

Authority: Toronto Community Council Report No. 7, Clause No. 7,  
as adopted by City of Toronto Council on May 11 and 12, 1999  
Enacted by Council: May 12, 1999

## CITY OF TORONTO

### BY-LAW No. 284-1999

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known as Nos. 457, 459, 463, 467, 469 and 471 College Street and 301 Markham Street.

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

1. None of the provisions of Sections 2(1) respecting the definition of *parking space*, 4(2)(a), 4(4)(b), 4(12), 4(13) respecting *bicycle parking spaces* for visitors, 4(14)(a), 8(1)(f) respecting the use of the property for the purposes of a *commercial parking garage*, 8(3) PART I 1 or 8(3) PART I 3(a) of By-law No. 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 and use on the *lot* of a *mixed-use building*, provided:

- (1) the *lot* consists of at least the lands outlined by heavy lines on the attached Plan 1;
- (2) no portion of the building located above *grade* is located otherwise than wholly within the area delineated by heavy lines as shown on the attached Plan 2;
- (3) the aggregate of the *residential gross floor area* and the *non-residential gross floor area* erected or used on the *lot* does not exceed 6 838 square metres, of which
  - (a) the *residential gross floor area* does not exceed 6 221 square metres, and
  - (b) the *non-residential gross floor area* does not exceed 617 square metres;
- (4) the *height* of the building, does not exceed the *heights* shown on Plan 2, exclusive of the elements referred to in Section 4(2)(a)(i) and (ii) of By-law No. 438-86 provided such elements comply with the restrictions set out in such Sections;
- (5) not less than 56 *parking spaces* are provided on the *lot* in an underground garage for the exclusive use of the residents of such building;

- (6) in the event a *commercial parking garage* is not erected and maintained on the *lot*, visitor parking for the building is provided in accordance with the requirements of Section 4(4)(b) of By-law No. 438-86;
- (7) the aggregate number of *dwelling units* and *live-work units* contained in the building does not exceed 75;
- (8) not less than 600 square metres of *retail and service shop uses* are located at *grade* with their principal entrances from College Street;
- (9) all of the provisions of Sections 8(1)(a) and 8(1)(f) of Bylaw No. 438-86 shall continue to apply to the *lot* with the exception that a *commercial parking garage* containing up to 40 *parking spaces* is a permitted use and provided no portion of the *lot* is used for the purposes of a *club*, commercial baths, a *massage establishment*, a *place of amusement* or a *place of assembly*;
- (10) not less than 42 square metres of indoor *residential amenity space* are provided and maintained on the *lot* and despite Section 4(12) of By-law No. 438-86 a kitchen and washroom are not required to be provided;
- (11) a minimum width of at least 5.5 metres is provided and maintained for all driveways serving two way traffic on the *lot*;
- (12) a minimum width of at least 5.5 metres is provided and maintained for the access ramp leading to the underground garage on the *lot*;
- (13) the *parking spaces* within the *commercial parking garage* may have a minimum length of 5.18 metres;
- (14) subject to subsection (13) herein, for the purposes of this by-law a *parking space* shall have a length of 5.8 metres or more and in all other respects the definition of a *parking space* pursuant to Section 2(1) of By-law No. 438-86 continues to apply to the *lot*;
- (15) at least one *loading space- type G* is provided and maintained on the *lot*; and
- (16) Section 4(13) of By-law No. 438-86 respecting *bicycle parking spaces* for occupants continues to apply to the *lot*.

2. For the purposes of this by-law:

- (1) except as otherwise provided herein each word or expression which is italicized herein shall have the same meaning as such word or expression as defined in the aforesaid By-law No. 438-86;
- (2) “*height*” means the level above *grade* for each area shown outlined by heavy lines on Plan 2; and

- (3) “*retail and service shop uses*” means those uses listed in the chart set out in Section 8(1)(f)(b)(iv) under the heading “Retail and Service Shops”, with the exception of a pawnbroker’s shop which is not a permitted use on the *lot*.

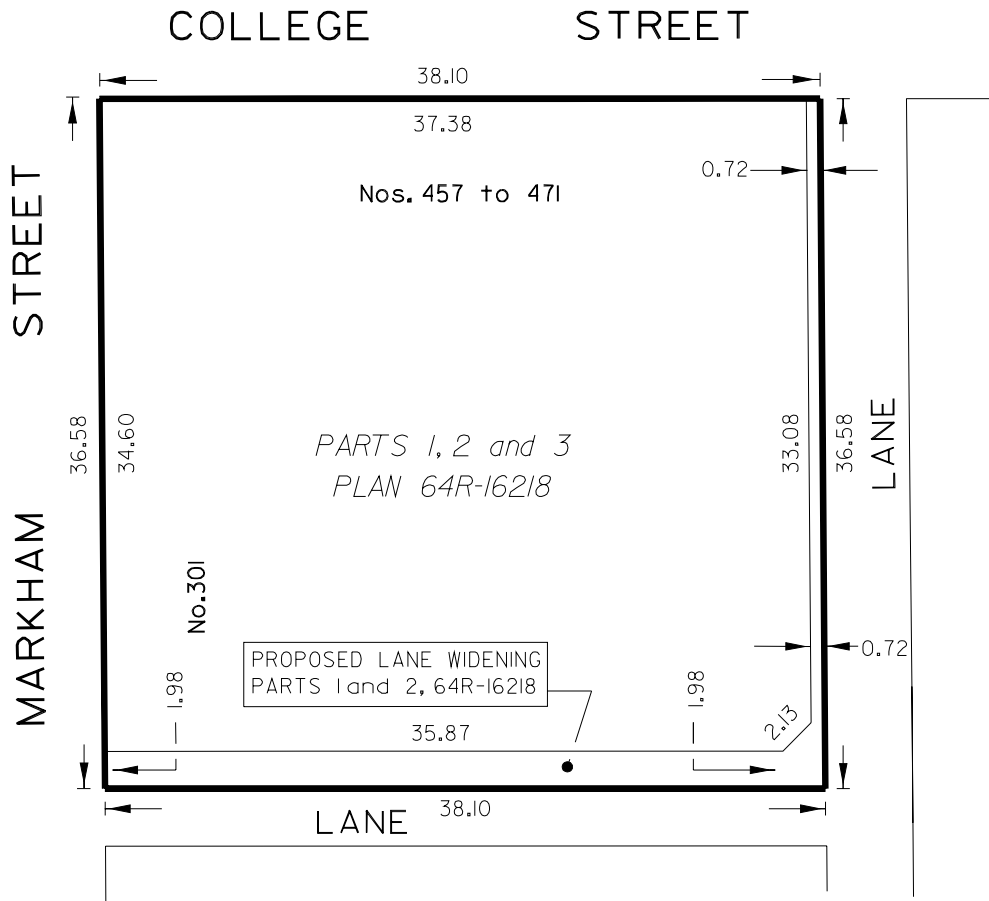
ENACTED AND PASSED this 12th day of May, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

PLAN 1



WORKS AND EMERGENCY SERVICES  
SURVEY SERVICES SECTION  
TORONTO MAY, 1999  
BL2/457COL1.DGN  
FILE: C16-Z62  
MAP No. 49H-313 DRAWN: D.R.

