

Authority: Toronto and East York Community Council Item 18.6,
as adopted by City of Toronto Council on October 2, 3 and 4, 2012
Enacted by Council: October 4, 2012

CITY OF TORONTO

BY-LAW No. 1217-2012

To amend the General Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands municipally known as 998 College Street.

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 438-86 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2012 as 998 College Street; and

WHEREAS the Council of the City of Toronto has provided adequate information to the public and has conducted at least one public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

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

By-law No. 438-86, the General Zoning By-law of the former City of Toronto, as amended, is further amended as follows:

1. None of the provisions of Sections 4(2), 4(3), 4(4), 4(12), 8(3) Part 1 (1to 3(a)), 8(3) Part II (4), and 8(3) Part XI (1) of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and 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 of a *mixed-use building* on the *lot*, provided that:
 - (1) the *lot* is comprised of at least those lands shown outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (2) the total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* does not exceed 4,600 square metres, provided:
 - (i) the *residential gross floor area* shall not exceed 4,185 square metres; and
 - (ii) the *non-residential gross floor area* shall not exceed 410 square metres;
 - (3) not more than 54 *dwelling units* shall be provided on the *lot*;
 - (4) a minimum of 15 *dwelling units* on the *lot* shall have at least 2 bedrooms;

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- (5) the *mixed-use building*, including all mechanical equipment, stair enclosures and elevator overruns, is located wholly within the areas delineated by heavy lines and the *height* limits specified by numbers following the symbol "H" as shown on Map 2, attached and forming part of this By-law, with the following exceptions:
- (i) the maximum height for balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, window washing equipment, air conditioning cooling equipment ornamental architectural features, chimney stacks and structures used for safety or wind protection shall be 1.5 and applicable height limit shown on Map 2;
- (6) Parking shall be provided on the *lot* in accordance with the following ratios:
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|----|------------------|----------------------|
| a. | Bachelor Units | 0.5 spaces per unit |
| b. | 1 Bedroom Units | 0.5 spaces per unit |
| c. | 2+ Bedroom Units | 0.75 spaces per unit |
| d. | Visitors | 0.06 spaces per unit |
- (7) Notwithstanding 1(6) above the required parking spaces can be reduced at a rate of four resident parking spaces for each car-share parking space provided to a maximum of one car-share space on the lot;
- (8) Notwithstanding Section 4(17) a maximum of seven *parking spaces* which contain an obstruction on one side, can have a minimum width of 2.6 metres; and
- (9) a minimum of 46 square metres of *residential amenity space* located indoors shall be provided on the lot all contained in one room containing a kitchen and a bathroom.
2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended with the exception of the following terms:
- (i) "*lot*" means at least the lands delineated by heavy lines shown on Map 1;
- (ii) "*grade*" shall mean 104.83 metres Canadian Geodetic Datum;
- (iii) "*height*" shall mean the vertical distance between *grade* and the highest point of the building or structure on the *lot*;
- (iv) "*car share*" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

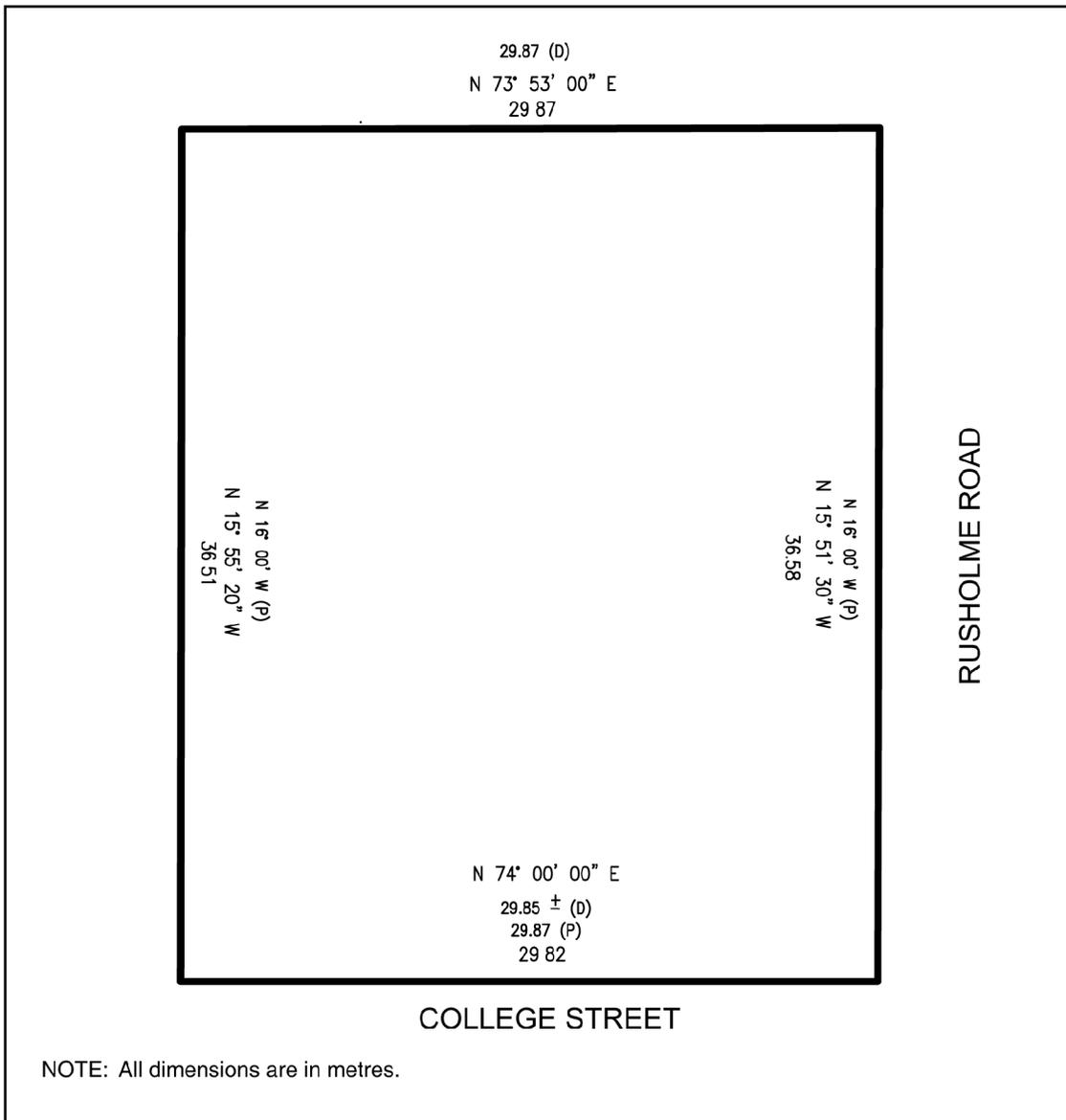
- (v) "*car share parking space*" means a parking space that is reserved and actively used for car-sharing.
3. Except otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
4. No person shall use any land or erect or use any building or structure on the *lot* unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- (i) 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
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 4th day of October, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



NOTE: All dimensions are in metres.

