

Authority: Toronto East York Community Council Report No. 8, Clause No. 11, adopted as amended, by City of Toronto Council on June 18, 19 and 20, 2002, and Notice of Motion J(15), moved by Councillor Pantalone, seconded by Councillor Chow, as adopted by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 821-2002

To amend By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2002 as 507 College Street.

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. None of the provisions of Section 4(2)(a), Section 4(4)(b), Section 4(12), Section 4(13)(a), Section 8(3) PART I 1, Section 8(3) PART I 3(a), and Section 8(3) PART II 1(a)(ii) 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 on the *lot* the erection and use of a *mixed-use building* containing 113 *dwelling units, retail stores* and underground parking, provided that:
 - (1) the *lot* consists of those lands delineated by the heavy lines on Map 1;
 - (2) no portion of the building erected and used above *grade* is located otherwise than wholly within the heavy lines denoting the building envelope identified on Map 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 9,187 square metres, of which
 - (a) the *residential gross floor area* does not exceed 8,677 square metres, and
 - (b) the *non-residential gross floor area* does not exceed 510 square metres;
 - (4) the *height* of the building does not exceed the heights shown on Map 2;
 - (5) the *height* of the building shall include the elements referred to in Section 4(2)(a)(i) and (ii) of By-law No. 438-86 and such elements shall comply with the restrictions set out in such Section 4(2) and shall not exceed a height of 3.0 metres measured from the height of the eighth floor roof parapet;

- (6) not less than 83 *parking spaces* are provided on the *lot* in an underground *parking garage* for the exclusive use of the residents of such building;
- (7) not less than 19 *parking spaces* and not more than 36 *parking spaces* are provided on the *lot* in an underground *parking garage* for the shared use of the residential visitors and the commercial portion of such building;
- (8) the combined number of *dwelling units* and *live-work units* contained in the building does not exceed 113;
- (9) not less than 500 square metres of *non-residential gross floor area* is provided at-grade level, with principal entrances directly accessible via College Street, and no individual non-residential unit may exceed a gross floor area of 300 square metres;
- (10) the following non-residential uses are not permitted on the *lot*: *club*, commercial baths, *concert hall*, *place of amusement*, *place of assembly*, and arena, stadium, race track;
- (11) the indoor *residential amenity space* may be located within multi-purpose rooms that are not contiguous;
- (12) not less than 70 square metres of outdoor *residential amenity space* is provided and maintained on the lot at grade level;
- (13) the required *bicycle parking spaces-visitor* may be located off-site within the College Street and Palmerston Avenue public rights-of-way adjacent to the *lot*; and
- (14) the windows of the proposed building are set back at least 1.67 metres from the south *lot line*.

2. For the purposes of this by-law:

- (1) except as where otherwise provided herein each word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in Zoning By-law No. 438-86, as amended.

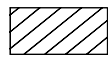
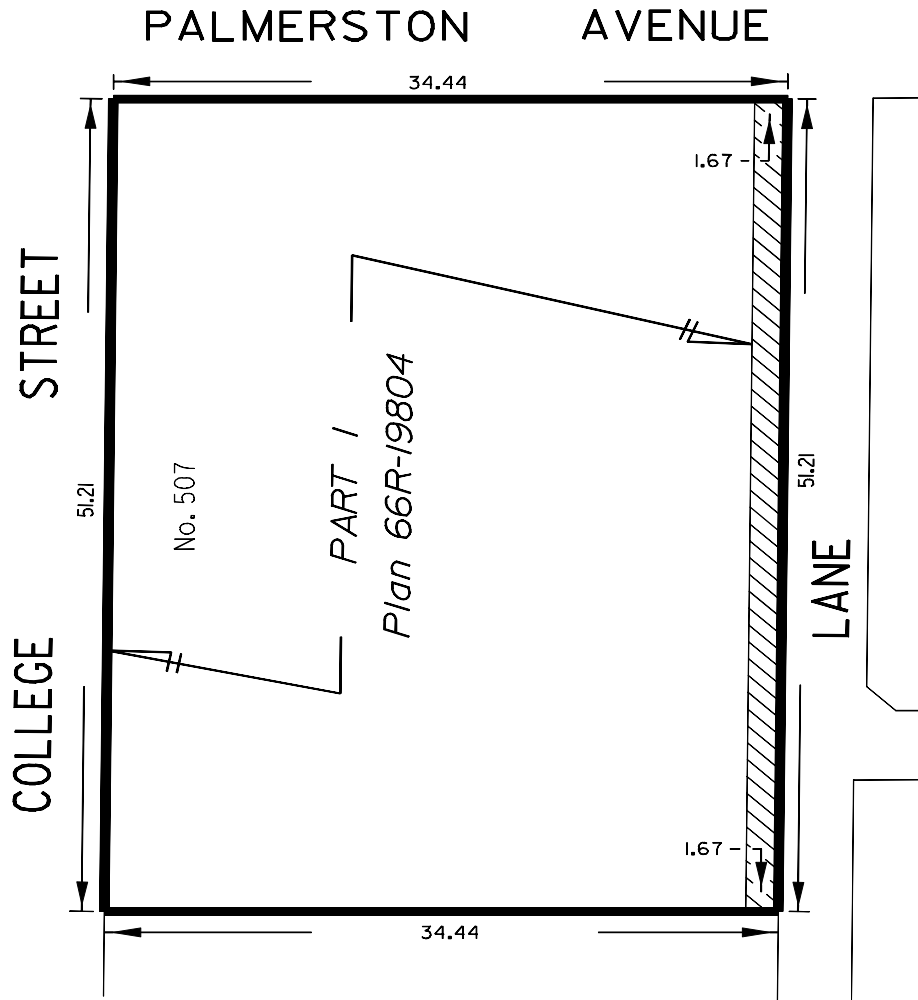
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1

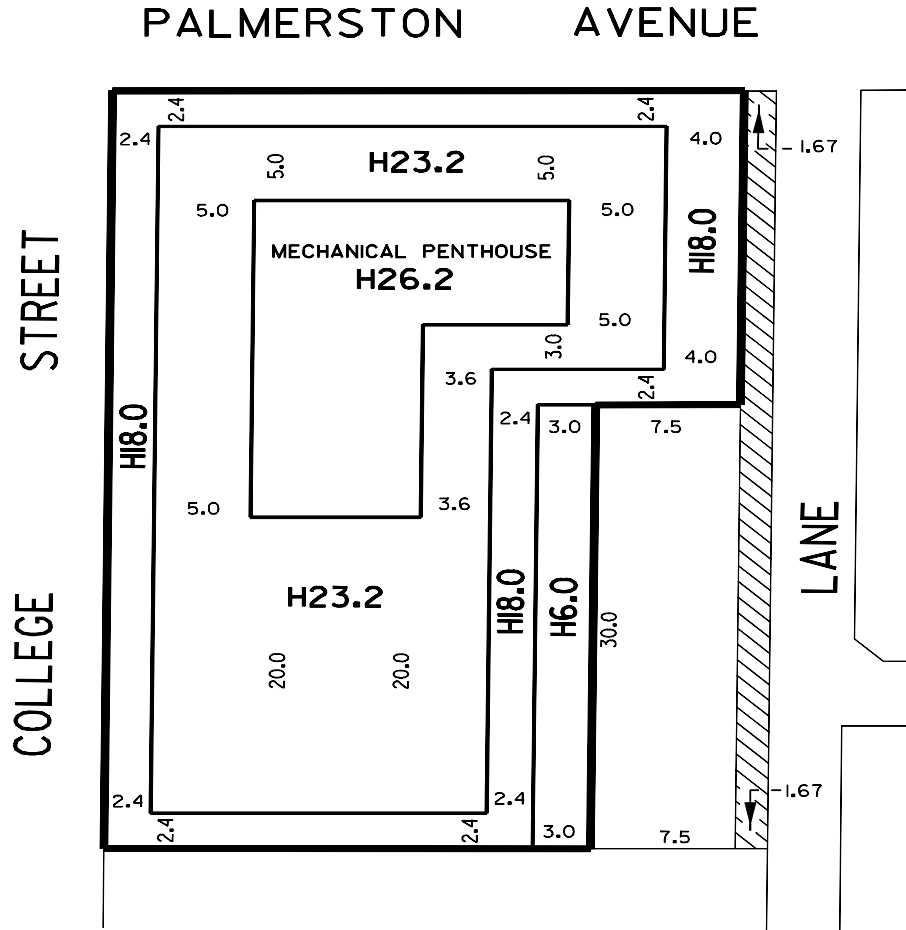


PROPOSED LANE WIDENING
(PART 2 on 66R-19804)



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2002
BL02/507COL1.DGN
FILE: C16-Z29
MAP No. 49H-13 DRAWN: WL

MAP 2



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

 PROPOSED LANE WIDENING
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