance. The park plan should ensure that the pedestrian path system is coherently linked into cross-campus pedestrian routes in a manner which encourages the safe crossing of the primary streets.

7. SITE AND AREA SPECIFIC POLICIES

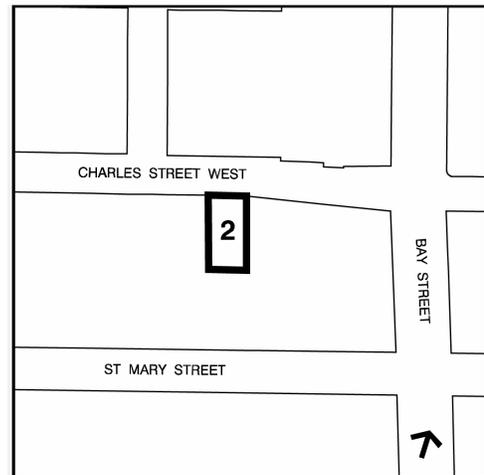
1. 153 Bloor Street West

On the lands shown on Map 20-5 as 1, retail, service shop and office uses are permitted provided that the pedestrian entrance to any retail and service shop use is from the Bloor Street West frontage.



2. 63 and 65 Charles Street West

On the lands shown on Map 20-5 as 2, residential and office uses are permitted.



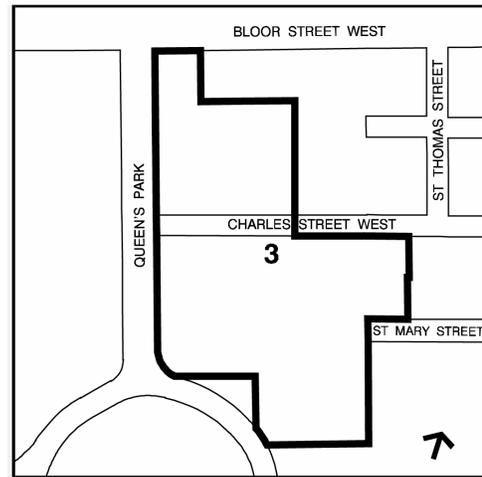
3. **73, 75, 95 and 111 Queen’s Park Crescent (East Branch), 85 Charles Street West and 153 Bloor Street West**

On the lands shown on Map 20-5 as 3, in addition to buildings and structures existing on December 31, 2001, an additional 4,311 square metres is permitted provided that:

- (a) any such building or structure is subject to an undertaking or agreement that implements Section 6.2 of this Secondary Plan; and
- (b) the following remain erected:

The buildings existing on December 31, 2001 on the lands known municipally in the year 1996 as:

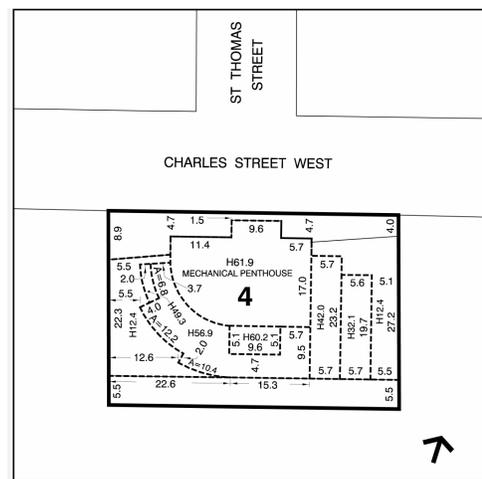
- (i) 73 Queen’s Park Crescent (East Branch), and buildings known as Emmanuel College, as the Birgie Carnegie Library, as Victoria College, as Burwash Hall and as the Victoria Men’s Residence;
- (ii) 95 Queen’s Park Crescent (East Branch), and building known as Annesley Hall; and
- (iii) 153 Bloor Street West, and building known as the Lillian Massey Building.



4. **77 Charles Street West**

On the lands shown on Map 20-5 as 4, a mixed use residential/institutional building containing a total maximum residential gross floor area of 10, 255 square metres (excluding institutional dwelling rooms) and a total maximum non-residential (institutional) gross floor area of 3, 544 square metres (including institutional dwelling rooms) is permitted provided that:

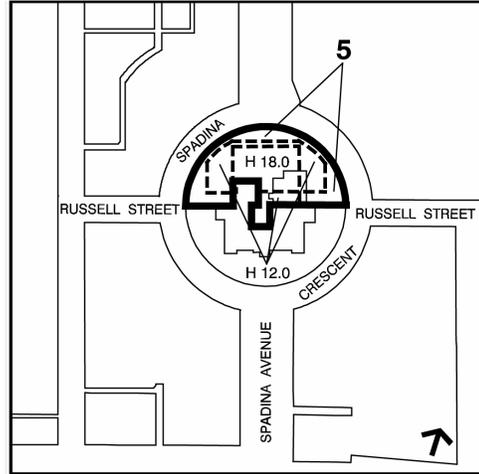
- (a) the building is constructed within the “Building Envelope” shown on the map (excluding projections permitted by the zoning by-law) and;
- (b) the building does not exceed the height limits in metres as shown on the map by the numbers following the symbol “H” (excluding projections permitted by the zoning by-law).



5. **1 Spadina Crescent**

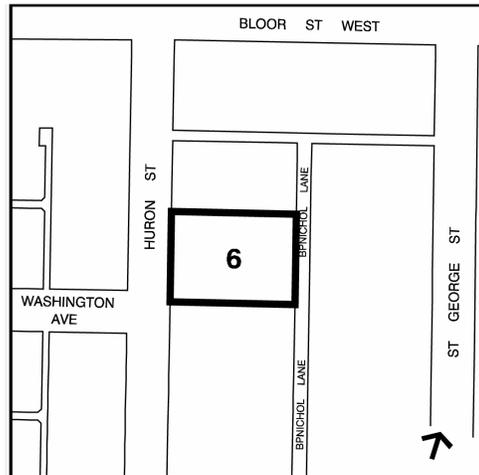
On the lands shown on Map 20-5 as 5, offices are permitted provided that:

- (a) (i) no new building is erected beyond the "Building Envelope" shown on the map; and
 - (ii) no person erects or uses a new building or structure on the lands outlined by heavy lines on the map having a greater height in metres than the height limit specified by the numbers following the symbol "H" in such map;
- (b) any such building or structure will be subject to an undertaking or agreement that implements Section 6.2 of this Secondary Plan; and
- (c) minor variances from the setbacks and height limits set forth in Subsections (a)(i) and (a)(ii) above will be considered, provided the intent of the Plan is maintained.



6. **395, 397, 399, 401, 403 and 405 Huron Street**

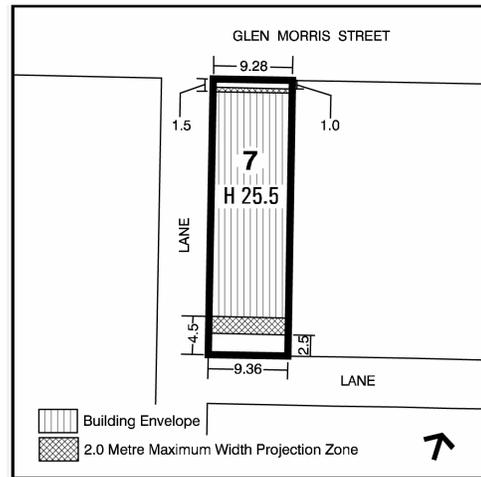
On the lands shown on Map 20-5 as Site and Area Specific Policy Area Number 6, administrative offices associated with buildings containing dwelling rooms for the use of University students and accessory uses thereto, a printing plant and publisher are permitted uses on the lands.



7. 15 Glen Morris Street

On the lands shown on Map 20-5 as 7, an 18-unit, eight-storey residential building with a maximum gross floor area of 1,850 square metres is permitted provided that:

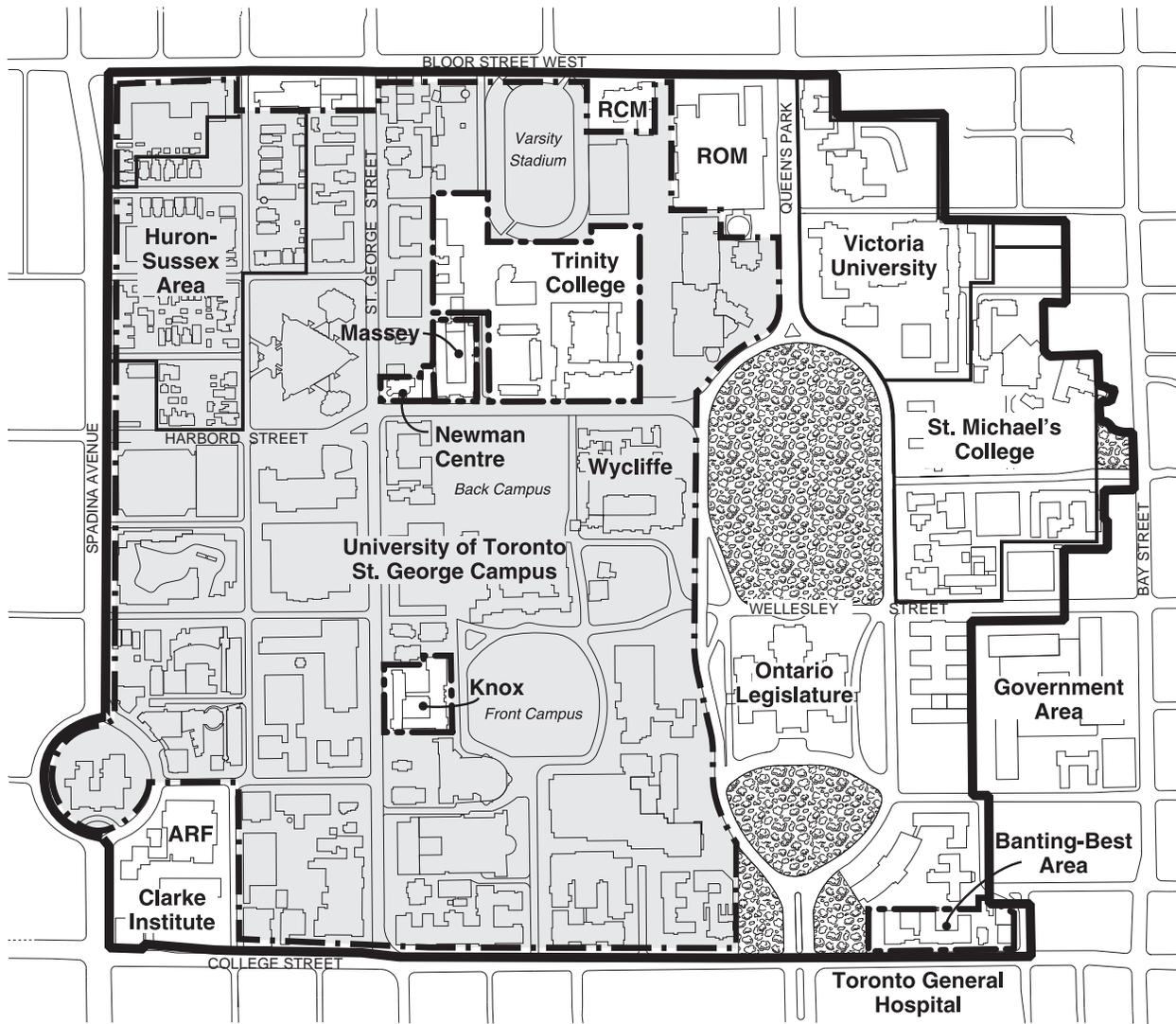
- (a) the building is constructed within the “Building Envelope” shown on the map (excluding the 2.0 metre projection zone as shown the map); and
- (b) the building does not exceed the height limits in metres as shown on the map by the numbers following the symbol “H” (excluding projections permitted by the zoning by-law).



List of Maps

For the electronic version, please note that some files may take some time to download.

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Map 20-3	Proposed Open Space Network Structure Plan
Map 20-4	Primary Street Spaces, Vistas and Gateways – Structure Plan
Map 20-5	Areas of Special Identity and Location Site and Area Specific Policies
Map 20-6	88-112 College Street
Map 20-7	100 Devonshire Place and 315 Bloor Street West
Map 20-8	299 Bloor Street West
Map 20-9	321 Bloor Street West
Map 20-10	237 Bloor Street West
Map 20-11	371 Bloor Street West
Map 20-12	Key Map Potential Sites



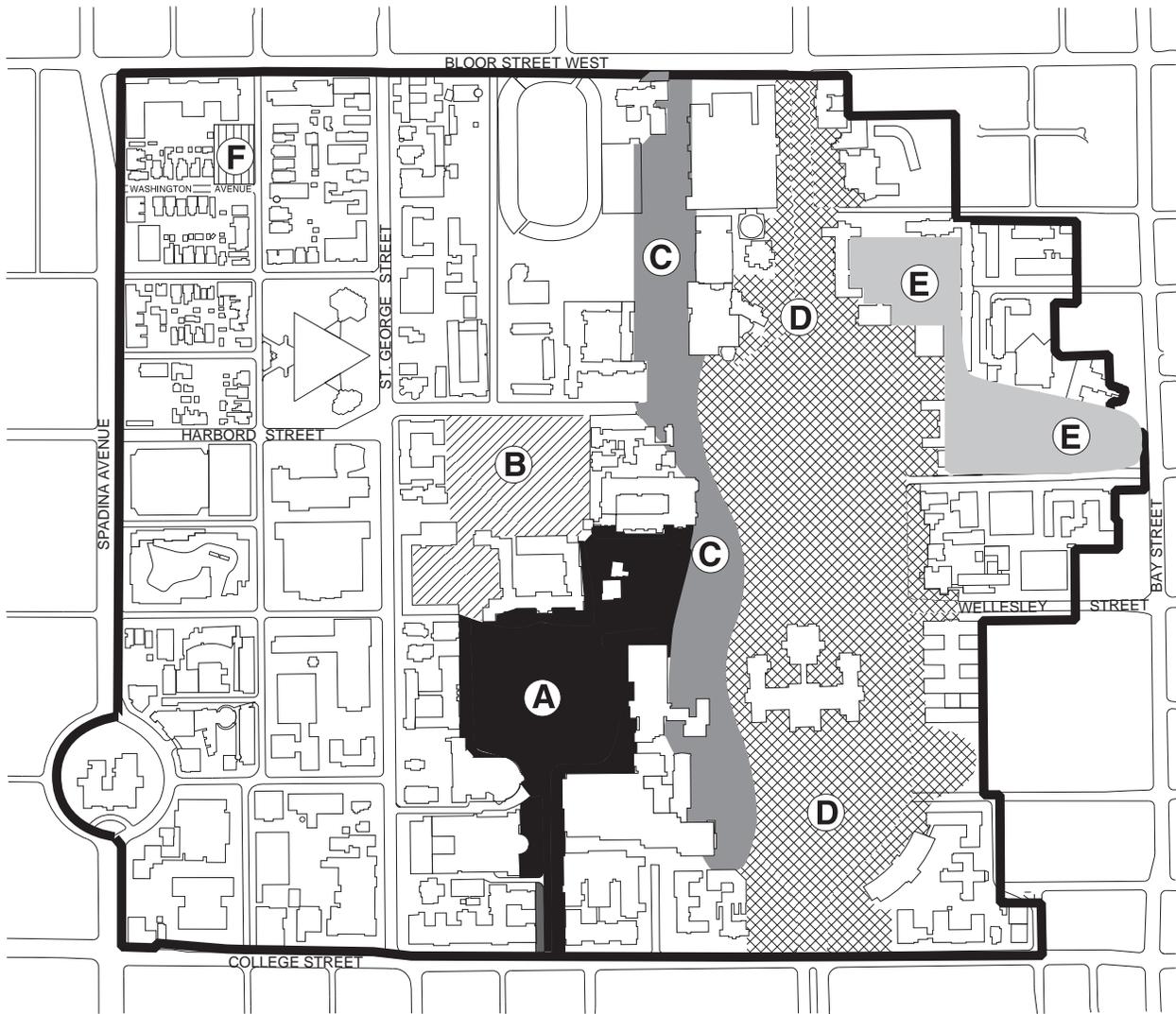
Not to Scale 

University of Toronto Secondary Plan

MAP 20-1 Area Institutions and Subareas

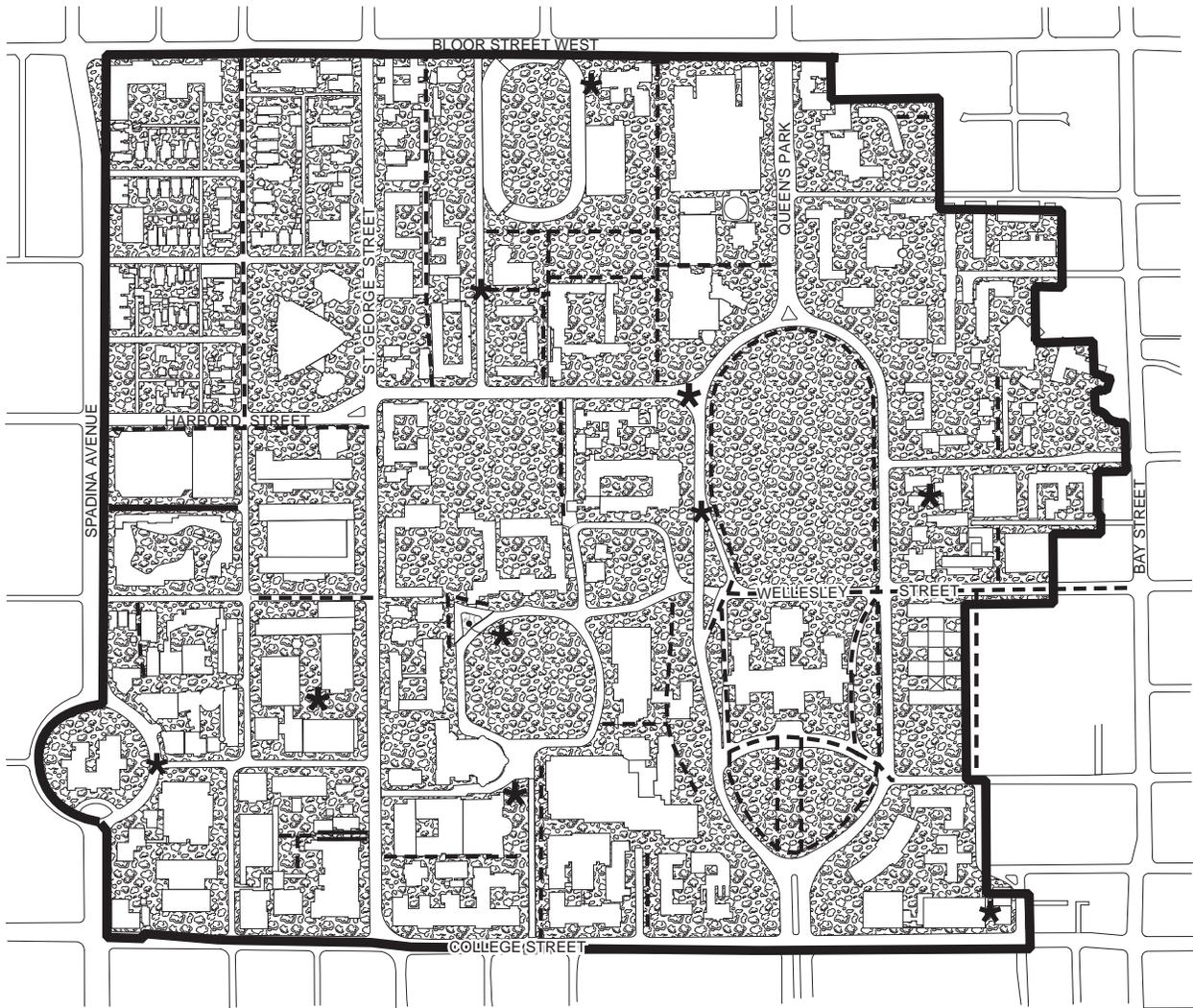
-  Secondary Plan Boundary
-  U of T Master Plan Area (St. George Campus)
-  Subareas
-  Parks and Open Areas
- ARF** Addiction Research Foundation
- RCM** Royal Conservatory of Music
- ROM** Royal Ontario Museum

Note:
Properties of Knox College, Massey College, Trinity College and the Newman Centre are not included in the University of Toronto Master Plan



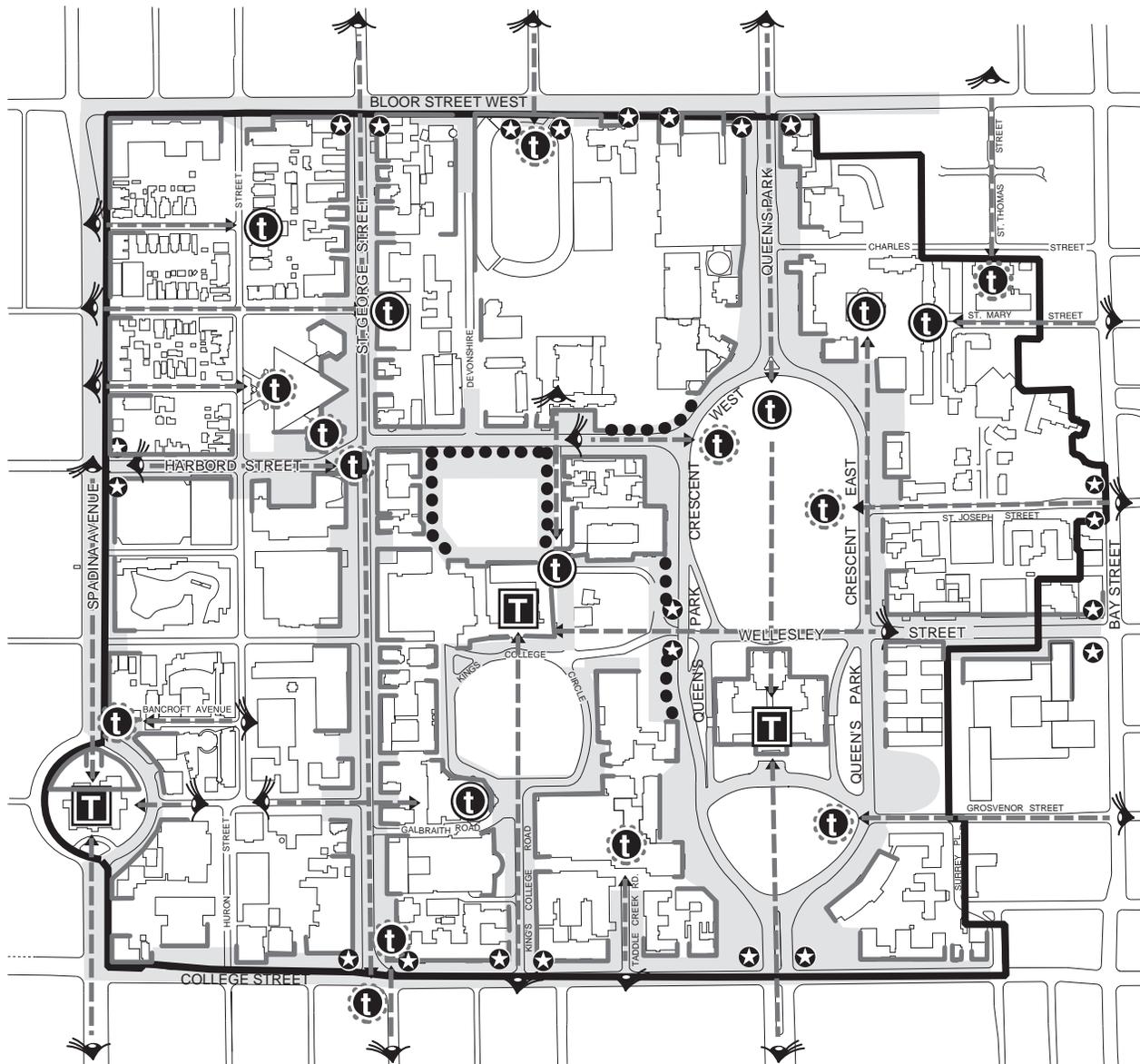
Not to Scale 

- | | |
|---|--|
|  Secondary Plan Boundary |  Queen's Park |
|  University of Toronto Front Campus |  Victoria College Quad and St. Michael's Campus |
|  Back Campus |  Huron Washington Park |
|  Philosopher's Walk and Taddle Creek | |



Not to Scale 

-  Secondary Plan Boundary
-  Area to be Improved
-  Parks and Open Space Area
-  Proposed Pedestrian Improvements



Not to Scale 



University of Toronto Secondary Plan

MAP 20-4 Primary Street Spaces, Vistas and "Gateways" - Structure Plan

 Secondary Plan Boundary

 Existing and Potential Street Building Edge

 Primary Street Space

 Landscape Edge

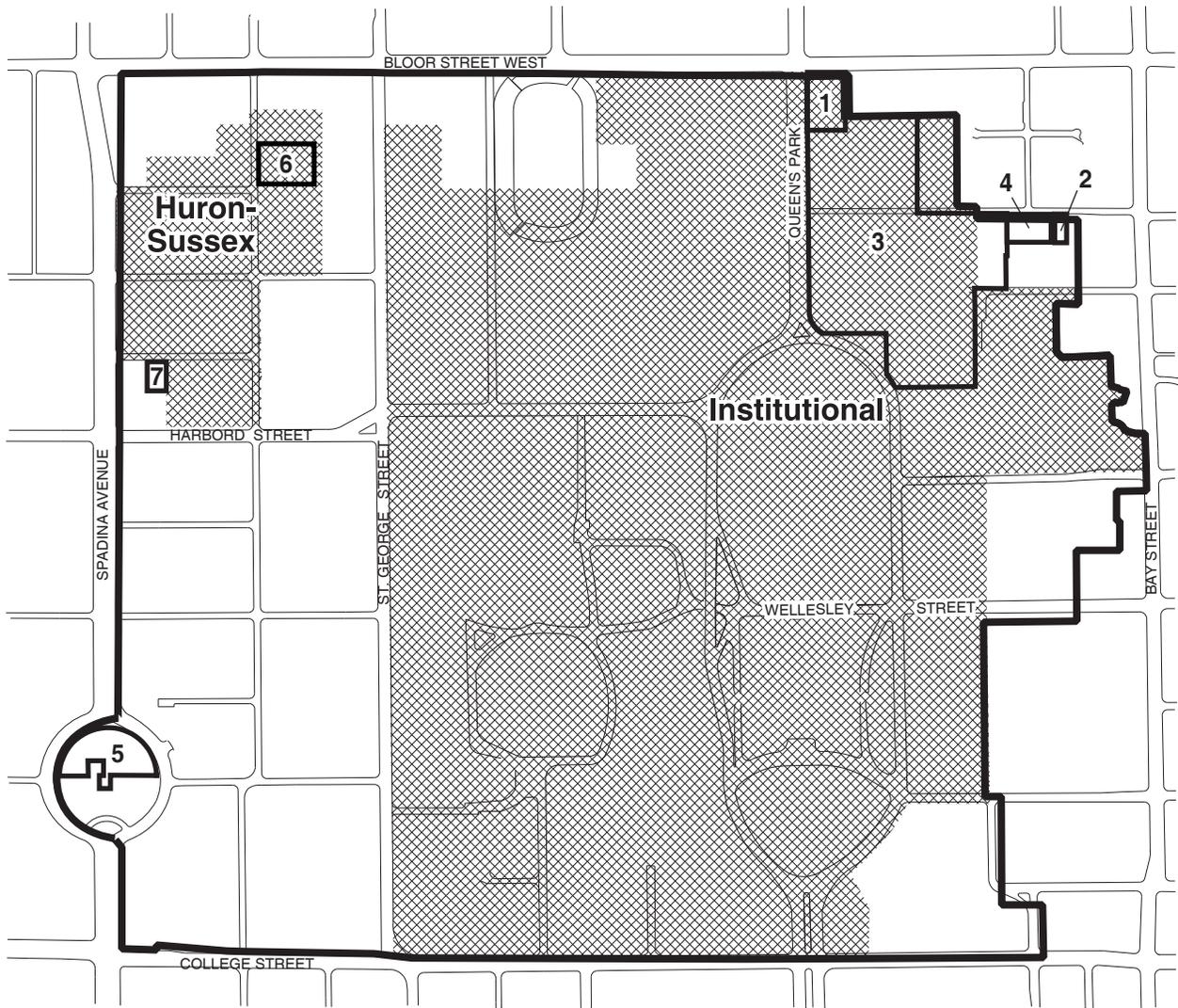
 Major View Terminus

 Local View Terminus

 Potential View Terminus

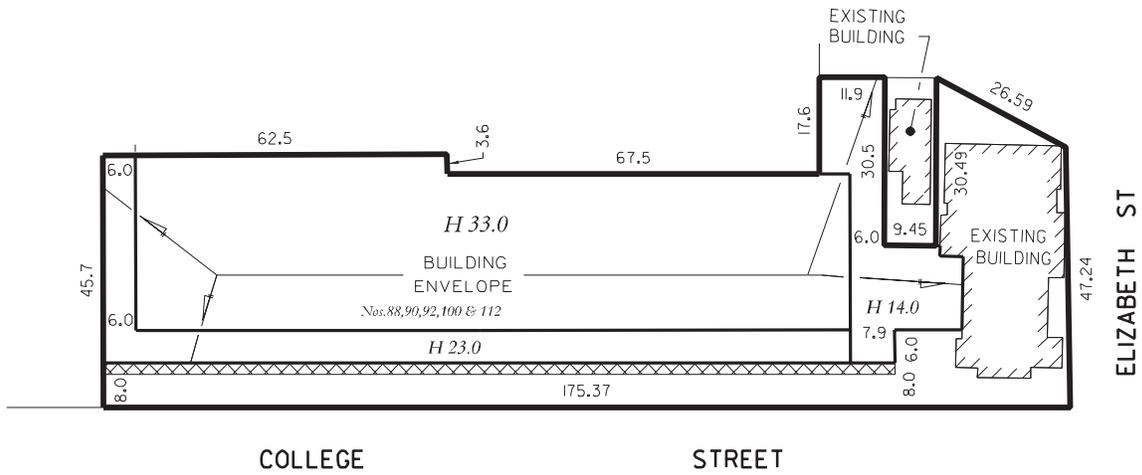
 Viewpoint

 Existing and Potential Gateways (major University Area and Queen's Park Government Area entrances)



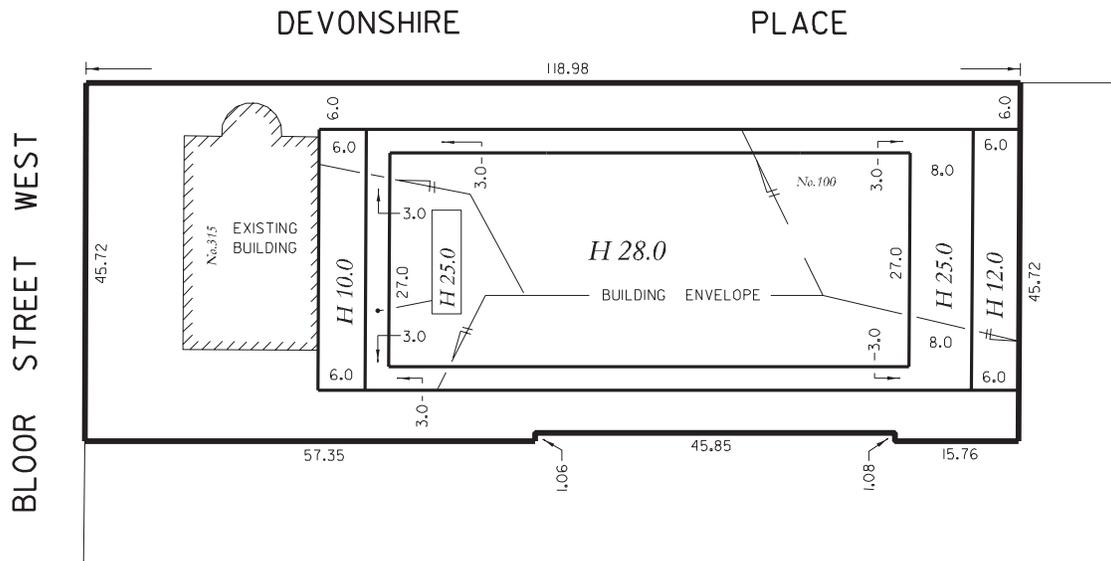
Not to Scale 

-  Secondary Plan Boundary
-  Areas of Special Identity
-  Site and Area Specific Policies

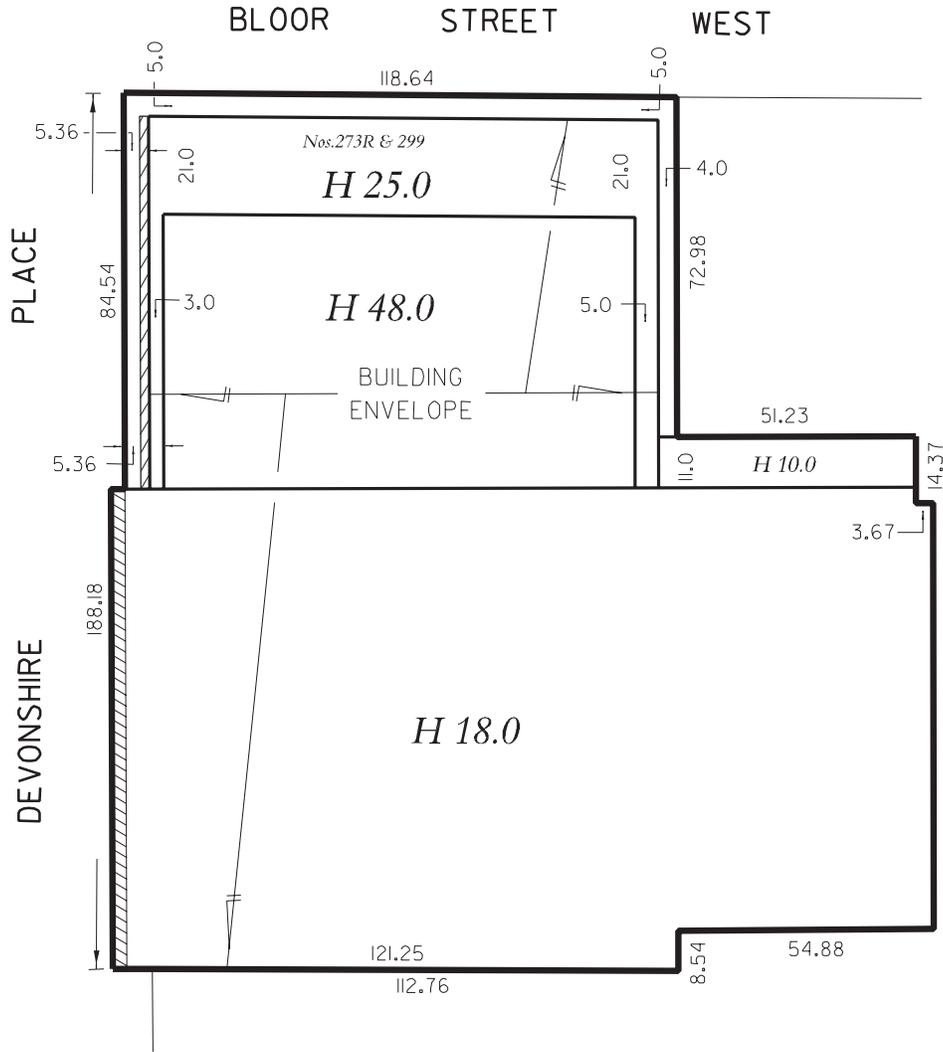


Not to Scale 

-  Lands Referred to in Section 6.3
-  2.0 Metre (Maximum Width) Projection Zone



Not to Scale ↖



Not to Scale 



University of Toronto Secondary Plan

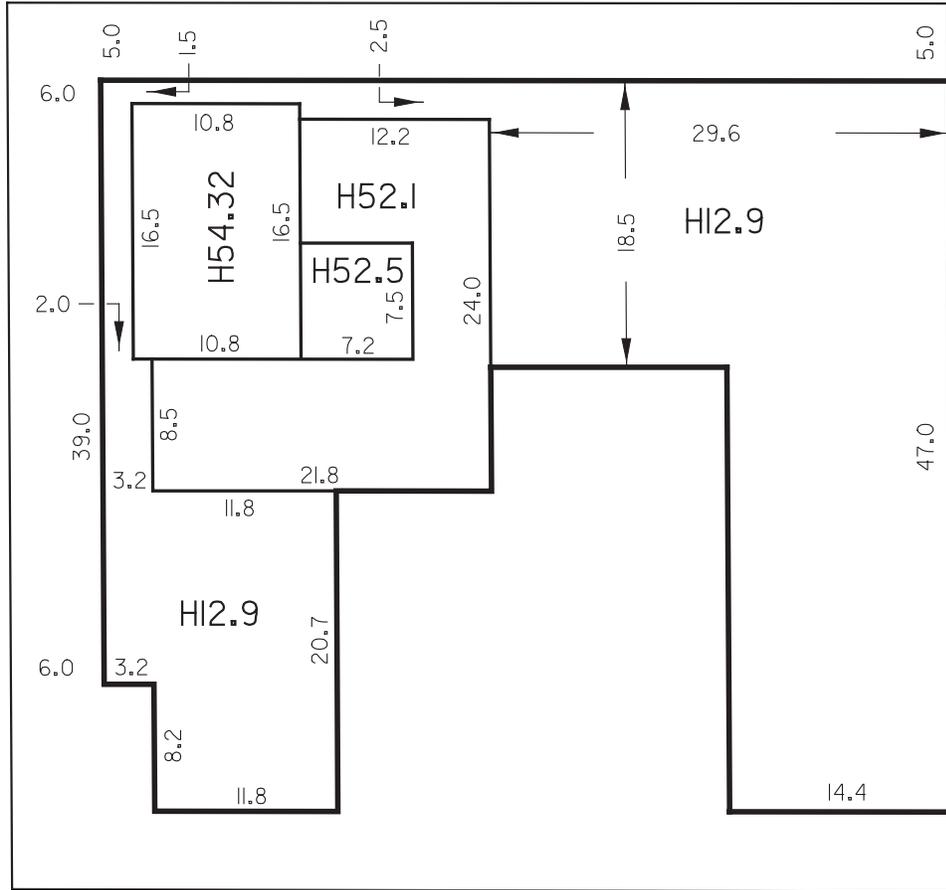
MAP 20-8 299 Bloor Street West

-  Lands Referred to in Section 6.4
-  2.0 Metre (Maximum Width) Projection Zone
-  Proposed 3.0 Metre Road Closure

Grade is 113.4 Metres Canadian Geodetic Datum

BLOOR STREET WEST

ST. GEORGE STREET

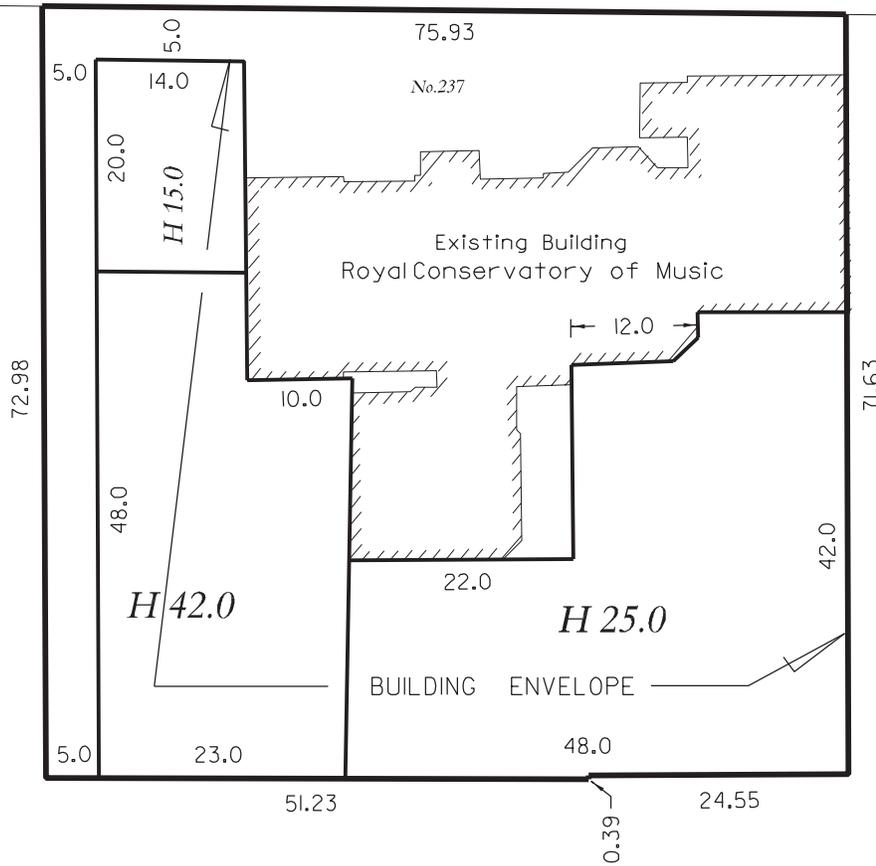


H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

Not to Scale



BLOOR STREET WEST



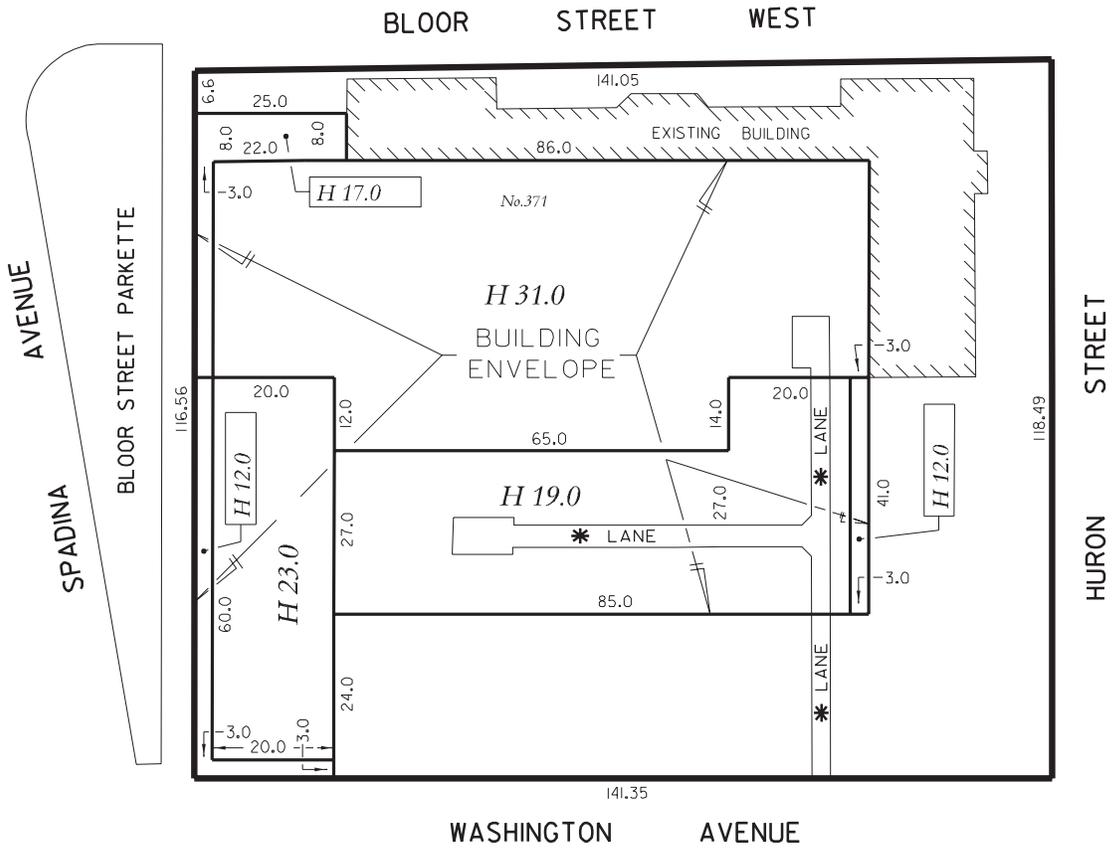
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University of Toronto Secondary Plan

MAP 20-10 237 Bloor Street West

 Lands Referred to in Section 6.4



Not to Scale 

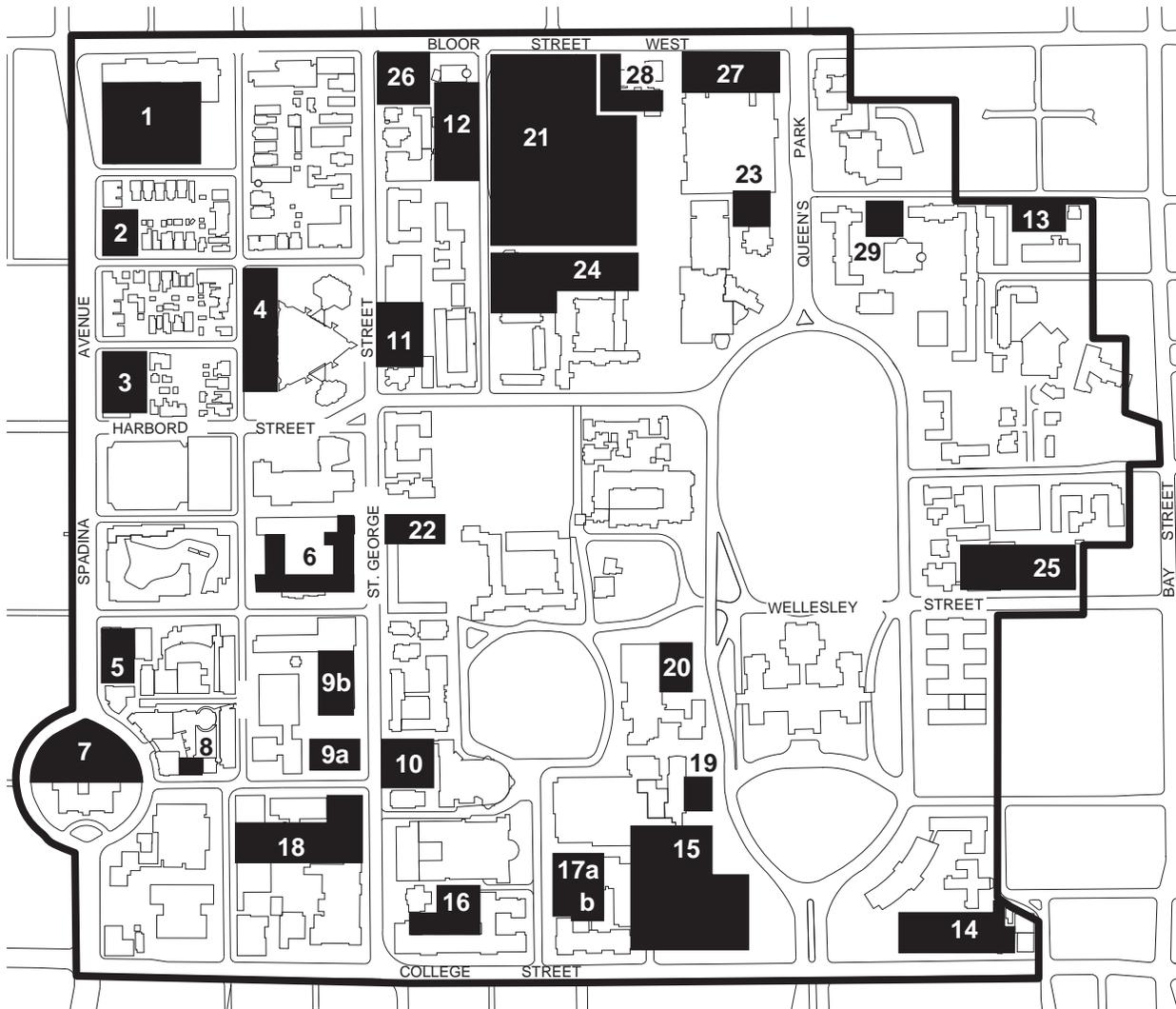


University of Toronto Secondary Plan

MAP 20-11 371 Bloor Street West

 Lands Referred to in Section 6.5

 Public Lane to be Closed



Not to Scale 



University of Toronto Secondary Plan

MAP 20-12 Key Map Potential Sites

-  Secondary Plan Boundary
-  Development sites (approximate locations for information only)

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> 1 371 Bloor Street West 2 50 Sussex Avenue 3 631-651 Spadina Avenue 4 369 Huron Street 5 575-581 Spadina Avenue 6 100 St. George Street 7 1 Spadina Avenue 8 22 Russell Street | <ul style="list-style-type: none"> 9a 50 St. George Street 9b 70 St. George Street 10 47-55 St. George Street 11 91-97 St. George Street 12 100 Devonshire Place 13 77 Charles Street West 14 88-112 College Street 15 8 Taddle Creek Road | <ul style="list-style-type: none"> 16 200 College Street 17a 5 King's College Road 17b 170 College Street 18 40 St. George Street 19 14 Queen's Park Crescent West 20 20 Queen's Park Crescent West 21 299 Bloor Street West 22 73 St. George Street | <ul style="list-style-type: none"> 23 90 Queen's Park Crescent 24 6 Hoskins Avenue 25 74-90 Wellesley Street 26 321 Bloor Street West 27 100 Queen's Park 28 273 Bloor Street West 29 73 Queen's Park Crescent East |
|---|--|--|--|