

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
333 College Street and 303 Augusta Avenue**

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*;

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development; and
The Council of the City of Toronto hereby enacts as follows:

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
2. Height and Minimum Lot Frontage Map District Map No. 50H-311 contained in Appendix "B" of By-law 438-86, as amended, is further amended in accordance with Map 2 attached hereto and forming part of this By-law.
3. Zoning Map District Map No. Maps 50H-311 contained in Appendix "A" of By-law 438-86, as amended, is further amended to rezone the lands shown within the heavy lines on Map 1 of this By-law from MCR T3.0 C2.0 R2.5 and R3 Z1.0 to MCR T3.0 C2.0 R2.5.
3. None of the provisions of Section 2 with respect to the definitions of *lot*, *grade*, – *height*, *bicycle parking space – occupant*, *bicycle parking space – visitor*, 4(2), 4(3)(a), 4(4)(b) and (c), 4(5)(b), 4(5) Schedule 1, 4(16), 8(3) Part I 1 and 3, and 4, 8(3) Part II 4, Part VII 1, Part XI (2)(ii), Section 12(2)56, 12(2)240, 12(2)270(a), and 12(2)380 of 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 and to prohibit certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of an *mixed use building* which may contain *dwelling units* and non-residential uses including a parking garage below *grade* on the *lot* provided:
 - (a) The *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) No portion of any building or structure to be erected or used on the *lot* shall extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this By-law;

- (c) Nothing in subsection (b) above shall prevent the following elements from projecting beyond the lines:
 - (i) window washing equipment, satellite dishes, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, and canopies shall be permitted to project no more than 0.6 metres; and,
 - (ii) balconies shall be permitted to project not more than 1.8 metres;
- (d) No portion of a building or structure erected on the lot shall have a greater height in metres as measured from grade, than specified by the numbers following the letter "H" in the height areas delineated on Map 2 of this By-law;
- (e) Nothing in subsection (d) above shall prevent the following elements from projecting beyond the delineated *height* following the symbol "H" as shown on Map 2 of this By-law:
 - (i) stair overrun above the *heights* indicated on Map 2 up to a maximum height of 3 metres;
 - (ii) partitions dividing outdoor recreation areas, privacy screens above the *heights* indicated on Map 2 up to a maximum height of 2.0 metres;
 - (iii) window washing equipment, chimney stacks, parapets, lightning rods, exhaust stacks, lighting fixtures, landscape elements and elements of a green roof, terraces, guardrails, safety railings above the *heights* indicated on Map 2 up to a maximum height of 1.5 metres; and
 - (iv) in the hatched area identified as "Mechanical Penthouse" on Map 2, mechanical elements, stair and stair enclosures are permitted above the *heights* indicated on Map 2 up to a maximum height of 3.7 metres.
- (f) A maximum of 140 *dwelling units* shall be provided on the *lot*, of which at least 10% shall be three-bedroom units;
- (g) The total aggregate *residential* and *non-residential gross floor area* permitted on the *lot* is 9,850 square metres, subject to the following:
 - (i) the maximum permitted *residential gross floor area* is 9,600 square metres;
 - (ii) a minimum of 200 square meters of *non-residential gross floor area* is provided;
- (h) a minimum 0.58 *parking spaces* per dwelling unit shall be provided for the exclusive use of residents and a minimum 0.10 *parking spaces* per dwelling unit shall be provided for visitors, all of which will be located within the below grade garage in the *mixed use building* on the *lot*.

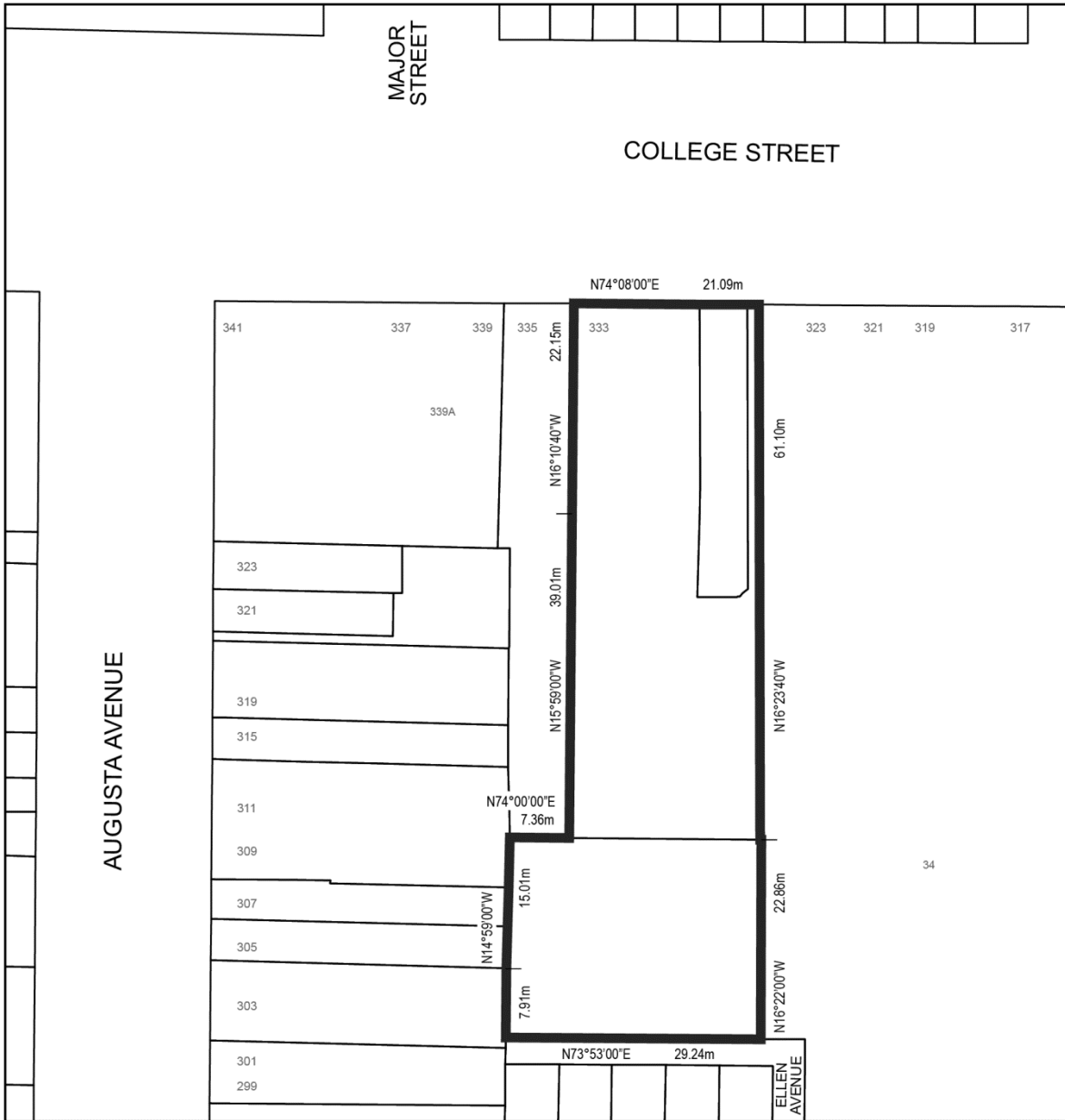
- (i) no parking shall be required for the non-residential uses permitted in this mixed use building;
- (j) Despite Section 4(17) of By-law 438-86, three of the *parking spaces* may have a width of a minimum 2.6 metres when obstructed on one side for more than 1.0 metres from the front of the parking space and a minimum length of 4.78 metres.
- (k) One *loading space – type G* shall be provided and maintained on the *lot*;
- (l) Despite Section 4(12) of By-law 438-86, *residential amenity space* shall be provided in the following manner:
 - (i) A minimum of 2.2 square metres per residential unit of indoor *residential amenity space* which is not required to be contiguous; and,
 - (ii) A minimum of 1.8 square metres per residential unit of outdoor *residential amenity space*.
- (m) Despite Section 4(13), at least 0.90 *bicycle parking spaces – occupant* per dwelling unit and 0.10 *bicycle parking spaces - visitor* per dwelling unit shall be provided which may be:
 - (i) provided in a manner that requires a person to park the bicycle in any combination of vertical and/or a horizontal positions;
 - (ii) located in stacked positions; and,
 - (iii) located above or below *grade*.
- (n) For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86 as amended except that the following definitions shall apply:
 - (i) “*grade*” shall mean 103.92 metres Canadian Geodetic Datum;
 - (ii) “*lot*” shall mean the lands outlined in the heavy lines on Map 1 attached to and forming part of this by-law;
 - (iii) “*height*” means the vertical distance between *grade* and the highest point of the building ;
 - (iv) “*temporary sales office*” means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of *dwelling units* to be erected on the *lot*.
 - (v) “*bicycle parking space - occupant*” means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and:

1. where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.4 metres by 1.2 metres and a vertical dimension of at least 1.9 metres; and
 2. where the bicycles are to be parked in a horizontal position, has horizontal dimensions of at least 0.4 metres by 1.8 metres and a vertical dimension of at least 1.4 metres.,
- (vi) "*bicycle parking space – visitor*" means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and:
1. where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.4 metres by 1.2 metres and a vertical dimension of at least 1.9 metres; and
 2. where the bicycles are to be parked in a horizontal position, has horizontal dimensions of at least 0.4 metres by 1.8 metres and a vertical dimension of at least 1.4 metres,
2. For the purposes of this By-law, all words, terms and phrases appearing in italics shall have the same meaning as they have for the purposes of the aforesaid By-law No. 438-86, as amended, except as herein provided.
 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 service 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.

JOHN TORY,
Mayor

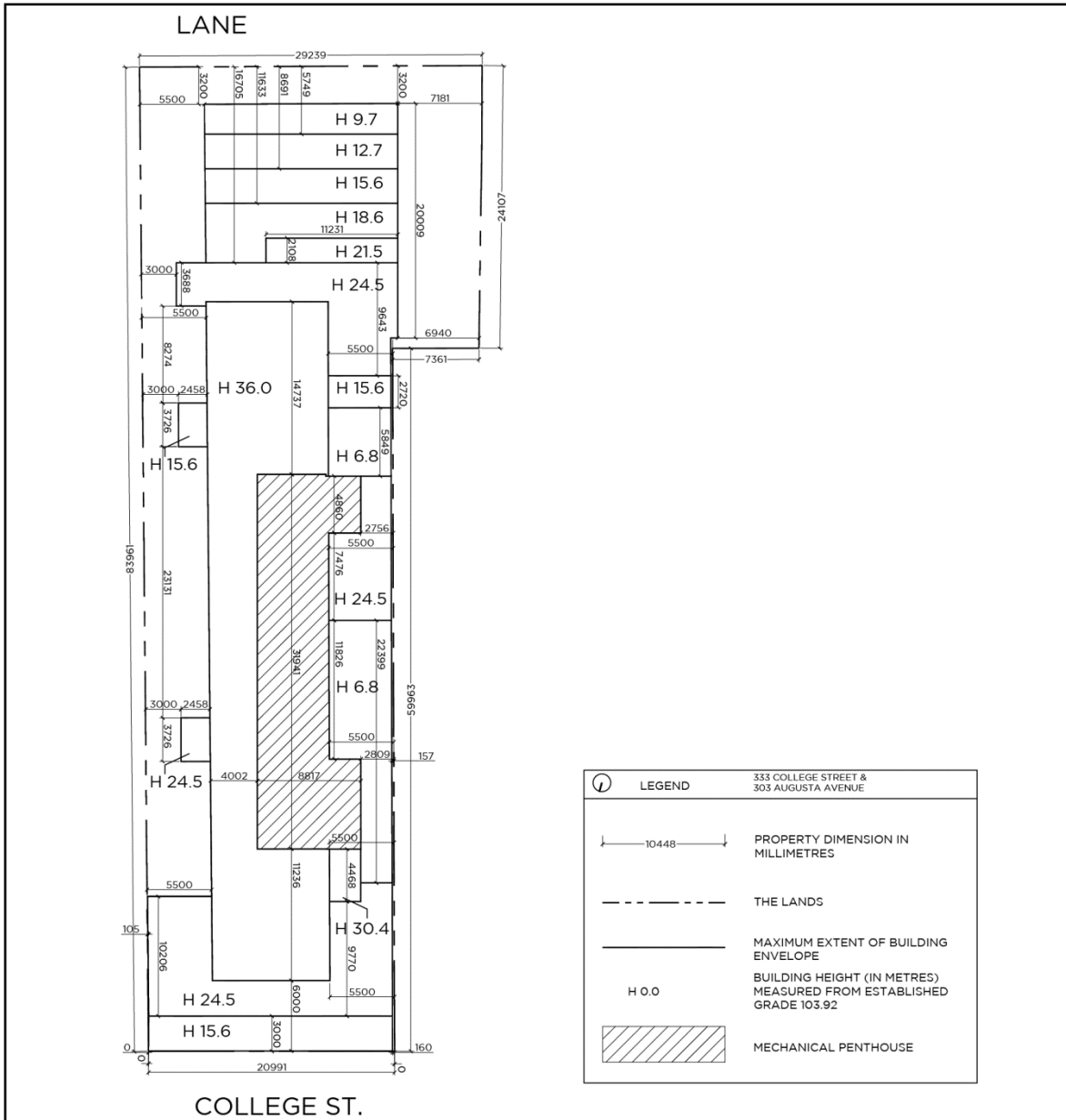
ULLI S. WATKISS,
City Clerk

(Corporate Seal)



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