

**353 to 357 College Street - Sewer By-law
Requirements Under Site Plan Application
18111118STE20SA**

Date: July 22, 2026

To: City Council

From: General Manager, Toronto Water and City Solicitor

Wards: Ward 11 - University-Rosedale

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

This report and the information in the confidential attachment are in response to the June 24 and 25 City Council direction that the General Manager, Toronto Water, in consultation with the General Manager, Transportation Services and the Executive Director, Development Review, report directly to the July 29, 30, and 31, 2026, City Council meeting with respect to compliance with certain sections of Chapter 681 of the City of Toronto Municipal Code for the applicant under Site Plan Application 18111118STE20SA at the property municipally known as 353 to 357 College Street.

RECOMMENDATIONS

The General Manager, Toronto Water, and the City Solicitor recommend that:

1. City Council approve an exemption to Toronto Municipal Code, Chapter 681, section 681-10 A (the Sewers By-law), on a one-time exceptional basis for the reasons set out in Confidential Attachment 1, to authorize the applicant under Site Plan Application 18111118STE20SA, with respect to the property located at 353-357 College Street, to locate the control maintenance access holes for the property on the municipal right-of-way notwithstanding the provisions of the Sewers By-law.

2. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There are no financial implications arising from this report.

DECISION HISTORY

At its meeting on June 24 and 25 City Council, by its adoption of Item 2026.MM42.62, directed the General Manager, Toronto Water, in consultation with the General Manager, Transportation Services and the Executive Director, Development Review, to report directly to the July 29, 30, and 31, 2026, City Council meeting with respect to compliance with certain sections of Chapter 681 of the City of Toronto Municipal Code for the applicant under Site Plan Application 18111118STE20SA at the property municipally known as 353 to 357 College Street. City Council's decision can be viewed here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.MM42.62>

At its meeting on July 8 and 9, 2026, Toronto and East York Community Council, by its adoption of Item 2026.TE34.103, authorized the City to enter into an encroachment agreement with the property owner of 353, 355 and 357 College Street permitting a sanitary control maintenance hole, stormwater control maintenance hole and groundwater sampling port, subject to certain conditions. Toronto and East York Community Council's decision can be viewed here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.TE34.103>

COMMENTS

As part of a planned expansion to the existing building at 357 College Street, the applicant is seeking to locate private infrastructure (control maintenance holes (CMHs)) within the public right-of-way on College Street, which does not align with the City's Sewers By-law requirements and Design Criteria for Sewers and Watermains. The General Manager, Transportation Services, and the Executive Director, Development Review have been consulted in the preparation of this report.

Confidential Attachment #1 provides additional details on the proposed course of action.

The site plan application was submitted in 2018, and the proposal is to expand an existing hostel located at 357 College Street using the adjacent properties at 353 and 355 College Street. The purpose of the CMHs is to allow the City to observe and sample flows generated by the site, and access to these maintenance holes is essential.

Toronto Water's standard requirement, as set out in the Sewers By-law, is for CMHs to be located on private property, minimizing impacts within the public right-of-way.

CONTACT

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SIGNATURE

Lou Di Gironimo
General Manager, Toronto Water

Wendy Walberg
City Solicitor

ATTACHMENTS

Confidential Attachment #1