

CITY OF TORONTO

Bill 485

BY-LAW - 2020

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2019 as 112 College Street.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. None of the provisions of Section 2(1) with respect to the definition of *height*, *grade*, *lot* and *non-residential gross floor area*, and Sections 4(2)(a), 4(5), 4(8), 8(3) Parts I and III, Maps 14A and 14B in Section 12(2)310, 12(2)310(a), 12(2)310(b), 12(2)310(c) and 12(2)380 of By-law 438-86 of the former City of Toronto 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 *non-residential building* on the *lot* provided that:
 - a. the *lot* consists of those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - b. the maximum *non-residential gross floor area* shall not exceed 17,900 square metres;
 - c. no portion of any building or structure located above *grade* on the *lot*, including mechanical penthouse, shall exceed the *height* limits specified by the numbers following the symbol "H" as shown on Map 2, and the areas indicated on Map 3, attached to and forming part of this By-law, with the exception of the following:
 - i. guard rails, architectural elements, roof drainage, trellises, eaves, window washing equipment, lightning rods, landscaping and elements of a green roof, parapets, screens, fences, photovoltaic systems, vents, and antennae, and the wall or structure enclosing such elements, may have a maximum vertical projection of 2 metres; and
 - ii. retaining walls, landscape walls and landscape features may have a maximum vertical projection of 3.5 metres.

- d. no portion of any building or structure erected and used above *grade* on the *lot* shall be located otherwise than wholly within the areas delineated by heavy lines shown on Map 2 and Map 3, attached to and forming part of this By-law, except for the following:
 - i. guard rails, trellises, eaves, screens, stair enclosures, roof drainage, window washing equipment, lightning rods, architectural features, landscaping and elements of a green roof, photovoltaic systems, vents, access ladders, and parapets may have a maximum horizontal projection of 0.5 metres.
 - e. a minimum setback of 7 metres shall be provided above *grade* from the property line of the *lot* adjacent to the frontage of College Street measured to a vertical clearance of 8 metres;
 - f. the maximum area of the tower floorplate, as measured from the exterior of the main wall of each storey permitted above a height of 25 metres, measured from *grade*, shall be 1,550 square metres;
 - g. a minimum of 870 square metres of *landscaped open space* shall be provided and maintained on the *lot*;
 - h. a minimum of 8 *parking spaces* shall be provided and maintained below *grade* on the *lot*, which shall be included as part of the minimum required 1,930 motor vehicle *parking spaces* in 12(2)310(b)(1);
 - i. a minimum of 48 *bicycle parking spaces - occupant*, 44 *bicycle parking spaces - visitor* and 2 *shower-change facilities* shall be provided and maintained on the *lot*;
 - j. 2 *loading spaces – type B* and 2 *loading spaces – type C* shall be provided and maintained on the *lot*; and
 - k. the provisions of the By-law shall continue to apply to the lands shown on Map 1 attached hereto notwithstanding their division into one or more parcels.
2. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law No. 438-86, as amended, with the exception of the following:
- a. "*grade*" means 101.85 metres Canadian Geodetic Datum;
 - b. "*height*" means the vertical distance between grade and the highest point of a roof, building or structure;
 - c. "*lot*" means the parcel of land outlined by heavy lines on Map 1 attached to and forming part of this By-law; and

- d. "*non-residential gross floor area*" means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below *grade*, of a *non-residential building* or non-residential portion of a *mixed-use building*, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:
- i. a room or enclosed area, including its enclosing walls within the building or structure above or below *grade* that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that service the building;
 - ii. loading facilities above or below *grade* required by this by-law;
 - iii. a part of the building or structure below *grade* this is used for the parking of motor vehicles or bicycles, storage, or other *accessory* use;
 - iv. a part of the building or structure above *grade* that is used for the required parking or storage of bicycles;
 - v. a part of the building or structure below *grade* that was erected and used for one or more non-residential use permitted by this by-law on the lot on January 31, 1976; and
 - vi. the area of each floor or portion of a floor which has a vertical clearance of more than 4.5 metres between the top of the floor and the ceiling immediately above it.
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June , 2020

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

Seal of the City





