



May 2, 2018

Toronto and East York Community Council
Committee Room 1, City Hall
100 Queen St W
Toronto ON M5H 2N2

Dear Chair and Members,

NEW BUSINESS REQUEST: College Street Planning Study (Rusholme Road to Lansdowne Avenue)

SUMMARY:

On July 16, 2013, City Council directed City Planning staff to report to Toronto and East York Community Council on amending Zoning By-laws 438-86 and 569-2013 to permit the existing non-residential uses at 1033-1041 and 1068 College Street. The properties are residentially zoned in Zoning By-laws 438-86 and 569-2013, but have non-residential uses that pre-date the enactment of the by-laws, and therefore, do not conform. A Final Report was submitted to the April 4, 2017 Toronto and East York Community Council meeting, and can be found here:

<https://www.toronto.ca/legdocs/mmis/2017/te/bqrd/backgroundfile-102079.pdf>

On April 26, 2017, City Council adopted the recommendations of the report, and directed City Planning staff to report to Toronto and East York Community Council on amending Zoning Bylaws 438-86 and 569-2013 to similarly permit the existing non-residential uses at 1209, 1232, 1234, 1238, 1246, 1250 and 1264 College Street. The motion can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.4>

These properties are also residentially zoned in Zoning By-laws 438-86 and 569-2013, and have non-residential uses that pre-date the enactment of the by-laws, and therefore, do not conform.

A Final Report can be found here:

<https://www.toronto.ca/legdocs/mmis/2018/te/bqrd/backgroundfile-113942.pdf>

Most of the properties along this stretch of College Street are zoned Residential and designated as *Neighborhoods* in City's Official Plan, despite the fact that there are many buildings with existing non-residential uses. City Planning undertook a thorough City-initiated zoning by-law amendment to ensure these buildings are able to retain their non-residential uses. However, given that these properties front onto a busy main street with TTC streetcar service, by way of the recommendations in this motion, I request that City Planning initiate a planning study geared at determining whether developing additional land use policies and supporting guidelines may be appropriate for the area of College Street, between Rusholme Road and Lansdowne Avenue.



RECOMMENDATIONS:

Toronto and East York Community Council recommends that:

1. City Council request the Director, Community Planning to conduct a review of properties located on College Street, generally between Rusholme Road and Lansdowne Avenue, including an inventory of current applications and current development pressure in the area and to work with the Director, Transportation Services to review potential streetscape improvements on College Street in the context of current and future development proposals.
2. City Council request the Acting Director, Community Planning and the Director, Urban Design to assess the applicable policy framework in the area and consider developing additional land use policies and supporting guidelines, to be used to inform the review of current and future development proposals.

Thank you for your consideration.

Ana Bailão
Deputy Mayor
Councillor – Ward 18, Davenport