

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2017]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 333 College Street and 303 Augusta Avenue

Whereas Council of the City of Toronto has the authority to 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*; and

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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 to: CR3.0(c2.0; r2.5)SS2 (x122) as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569-2013 is further amended by adding exception 122 to article 900.12.10 so that it reads:

Exception CR (122)

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 333 College Street and 303 Augusta Avenue, 40.10.40.1.(1), 40.10.40.70.(2), 40.10.50.10.(2), 40.10.50.10.(3), 40.10.90.40.(1), 40.10.100.10.(1)(A), 40.10.100.10.(1)(C), 230.5.1.10.(9)(B), 230.40.1.20.(2), and 600.10.10 do not apply to prevent the erection or use of a **building** that complies with (B) to (N) below:
- (B) Despite 40.10.40.10(1) the maximum permitted **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 9,850 square metres, of which:
 - (i). The maximum **gross floor area** for all residential uses must not exceed 9,600 square metres,

- (ii). A minimum of 200 square metres of **gross floor area** must be provided for non-residential uses;
- (C) A maximum of 140 **dwelling units** are permitted on the **lot**, of which at least 10% of all dwelling units must be 3-bedroom units;
- (D) No portion of a **building** or **structure** erected or used above ground will be located otherwise than wholly within the lines on Diagram 3 of By-law [Clerks to insert By-law ##];
- (E) Despite 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 103.92 metres;
- (F) Despite 40.10.40.10(2)(A), a **building** or **structure**, and must not exceed the height in metres specified by the numbers following the letter "H" in the height areas delineated on Diagram 3 of By-law [Clerks to insert By-law ##];
- (G) Despite (D) above, 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 into a **building setback**,
- (H) Despite (D) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 3 of By-law [Clerks to insert By-law ##];
- (I) Despite 40.5.40(10)(5) and (F) above the following elements of the **building** may project above the height limits specified on Diagram 3 of By-law [Clerks to insert By-law ##] as follows:
- (i) stair overrun above the heights indicated on Diagram 3 up to a maximum of 3 metres;
 - (ii) partitions dividing outdoor recreation areas, privacy screens above the heights indicated on Diagram 3 of By-law [Clerks to insert By-law ##]; up to a maximum 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 Diagram 3 of By-law [Clerks to insert By-law ##]; up to a maximum height of 1.5 metres;
 - (iv) In the hatched area identified as "Mechanical Penthouse" on Diagram 3, mechanical elements, stair and stair enclosures are permitted above the heights indicated on Diagram 3 of By-law [Clerks to insert By-law ##]; up to a maximum height of 3.7 metres.

- (J) A single **loading space** – Type "G" must be provided and maintained;
- (K) Despite 200.5.1.10(8) and 200.5.10.1(1) Parking spaces must be provided and maintained on the lot in accordance with the following:
- (i) A minimum of 0.58 **parking spaces** for each **dwelling unit**;
 - (ii) A minimum 0.10 **parking spaces** per **dwelling unit** for residential visitors;
and
 - (iii) No **parking spaces** are required for the non-residential **gross floor area**;
- (L) Despite 200.5.1.10(2), a total of 3 **parking spaces** may have a width of 2.6 metres when obstructed on one side for more than 1.0 metres from the front of the parking space with a minimum length of 4.78 metres;
- (M) Despite 230.5.1.10(4) and 230.5.1.10(5), **bicycle parking spaces** must have the following minimum dimensions:
- (i) 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;
 - (ii) 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; and,
 - (iii) may be parked in stacked positions;
- (N) For the purpose of this exception, the lands of 333 College Street and 303 Augusta Avenue as outlined by heavy black lines on Diagram 2 of By-law [Clerks to insert By-law ##] is the **lot**. Despite any existing or future severance, partition or division of the **lot**, the provisions of this By-law applies to the whole of the **lot** as if no severance, partition or division occurred.

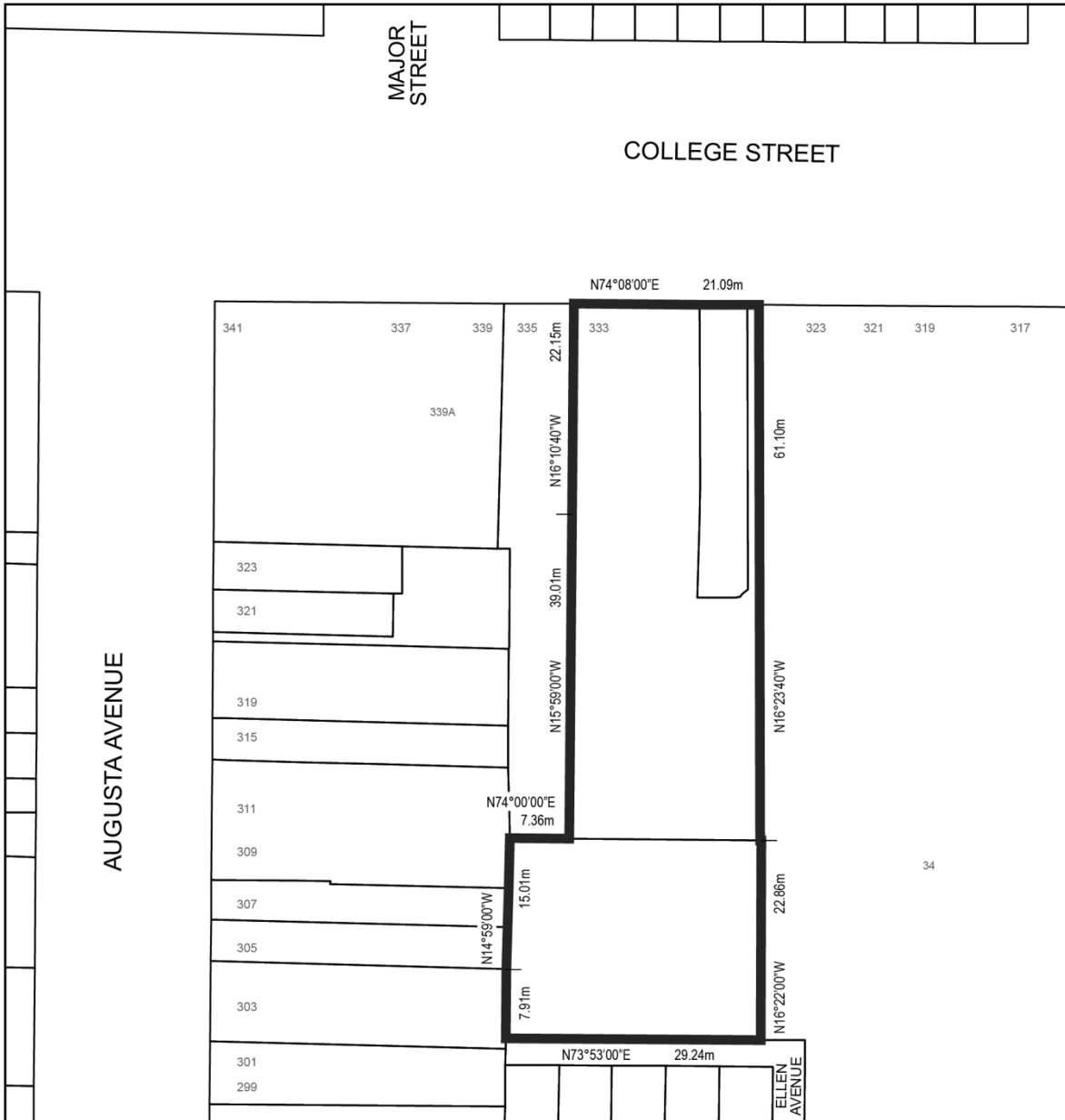
Prevailing By-law and Prevailing Sections:

- (A) Section 12(2)56, 12(2)240, 12(2)270(a) of former City of Toronto By-law 438-86

Enacted and passed on month ##, 20##.

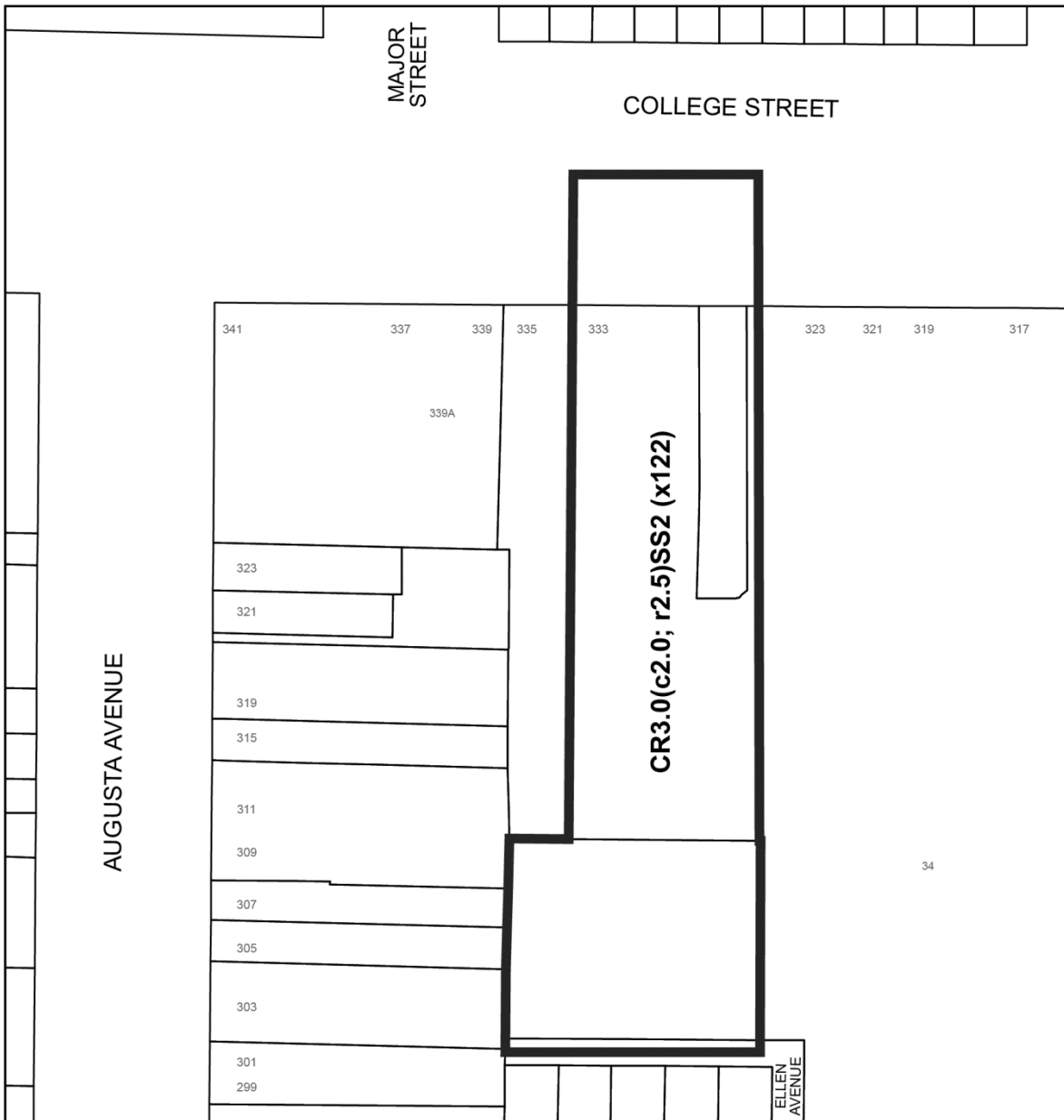
Name,
Speaker

Uli S. Watkiss,
City Clerk



333 College Street & 303 Augusta Avenue

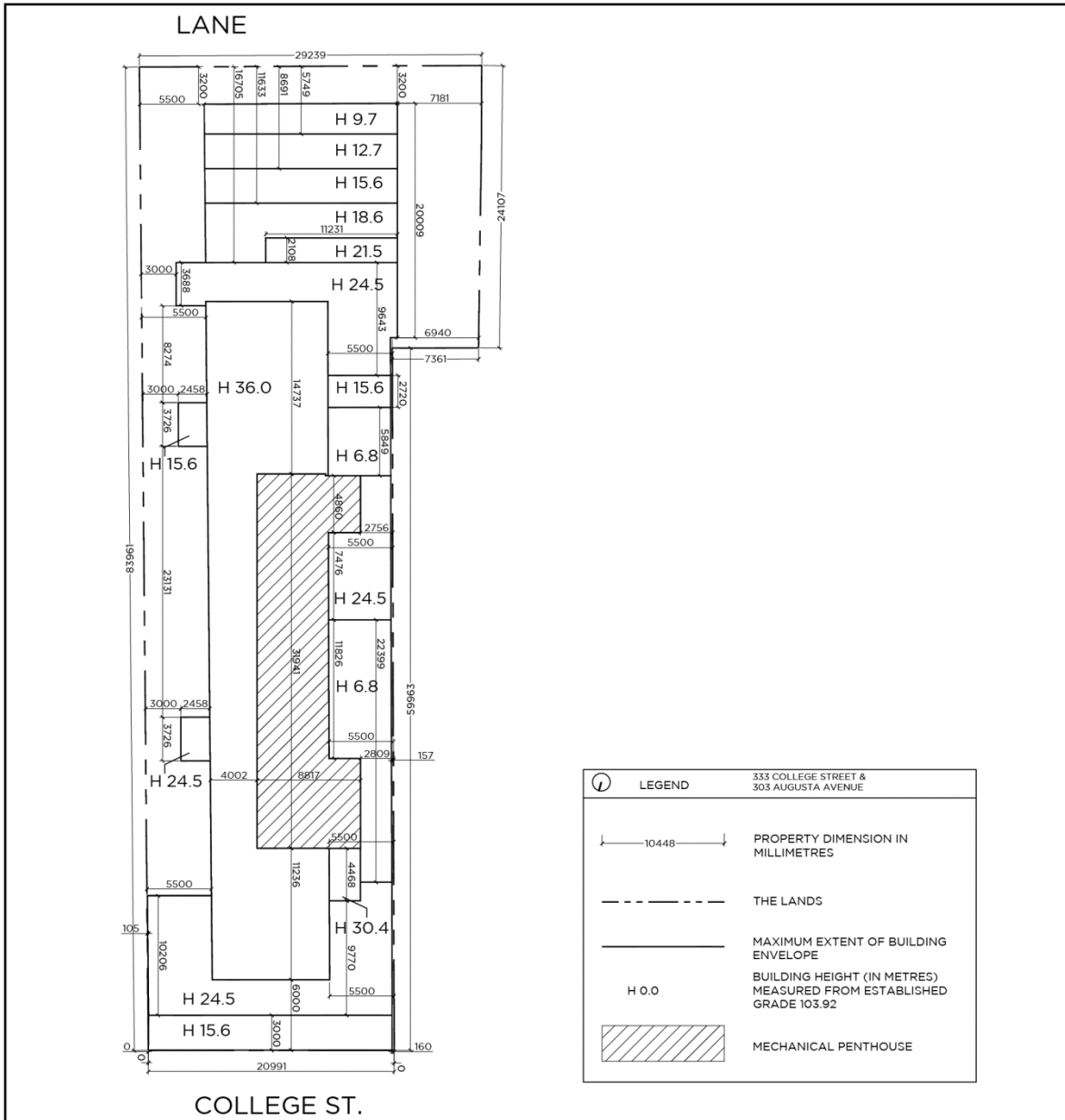
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 **TORONTO**
Diagram 2

333 College Street & 303 Augusta Avenue

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333 College Street & 303 Augusta Avenue

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