

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

CITY OF TORONTO -

BY-LAW No. XXX- 2024 [Clerks to insert By-law number]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as, 191, 193, 195, 197 and 199 College Street and 74 and 76 Henry 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*;

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, 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 the zone labels of CR 2.5 (c1.0; r2.5) SS2 (x2359) and R (f4.5; d1.0) (x835), to CR 2.5 (c1.0; r2.5) SS2 (x1010) as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1010 so that it reads:

(1010) Exception CR 1010

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 191, 193, 195, 197 and 199 College Street and 74 and 76 Henry Street, if the requirements of By-law [Clerks to insert by-law#] are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (BB) below;
- (B) Regulation 40.10.20.100(1) does not apply to an **eating establishment** or **take-out eating establishment**;

- (C) Regulation 40.10.20.100(17), with respect to **retail services**, does not apply;
- (D) Clause 150.100.30.1, with respect to **eating establishments**, does not apply;
- (E) Despite Regulation 40.10.20.41(1), a **dwelling unit** in a **lawfully existing semi-detached house** in Policy Area 1 on a **lot** in the CR zone is permitted on that **lot**;
- (F) Regulation 40.10.40.1(1), with respect to location of commercial uses in a **mixed use building**, does not apply to any residential use portion of any **building** that fronts Henry Street;
- (G) Regulation 40.10.40.1(2), with respect to the location of entrances and **first floor** elevation for commercial uses, does not apply to any non-residential use portion of any **building** that fronts College Street;
- (H) Despite regulations 40.5.40.10(1) and (2), the height of the **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 103.0 metres in the year 2024 and the elevation of the highest point of the **building**;
- (I) Despite regulations 40.10.40.10 (2), the permitted maximum height of any **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (J) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (K) Despite regulations 40.5.40.10 (4) to (8), and (I) above, the following **building** elements and **structures** are permitted to project above the heights shown on Diagram 3 of By-law [Clerks to supply by-law ##]:
 - i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, to a maximum of 6.5 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) Railings and guard rails, planters, **landscaping** features and elements, window washing and building maintenance equipment, **structures** on any roof used for outdoor **amenity space** and/or open

- air recreation, **structures** for maintenance purposes, **structures** for safety or wind protection purposes, light fixtures, elevator shafts, enclosed stairwells, roof access, screens and partitions to a maximum of 2.5 metres;
- iv) Equipment or part of the **building** that serve functional or mechanical functions to a maximum of 0.5 metres; and
- v) Vents, exhausts, lightning rods, chimney stacks, retaining walls, **green roof** elements, roof assemblies, parapets, ornamental and architectural elements, and roof topping to a maximum of 1.5 metres;
- (L) Regulation 40.10.40.10(5) with respect to the minimum height of first **storey**, does not apply to a **lawfully existing semi-detached house**;
- (M) Despite regulations 600.10.10(1)(A)(i), 40.10.40.70(2), and 40.10.40.80(2), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law Number]**;
- (N) Despite Clause 40.10.40.60, regulation 40.5.40.60(1), and (M) above, the following may encroach into the required minimum **building setbacks** delineated by heavy lines on Diagram 3 of By-law **[Clerks to supply by-law ##]**:
- i) cornices, light fixtures, ornamental and architectural elements, parapets, art and **landscaping** features, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window projections, and window washing equipment, to a maximum of 1.0 metre.
- (O) Regulations 40.10.50.10(1), (2), and (3), with respect to **landscaping**, do not apply;
- (P) Regulations 40.10.80.20(1), and (2) do not apply;
- (Q) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** of all **buildings** and **structures** is 21,750 square metres of which;
- i) the permitted maximum **gross floor area** for residential uses is 20,500 square metres; and
- ii) the required minimum **gross floor area** for non-residential uses is 1,300 square metres;
- (R) The provision of **dwelling units** is subject to the following:

- i) a minimum of 66 **dwelling units** must have 2 bedrooms; and,
 - ii) a minimum of 4 **dwelling units** must have 3 bedrooms;
- (S) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
 - i) at least 1.20 square metres of indoor **amenity space** for each **dwelling unit**;
 - ii) at least 0.40 square metres of outdoor **amenity space** for each **dwelling unit**; and
 - iii) at least 40.0 square metres of the total required outdoor **amenity space**, must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (T) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the minimum total required number of **parking spaces** is 6;
- (U) Despite clauses 200.15.10.5 and 200.15.10.10, a minimum of 1 of the required **parking spaces** are required to be accessible **parking spaces**;
- (V) Despite regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
 - i) length of 5.6 metres;
 - ii) width of 4.9 metres, inclusive of a 1.5 metre wide access aisle; and
 - iii) vertical clearance of 2.1 metres;
- (W) Despite Clause 220.5.10.1, one Type “G” **loading space** and one Type “C” **loading space** shall be provided and maintained;
- (X) Despite regulation 230.5.1.10(4)(A), the required minimum width of a **bicycle parking space** is:
 - i) length of 1.6 metres;
 - ii) width of 0.45 metres; and
 - iii) vertical clearance from the ground of 1.9 metres;
- (Y) Despite regulation 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position is:
 - i) horizontal clearance from the wall of 1.2 metres;
 - ii) width of 0.45 metres; and

- iii) length or vertical clearance of 1.9 metres;
- (Z) Despite regulations 230.5.1.10(4)(A) and (C), the required minimum dimensions of a **stacked bicycle parking space** is:
 - i) length of 1.6 metres;
 - ii) width of 0.45 metres; and
 - iii) vertical clearance of 1.2 metres;
- (AA) Despite Regulation 230.5.10.1(5), a minimum of 440 **long-term bicycle parking spaces** and 45 **short-term bicycle parking spaces** shall be provided;
- (BB) 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.

Prevailing By-law and Prevailing Sections: (None Apply)

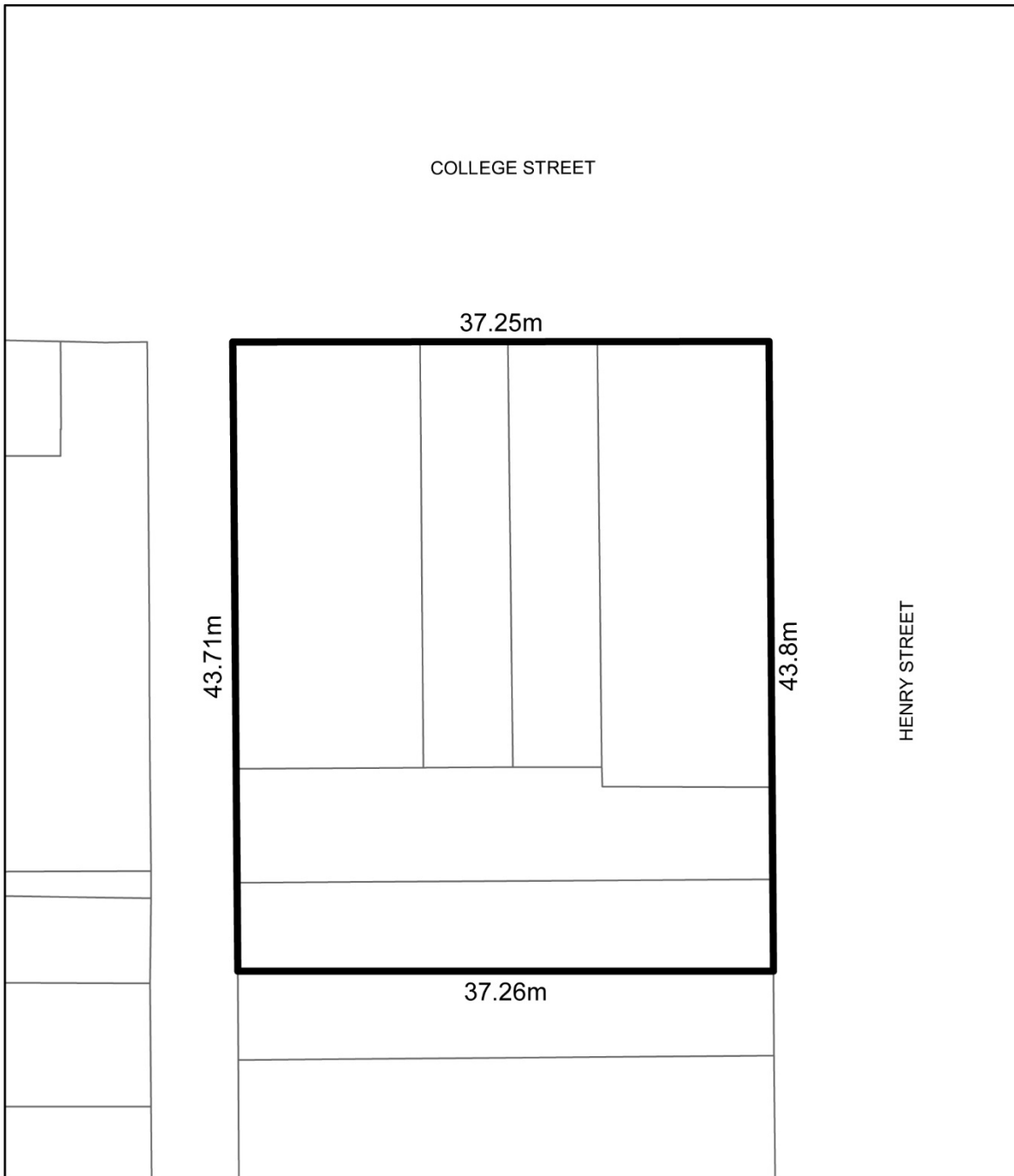
Enacted and passed on month ##, 20##.

Name,

[full name],
Speaker

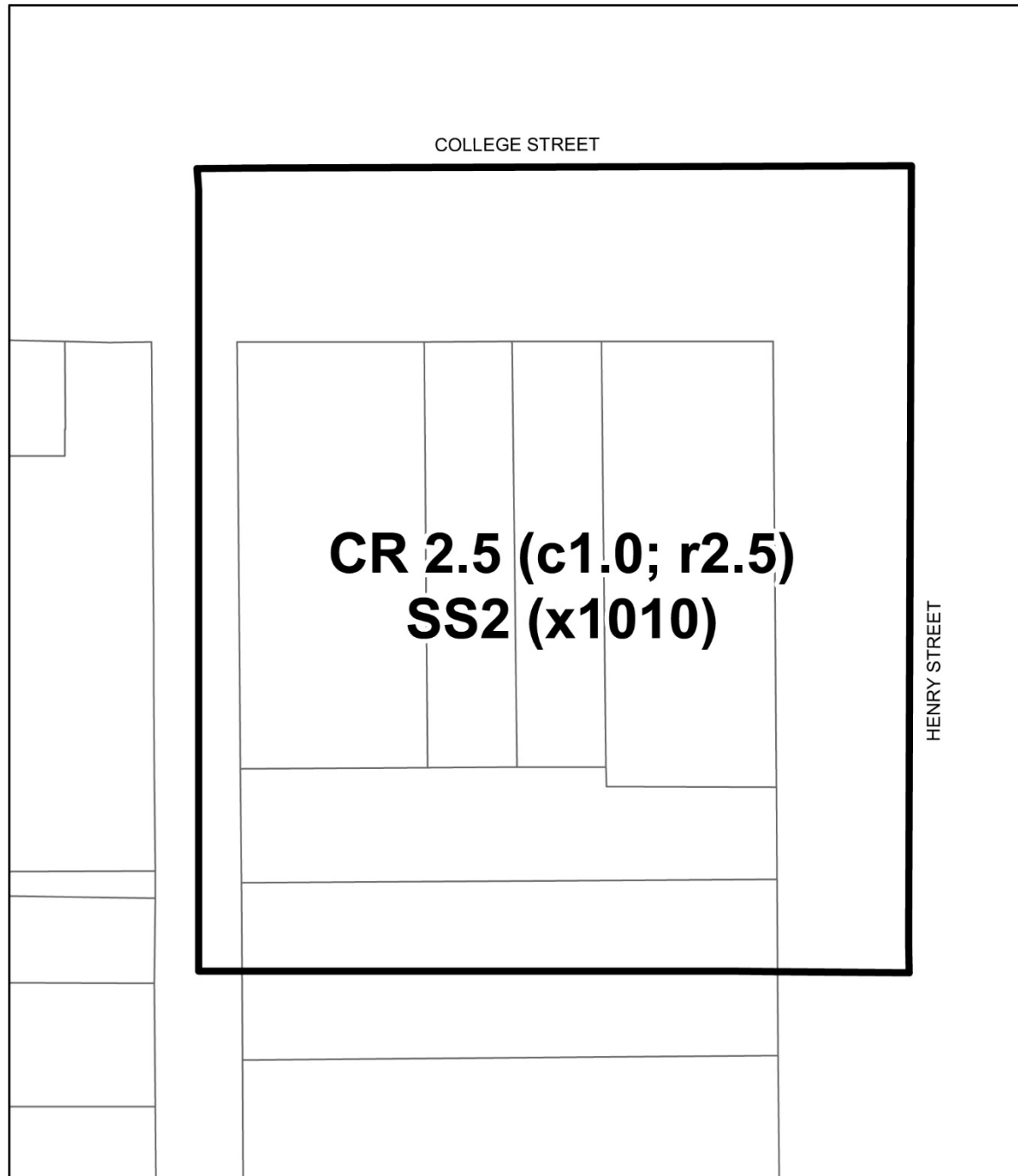
[full name],
City Clerk

(Seal of the City)



191-199 College Street & 74-76 Henry Street

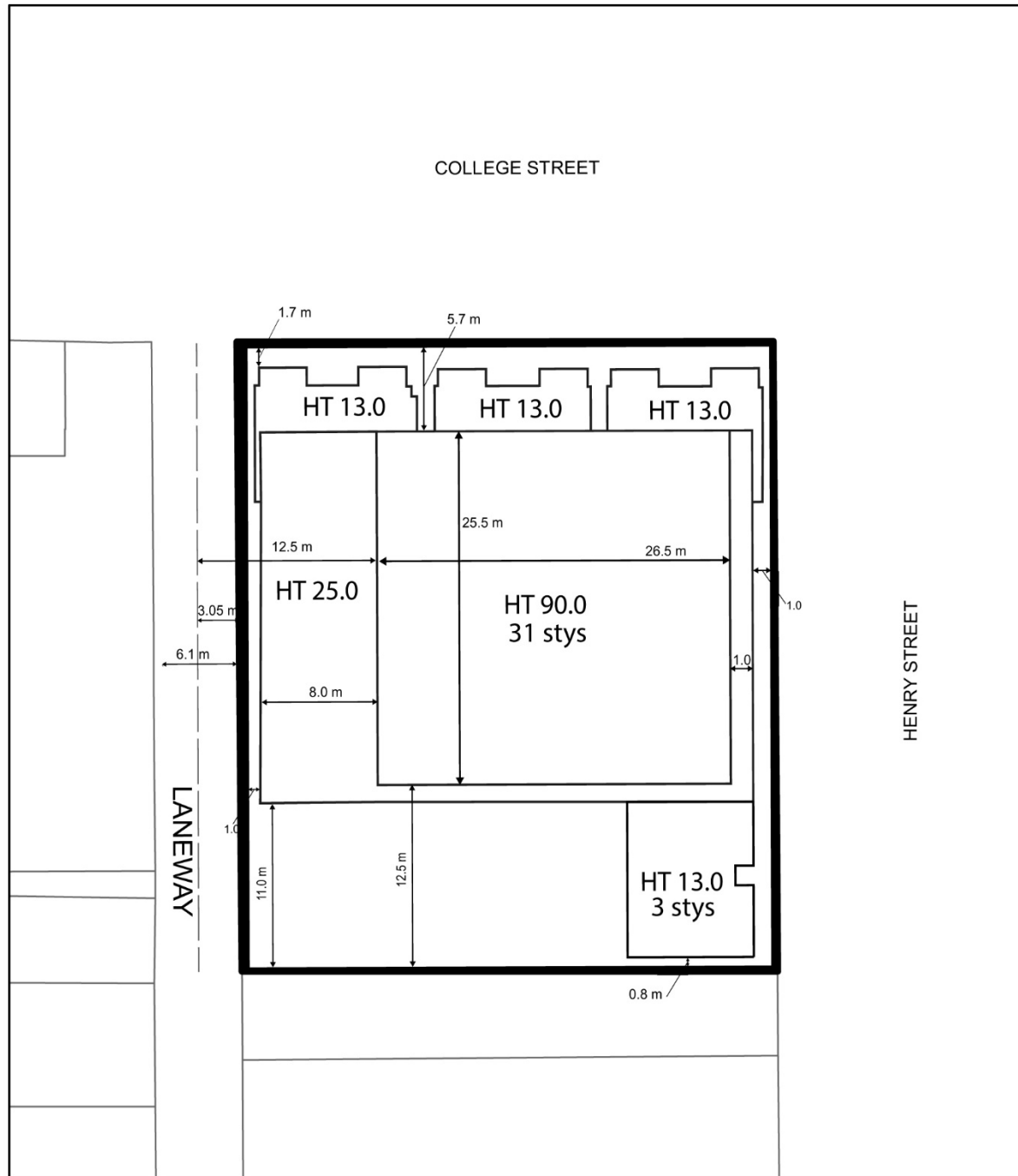
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 **TORONTO**
Diagram 2

191-199 College Street & 74-76 Henry Street

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Toronto
Diagram 3

191-199 College Street & 74-76 Henry Street

File # 22 150580 STE 11 OZ

City of Toronto By-law 569-2013
Not to Scale
05/03/2024