

CITY OF TORONTO

Bill 1082

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1280 to 1286 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, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from zone labels CR 2.5 (c1.0; r2.0) SS2 (x1581) and R (D1.0) (x810) to a zone label of CR 2.5 (c1.0; r2.0) SS2 (x 1287) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1287 so that it reads:

(1287) Exception CR (1287)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 1280 to 1286 College Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 106.5 metres and the elevation of the highest point of the **building or structure**;

- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [**Clerks to insert By-law number**];
- (D) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [**Clerks to insert By-law number**]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (E) Despite regulations 40.10.40.10(5)(A) and (B), the required minimum height of the first **storey**, inclusive of **amenity space**, is 4.0 metres between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,400 square metres;
- (G) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 80.0 square metres as indoor **amenity space**;
 - (ii) at least 150.0 square metres of outdoor **amenity space** which must be in a location adjoining or directly accessible to the indoor **amenity space**;

- (H) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Regulations 40.10.40.70(2) (E) to (H), as it relates to **angular planes**, do not apply;
- (J) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 40.10.40.60 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, if it is no closer to a **lot line** than 0.3 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres if it is no closer to a **lot line** than 0.3 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.75 metres, if the window projections in total do not occupy more than 65 percent of the width of the **main wall** at each **storey**;
 - (vi) eaves, by a maximum of 0.9 metres if they are no closer to the **lot line** than 0.3 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres, if they are no closer to the **lot line** than 0.3 metres;
- (L) Regulation 40.10.50.10(3) as it relates to **landscaping** requirements if abutting a **lot** in the Residential or Residential Apartment Zone Category does not apply;
- (M) Despite regulations 220.5.10.1(1) to (8) and (11), one (1) Type "G" **loading space** must be provided on the **lot**;
- (N) The provision of dwelling units is subject to the following:
 - (i) a minimum of 35 percent of the total number of **dwelling units** must have 2 or more bedrooms; and

- (ii) if the calculation of the number of required **dwelling units** in accordance with (i), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**;
- (O) Despite regulation 230.5.1.10(4)(B), the required minimum dimensions of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are:
 - (i) vertical clearance of 1.80 metres;
 - (ii) width of 0.45 metres; and
 - (iii) horizontal clearance from the wall of 1.10 metres;
- (P) Despite regulation 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum dimensions of a stacked bicycle parking space are:
 - (i) length of 1.2 metres;
 - (ii) width of 0.35 metres; and
 - (iii) an aggregate vertical clearance of 1.8 metres;
- (Q) Despite regulation 230.40.1.20(2), a "short-term" bicycle parking space may be no more than 60.0 metres from a pedestrian entrance to a building on the lot;

Prevailing By-laws and Prevailing Sections: None Apply

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

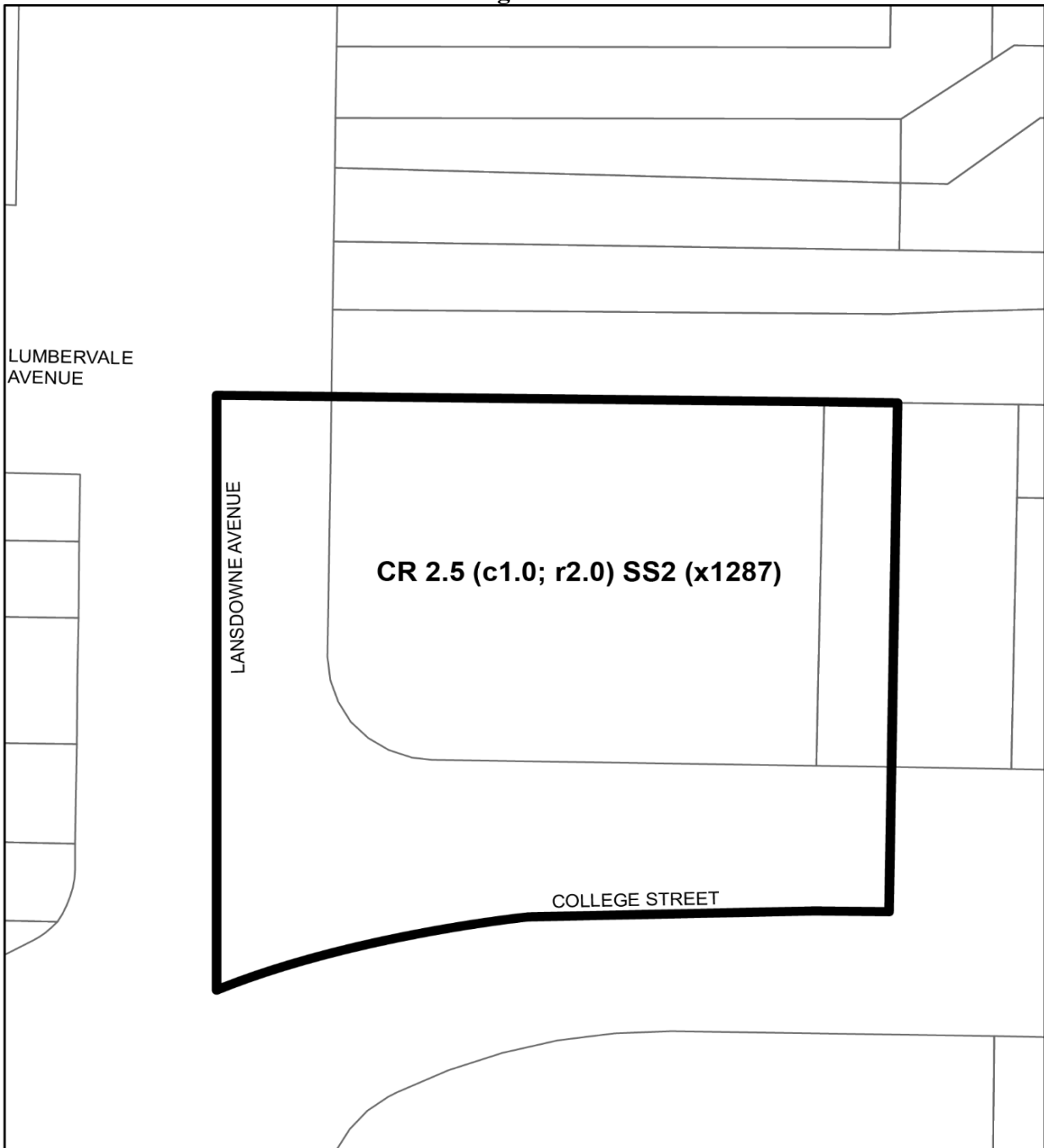
Diagram 1



 **Toronto**
Diagram 1

1280-1286 College Street

File # 26 133464 STE 09 0Z

Diagram 2

 **Toronto**
Diagram 2

1280-1286 College Street

File # 26 133464 STE 09 02

Diagram 3

