



REPORT FOR ACTION

333 College Street and 303 Augusta Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: November 10, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 25 214214 STE 11 OZ

SUMMARY

This Report recommends approval of an application to amend the Official Plan and Zoning By-law, to permit a 62.3-metre (20 storeys), excluding mechanical penthouse, mixed-use building containing 638 privately-owned student residence units, and a minimum of 60 square metres of non-residential gross floor area, at 333 College Street and the rear part of 303 Augusta Avenue. The development site does not include the front part of 303 Augusta Avenue, fronting onto Augusta Avenue. This lot will be subject to a future Consent to Sever Application, not currently under consideration.

The proposed privately-owned student residence does not meet the by-law 569-2013 definition of a student residence, which requires that a student residence is owned and operated by an educational facility or institution. The proposed development will, however, be designed and operated as a student residence. As such, staff have reviewed the proposed development against the performance standards applied to student residences within the Official Plan and Zoning By-law.

The application to amend Site and Area Specific Policy 533 of the Official Plan is required to allow a building taller than 30 metres, to vary setbacks from the side property lines, to permit a retail frontage less than 60%, and to allow for a reduction in three-bedroom units.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 333 College Street and 303 Augusta Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.

2. City Council amend Zoning By-law 569-2013 for the lands municipally known as 333 College Street and 303 Augusta Avenue substantially in accordance with the draft Zoning By-law Amendment, which includes a Holding Provision, included as Attachment 6 to this Report.
3. City Council repeal By-Law 2017-1444, to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 333 College Street and 303 Augusta Avenue.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On October 4, 2017 City Council approved an Official Plan and Zoning By-law Amendment to permit a 42-metre (12-storey) mixed-use building containing 9,765 square metres of residential gross floor area and a minimum of 200 square metres of non-residential gross floor area.

A Section 37 Agreement was registered on title in association with the October 4, 2017 approval which secured a cash contribution of \$50,000 earmarked for the Toronto Community Housing Corporation.

The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2017.TE26.7>

THE SITE AND SURROUNDING LANDS

Description

The site is an irregular L-shaped parcel of land on the south side of College Street east of Augusta Avenue. The site has a lot frontage of approximately 20 metres on College Street and a depth of approximately 84 metres. The overall lot area is 1,960 square metres. The site comprises two properties: the entirety of 333 College Street and the rear (east) part of 303 Augusta Avenue. The front (west) part of the 303 Augusta Avenue property, fronting Augusta Avenue, is not included in the development

application. This front part of 303 Augusta Avenue will be subject to a future Consent to Sever Application not currently under consideration.

The north portion of the site is currently occupied by a one-storey commercial building and a surface parking lot. The south portion of the site is occupied by a one-storey parking garage.

See Attachment 2 for the Location Map.

Heritage

The south portion of the site is included within the boundary of the Kensington Market Heritage Conservation District, but is not identified as a contributing property. The Kensington Market Heritage Conservation District was designated by Council on February 5, 2025 and was subsequently appealed to the Ontario Land Tribunal. It is not in force or effect.

Surrounding Uses

North: The north side of College Street, opposite the site, generally consists of mixed-use buildings ranging in height from 2 to 4 storeys. A 6-storey medical building is located northwest of the College Street and Augusta Avenue intersection.

South: Immediately to the south of the site is a private lane. On the opposite side of the lane is a low-rise residential Neighbourhood consisting of residential buildings fronting onto Oxford Street.

East: Immediately east of the site is a 4-storey residential building which is owned by Toronto Community Housing Corporation (TCHC). Further east is a 15-storey mixed use building at 297 College Street. The south side of College Street between the subject site and Spadina Avenue generally consists of mixed-use and institutional buildings ranging in height from 1 to 15 storeys.

West: Immediately west of the subject site is a 4-storey mixed-use building. Further to the west are low-rise commercial buildings fronting onto Augusta Avenue.

THE APPLICATION

Description

A 62.3-metre (20-storey) mixed-use building containing 638 privately-owned student residence units, intended for post-secondary student use. A minimum of 60 square metres of retail gross floor area is proposed at grade, fronting onto College Street.

The proposed privately-owned student residence does not meet the by-law 569-2013 definition of a student residence, which requires that a student residence is owned and operated by an educational facility or institution. The proposed development will, however, be designed and operated as a student residence. As such, staff have

reviewed the proposed development against the performance standards applied to student residences within the Official Plan and Zoning By-law.

The proposed built form would result in a deep (approximately 68.5 metres) building with the upper portion of the building having a narrow (10-metre) frontage and an approximately 700 square-metre floor plate.

Density

The proposal has a density of 8.91 times the area of the lot.

Residential Component

The proposal includes 638 privately-owned student residence rental units, consisting of 495 studio (78%), 0 one-bedroom units, 129 two-bedroom (20%), 0 three-bedroom units, and 13 four-bedroom units (2%).

Non-Residential Component

The proposal includes a minimum of 60 square metres of non-residential gross floor area fronting onto College Street.

Access, Parking and Loading

The proposal includes a total of 0 vehicular parking spaces, 276 long-term bike parking spaces, 27 short-term bike parking spaces, and four short-term vehicle parking spaces used for pick-up and drop-off. A total of 1 type C and 1 type G loading space are accessed from College Street.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/333CollegeSt

Reasons for Application

An Official Plan Amendment to Site and Area Specific Policy 533 is required to permit a building taller than 30 metres, to vary setbacks from the side property lines, to permit a retail frontage less than 60%, and to allow for a reduction in three-bedroom units.

The Zoning By-law Amendment is required to vary requirements relating to height, building setbacks, amenity space, and bicycle and vehicle parking requirements.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on April 23, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on August 22, 2025 and deemed complete on September 8, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/333CollegeSt

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates the site as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area.

Downtown Secondary Plan

The Downtown Secondary Plan identifies the site as Mixed-Use Areas 3 – Main Street, which will have a main street character including a diversity of uses, and development will generally be in the form of mid-rise buildings with some low-rise and tall buildings.

Site and Area Specific Policy 533

Site and Area Specific Policy (SASP) 533, which generally comprises the lands fronting onto College Street between the west side of McCaul Street and the east side of

Bathurst Street, applies to the subject site and contains built-form policies which require that:

1. Buildings height be limited to 30 metres;
2. Portions of a building above the base building will be set back a minimum of 5.5 metres from the side lot lines;
3. A minimum of 60% of the lot frontage be dedicated to retail uses;
4. A minimum of 10% of units be three-bedroom units.

The Official Plan, including applicable Secondary Plans and Site and Area Specific Policies should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned CR 3.0 (c2.0; r2.5) SS2 (x122). The Commercial Residential zoning category permits a range of residential and non-residential uses and building types. In 2017, City Council approved a site-specific Zoning By-law to permit the construction of a 42.9-metre mixed-use building on the site with a maximum gross floor area of 9,999 square metres. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- College Street Urban Design Guidelines
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was hosted by City staff on October 16, 2025. The meeting was attended by 35 people including the Ward Councillor. Issues raised through the consultation and through other correspondence include:

- The height and scale of the building being out of keeping with the surrounding context;
- Shadow and view impacts for nearby properties;
- Lack of affordable units;
- Lack of conformity to the Kensington Market Heritage Conservation District Plan;
- Whether there is a need for additional student housing;
- Construction impacts;
- Increase in traffic;
- Wind impacts;
- Whether the proposed development is Fire Code Compliant; and
- The small size of the proposed units being unfit for long-term housing.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use and Student Residence Definition

The proposed land use of a “privately-owned student residence” and ground floor commercial space are appropriate for the site.

Zoning By-law 569-2013 defines a “student residence” as being owned and operated by a public school, private school, post-secondary school, or educational facility. The proposed land use does not meet the Zoning By-law definition of a student residence, because the development is not owned or operated by an educational institution or facility.

Although the proposed development is not owned or operated by an educational facility or institution, it has been designed and laid out as a student residence and will be operated as a student residence. As such, staff have reviewed the proposed development against the performance standards that are typically applied to student residences.

In recognition of the specialized form of housing being provided, the draft Zoning By-law Amendment for the site includes “privately-owned student residence” as a defined land use, as well as specific standards for unit mix, amenity space, and bicycle parking.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents.

The Downtown Plan requires new developments to provide a minimum of 10% three-bedroom units, 15% two-bedroom units, and an additional 15% of units that are either two- or three-bedroom units or designed to be adaptable to those sizes. The Downtown Plan allows flexibility in applying these policies for developments that include student housing.

Staff are satisfied with the proposed unit mix for the privately-owned student residence is acceptable in this instance and meets the intent of the Downtown Plan policies. The proposal includes 638 student privately-owned student residence rental units, with the following unit mix: 495 studio (78% of the total units), 129 two-bedroom units (20% of the total units), 0 three-bedroom units (0% of the total units), and 13 four-bedroom units (2% of the total units).

Height and Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Development Review staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area.

Height

The planned context, identified within Site and Area Specific Policy 533, permits building heights up to 30 metres (approximately 9 storeys). The existing context includes more varied built forms, including some taller buildings fronting onto College Decision Report - Approval - 333 College Street and 303 Augusta Avenue

Street, among these are a 52.7-metre (15 storeys) building at 297 College Street, located approximately 40 metres east of the subject site. The existing zoning for 333 College Street permits the construction of a 42-metre (12-storey) building.

Staff have determined that the proposed height of 62.3-metres is acceptable given the existing and planned context, and combined with the proposed setbacks and stepbacks that mitigate the impact of the additional massing beyond a height of 30 metres.

Massing

On the College Street frontage, the building face is set back 5.4 metres from the curb with an inset entrance at grade allowing for an 8.4-metre pedestrian zone in front of the building. The building has a 4-storey streetwall on College Street, which responds to the low-scale streetwall and built-form that is planned for in SASP 533 and the College Street Urban Design Guidelines. Above the streetwall, the building steps back 3.0 metres above level four, and by another 1.5 metres above level seven, allowing for the building to appropriately frame the public realm.

At the rear, the building is set back 5.5 metres from the south property line, and is stepped back an additional 2.5 metres above level six. Above level 10, the building is set back 12.5 metres from the centre point of the private lane to the south, achieving 14-metres of separation and appropriate transition to the Neighbourhoods-designated lands.

To the east, the majority of the building above 1-storey in height is set back 5.5 metres from the lot line, with the exception of a 10-storey portion at the north end of the building, which is positioned to minimize impacts on windows and courtyards within the Toronto Community Housing property to the east. Above level 10, the front and rear portions of the building are setback 10 metres from the east lot line, with the whole building being set back 10 metres above level 13.

To the west, the building is proposed to be setback 0.0 metres from the property line. In order to address appropriate tower setbacks and separation distance to the property west (335 College Street), the applicant has proposed adding a Holding provision to the draft Zoning By-law requiring that they make appropriate arrangements to address sufficient tower setbacks and separation to the satisfaction of the Executive Director, Development Review and the City Solicitor. The applicant has provided written confirmation that they have discussed the proposed development and setbacks with the neighbouring property owner, and that the neighbour does not object to the approval of the application with the proposed Holding provision. Staff are satisfied that the proposed setback to the west is acceptable in this instance, but only provided appropriate arrangements are made to ensure acceptable tower separation should the neighbouring property wish to develop in the future.

Heritage Conservation

The southern portion of the subject site is identified as a non-contributing property within the boundaries of the Kensington Market Heritage Conservation District Plan, which was adopted by City Council on February 5, 2025 and subsequently appealed to the Ontario Land Tribunal. Given the ongoing appeal, the Heritage Conservation Plan is not

currently in force or effect. The northern portion of the site, fronting onto College Street is not located within the boundaries of the Heritage Conservation District Plan as adopted by City Council. A Heritage Permit application is not required.

Public Realm

The proposed development results in an appropriate public realm on the College Street frontage. The setback of the base building from the property line generally aligns with the existing street wall on College Street. The proposed setbacks allow for an appropriate sidewalk width, with 8.4 metres from the curb to the building face, and allows for an appropriate framing of the public realm with human-scaled proportions aligning with the three and four-storey Main Street context within the vicinity of the subject site. A 60 square-metre retail space is proposed at the College Street frontage to animate the street.

At the rear of the property, an outdoor amenity space is proposed at grade fronting onto the private lane. The active use at grade with new greenery will serve to better animate the lane and improve connectivity with Kensington Market.

Amenity Space

The proposed development includes 2.0 square metres of indoor amenity space per unit (approximately 1,276 square metres) and 90 square metres of outdoor amenity space. Staff are satisfied that the proposed amenity space ratio may be programmed appropriately for the intended use as a privately-owned student residence building.

Shadow Impact

Staff have determined that the additional shadow impact above the as-of-right permissions is acceptable.

The proposed development casts limited shadow on the nearby public realm. The shadow impacts on Augusta Avenue are limited to before 11:00 a.m. from March 21st through to September 21st. Shadow impacts on the College Street public realm are present throughout the day, but are similar to the as-of-right shadow impacts. There is some net-new shadow above the impacts of the as-of-right shadowing on the neighbouring building at 297 College Street in March and September. The new shadow is limited to approximately 2:30 to 3:00 p.m.

Wind Impact

Staff have reviewed the submitted Pedestrian Level Wind Study in support of the proposed Official Plan and Zoning By-law amendment and are satisfied that the proposed development will not have negative wind impacts on the surrounding properties or public realm.

Servicing

The proposed servicing and infrastructure are acceptable. No servicing or infrastructure upgrades were identified and required by staff to support the approval of the proposed application.

Solid Waste has granted an exception that requires this development only use a private waste hauler. The proposed development is not eligible for City waste collection services. This exemption will be secured through the Site Plan Control Process.

Traffic Impact

The applicant's transportation consultant, LEA Consulting Ltd., prepared a Transportation Impact Study, dated July 2025, in support of the subject proposal. In this report, the consultant estimated that the proposed development will generate approximately 11 and 8 two-way trips during the weekday morning and afternoon peak hours, respectively. Given this level of estimated trip generation, the consultant concludes that the proposed development will have minimal traffic impacts at the intersections within the study area. Transportation Review concurred with this conclusion.

Access, Vehicular and Loading

Transportation Services staff have reviewed the proposed parking rates and have determined that they are acceptable. Vehicle access to the site is provided via a driveway accessed from College Street. The proposal includes four short-term parking spaces for Pickup and Dropoff use, including 1 Type-A barrier-free space. The proposal includes 277 long-term bicycle parking spaces and 28 short term bicycle parking spaces per unit.

Parkland

The owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- Appropriate arrangements, which may include entering into an agreement with neighbouring landowner, has been made to address sufficient building setbacks and separation to the property to the west (335 College Street) to the satisfaction of the Executive Director, Development Review and the City Solicitor.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Section 37 Agreement and Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

On October 4, 2017, City Council approved an Official Plan and Zoning By-law Amendment to permit the construction of a 42-metre (12-storey) mixed-use building containing 9,765 square metres of residential gross floor area and a minimum of 200 square metres of non-residential gross floor area. A Section 37 Agreement was registered on title in association with the October 4, 2017, approval which secured a cash contribution of \$50,000 earmarked for the Toronto Community Housing Corporation.

The draft zoning by-law amendment attached to this report would repeal the existing site-specific by-law and subject the current development application to the Community Benefits Charge, which would exceed the value of the previously-secured Section 37 Agreement.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations and/or Ground Floor Plan
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 333 College Street and 303 Augusta Avenue **Date Received:** August 22, 2025

Application Number:

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 20-storey mixed-use building

| Applicant | Agent | Architect | Owner |
|----------------------|---------------------|-------------------------------|-----------------|
| HSRE- Parallax I, LP | HSRE-Parallax I, LP | Rafael & Bigauskas Architects | BRL Realty Ltd. |

EXISTING PLANNING CONTROLS

| | | | |
|-----------------------------------|---------------------------------|--------------------------|---|
| Official Plan Designation: | Mixed-Use Areas | Site Specific Provision: | Y |
| Zoning: | CR 3.0 (c2.0 ; r2.5) SS2 (x122) | Heritage Designation: | N |
| Height Limit (m): | 30 metres | Site Plan Control Area: | Y |

PROJECT INFORMATION

Site Area (sq m): 1960 Frontage (m): 20 Depth (m): 84

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m): | N/A | 0 | 1292 | 1292 |
| Residential GFA (sq m): | | | 17,409 | 17,409 |
| Non-Residential GFA (sq m): | | | 60 | 60 |
| Total GFA (sq m): | | | 17,469 | 17,469 |
| Height - Storeys: | 1 | 0 | 20 | 20 |
| Height - Metres: | | | 62.3 | 62.3 |

Lot Coverage Ratio (%): 83 Floor Space Index: 8.91

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 17,469 | 0 |
| Retail GFA: | 60 | 0 |
| Office GFA: | 0 | 0 |
| Industrial GFA: | 0 | 0 |

Institutional/Other GFA: 0 0

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | 0 | 0 | 638 | 638 |
| Freehold: | | | | |
| Condominium: | | | | |
| Other: | | | 638 | 638 |
| Total Units: | | | | |

Total Residential Units by Size

| | Rooms | Studio | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|---------------|------------------|------------------|-------------------|
| Retained: | 0 | 496 | 0 | 129 | 13 |
| Proposed: | | | | | |
| Total Units: | 638 | | | | |

Parking and Loading

| | | |
|--|-----------------------------|--------------------------------------|
| Parking Spaces: 4 short-term vehicle parking | Bicycle Parking Spaces: 305 | Loading Docks: 1 Type G and 1 Type C |
|--|-----------------------------|--------------------------------------|

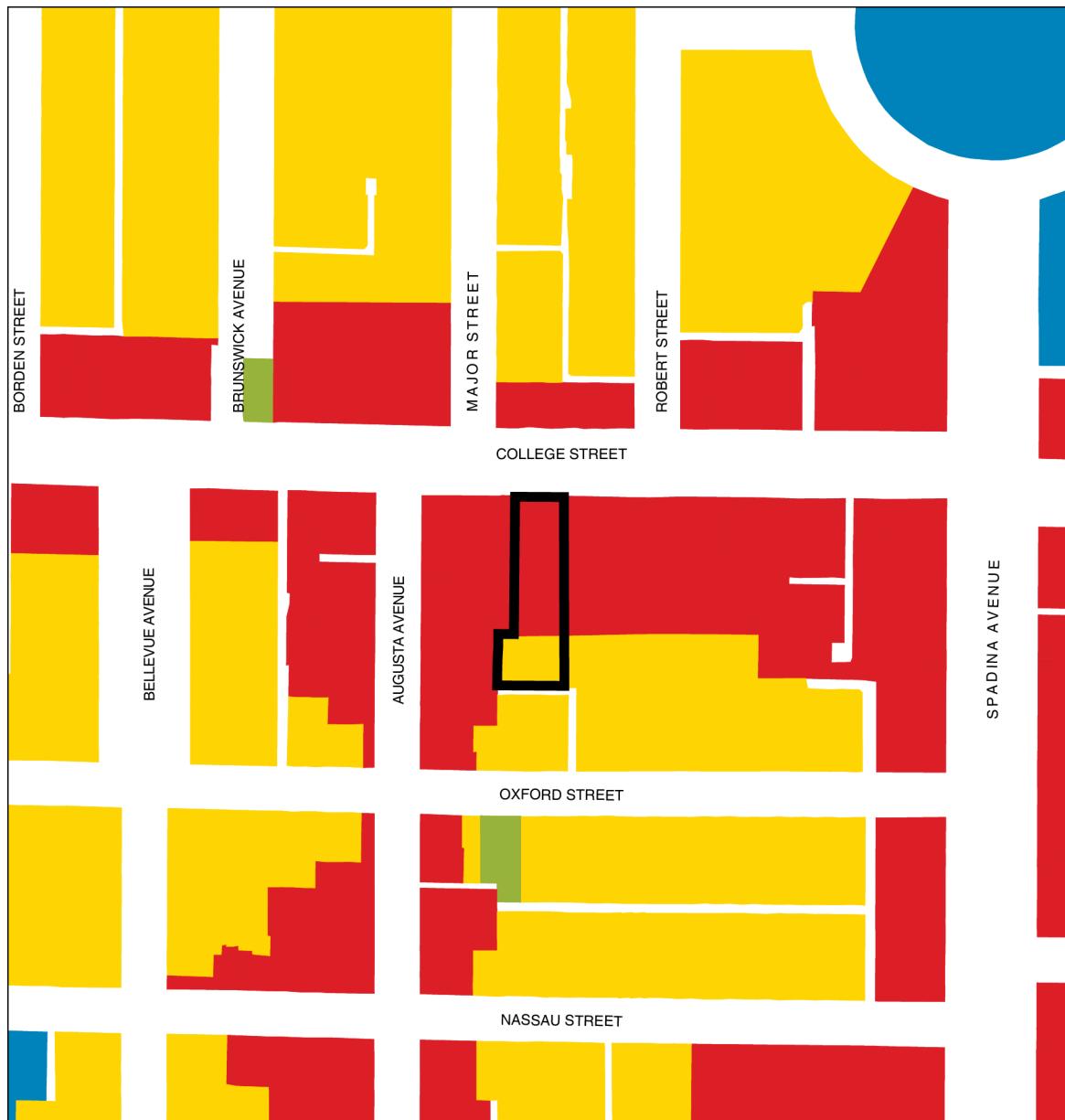
CONTACT:

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Tel. No. 416-397-1942
E-mail abraham.plunkett-latimer@toronto.ca

Attachment 2: Location Map



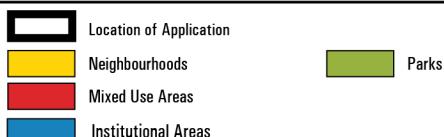
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

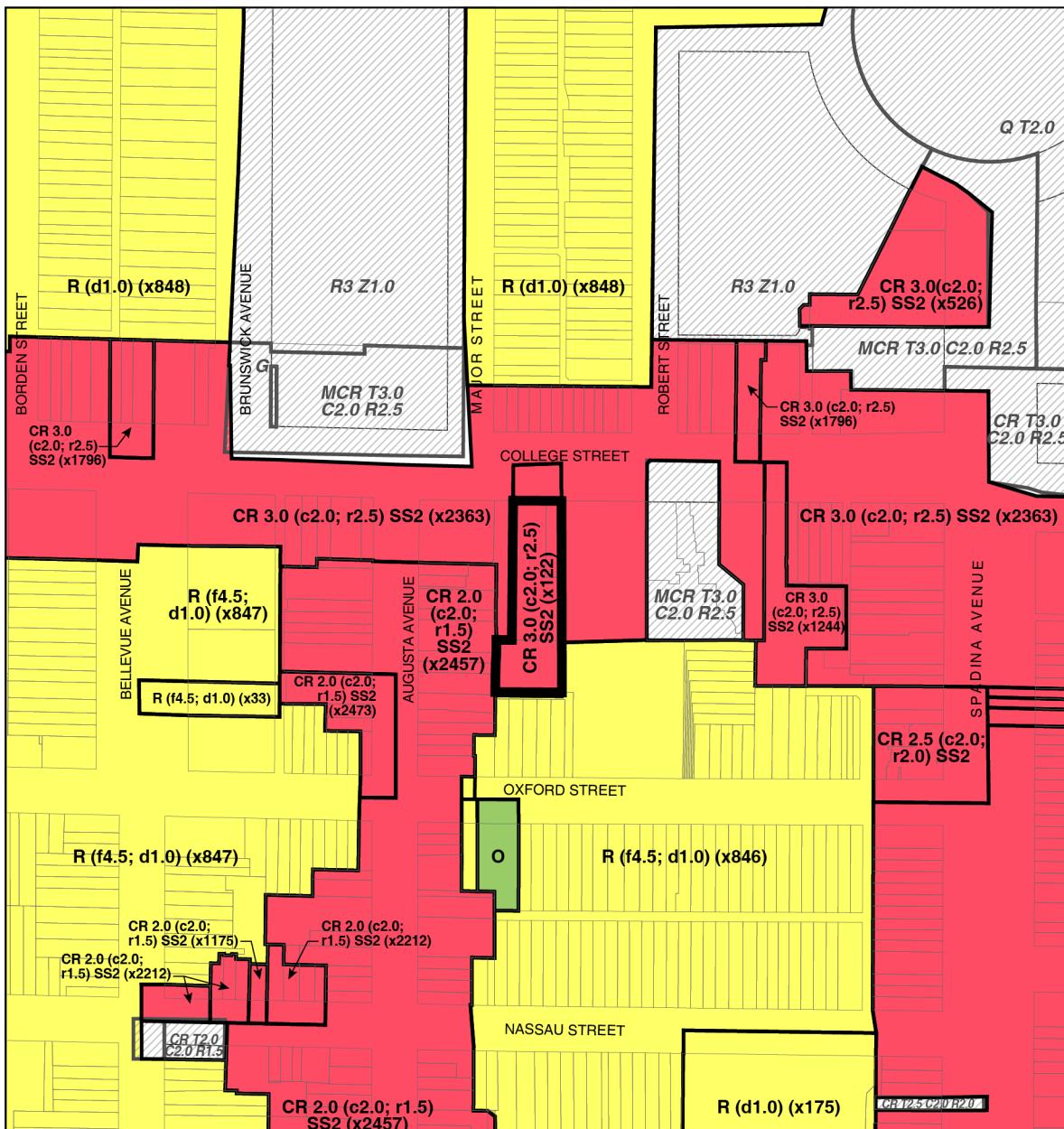
333 College Street

File # 25 214214 STE 11 OZ



Not to Scale
Extracted: 08/25/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

333 College Street

File # 25 214214 STE 11 0Z

Location of Application

 See Former City of Toronto By-law No. 438-86

R Residential

R3 Residential District

CR Commercial Residential

MCR Mixed-Use District
Q Mixed-Use District

O Open Space

CR Mixed-Use District

↑

Not to Scale
Extracted: 08/25/2025

Attachment 5: Draft Official Plan Amendment

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 XXX

BY-LAW ###

**To adopt Official Plan Amendment ### for the City of Toronto respecting the
lands known municipally in the year 2024, as 333 College Street and 303 Augusta
Avenue**

Whereas authority is given to Council under 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 attached Amendment No. ### to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk

AMENDMENT NO. 872 TO THE OFFICIAL PLAN

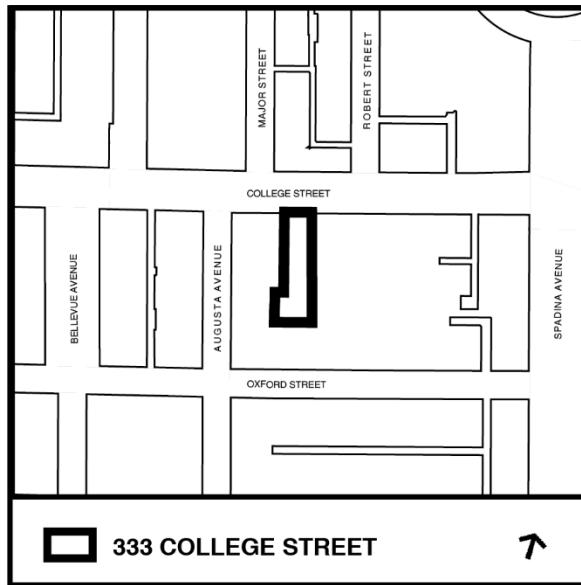
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 333 COLLEGE STREET AND 303 AUGUSTA AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy 533, is amended by adding new Policy 533.4 as follows:

533.4 Site and Area Specific Policies

1. 333 College Street and 303 Augusta Avenue



- a. Notwithstanding Policy 533.2.a.iii, a mixed-use building containing a minimum of 20 percent of all residential units as 2 bedroom units, and a minimum of 5 percent of all residential units as 3 or more bedroom units, is permitted.
- b. Notwithstanding Policy 533.2.b.2, a mixed-use building may:
 - i. have a maximum height of 62.8 metres, excluding mechanical penthouse;
 - ii. be set back less than 5.5 metres from the lot line above the base building; and
 - iii. have a minimum of 60 percent of the College Street frontage of any new development or redevelopment on

the subject site as street related retail and service uses, excluding the space required for parking entrances.

Attachment 6: Draft Zoning By-law Amendment

To be available prior to the November 27, 2025, Toronto and East York Community Council Meeting.

Attachment 7: Site Plan

To be available prior to the November 27, 2025, Toronto and East York Community Council Meeting.

Attachment 8: Elevations and Ground Floor Plan

To be available prior to the November 27, 2025, Toronto and East York Community Council Meeting.

Attachment 9: 3D Massing Model

To be available prior to the November 27, 2025, Toronto and East York Community Council Meeting.