

## Attachment 9: Draft Zoning By-Law Amendment

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

### CITY OF TORONTO

#### **BY-LAW [Clerks to insert By-law number]**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 419, 421, 423, 429 and 431 College 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)".

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 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 a zone label of **CR 3.0 (c2.0; r2.5) SS2 (x2363)** to a zone label of **(H) CR 3.0 (c2.0; r2.5) SS2 (x 1258)** as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number **1258** so that it reads:  
  
**(1258) Exception CR (1258)**

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 419, 421, 423, 429 and 431 College Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below;
- (B) Despite Regulations 40.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 105.17 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (D) Despite Regulation 40.10.20.100(1)(A), the **interior floor area** of an individual **cabaret, club, eating establishment, entertainment place of assembly, place of assembly, recreation use** and **take-out eating establishment** may not exceed 600 square metres;
- (E) Despite Regulation 40.10.20.100(2), a **nightclub** is subject to the following:
  - (i) A **nightclub** is permitted on the **lot**;
  - (ii) A **nightclub** may be located on the first **storey** or underground levels of the **building**;
  - (iii) More than 1 **nightclub** may be located on the **lot**;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator machine room, chimneys, and vents, by a maximum of 2.0 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 2.5 metres;
  - (iii) architectural features, parapets, and elements and **structures**

- associated with a **green roof**, by a maximum of 2.0 metres;
- (iv) **building** maintenance units and window washing equipment, by a maximum of 2.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 17,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 15,700 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,300 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 650 square metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 and Diagram 4 of By-law [Clerks to insert By-law number];
- (I) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 and Diagram 4 of By-law [Clerks to insert By-law number];
- (J) Despite Clause 40.10.40.60 and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, by a maximum of 1.0 metres;

- (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres; and
- (K) Despite (J) above, no encroaching balconies are permitted within the area identified as "No encroaching balcony zone" on Diagram 4 of By-law [Clerks to insert By-law number];
- (L) Despite (J) above, no part of a **building** is permitted within the area identified as "No building or encroachment zone" on Diagram 4 of By-law [Clerks to insert By-law number];
- (M) Despite (C) above, no part of a **building**, except for any structural elements associated cladding and architectural features, may be located between the Canadian Geodetic Datum elevation of 105.17 metres and a minimum vertical clearance of 4.5 metres in the shaded area on Diagram 5 of By-law [Clerks to insert By-law number];
- (N) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (iv) an additional 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
  - (v) **dwelling units** required in (iv) above may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels; and
  - (vi) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (iv), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**."
- (O) Despite regulations 220.5.10.1(1) to (9), a minimum of one Type "G" **loading space** must be provided on the **lot**;
- (P) Despite regulations 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following:

- (i) no minimum residential occupant spaces for each dwelling unit, but not exceeding the permitted maximums in Table 200.5.10.1 for dwelling units in a Mixed Use Building in Parking Zone A;
- (Q) Despite Regulation 200.15.10.5(1), 200.15.10.10(1) and Table 200.15.10.5, a minimum of 4 parking spaces on the lot are required to be accessible parking spaces;
- (R) Despite Regulation 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 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and (iv) the entire length of an accessible parking space must be adjacent to a 1.5 metre accessible barrier free aisle or path on one side of the accessible parking space
- (S) None of the provisions of Section 200.25 apply to prevent the erection and use of **buildings** or **structures** on the lot as shown on Diagram 1 of By-law [Clerks to insert By-law number].
- (T) Despite regulation 230.5.1.10(4)(B) and (C), the required minimum dimensions of a **stacked bicycle parking space** are as follows:
  - (i) length of 1.8 metres;
  - (ii) width of 0.6 metres; and
  - (iii) vertical clearance of 1.7 metres;
- (U) In addition to the locations a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located above or below grade, including within a secured room, locker or enclosure or unenclosed space, or combination thereof, or bike locker;
- (V) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may also be located above or below grade, outdoors or indoors including within a secured room or enclosure or unenclosed space, or combination thereof, or bike locker;
- (W) Despite Regulation 230.20.1.20(2) a "short term" **bicycle parking space**

may be located within 35 metres from a pedestrian entrance;

- (X) Despite Regulation 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided by an unobstructed aisle with a minimum width of 2.0 metres;
- (Y) None of the provisions of Section 230.90 apply to prevent the erection and use of **buildings** or **structures** on the lot as shown on Diagram 1 of By-law [Clerks to insert By-law number].
- (Z) Regulation 230.5.10.20(1) may also be applied to reduce the amount of bicycle parking required by regulation 970.30.15.5(1).

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

- 5. 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.
- 6. Holding Symbol Provisions:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
  - (B) An amending By-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
    - (i) The owner shall prepare and submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
    - (ii) The owner shall prepare and submit a revised Pedestrian Level Wind Study to the satisfaction of the Executive Director, Development Review;
    - (iii) The owner enters into an agreement and registers a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning.

Enacted and passed on [Clerks to insert date].

[full name],

[full name],

Speaker

City Clerk

(Seal of the City)

DIAGRAM 1

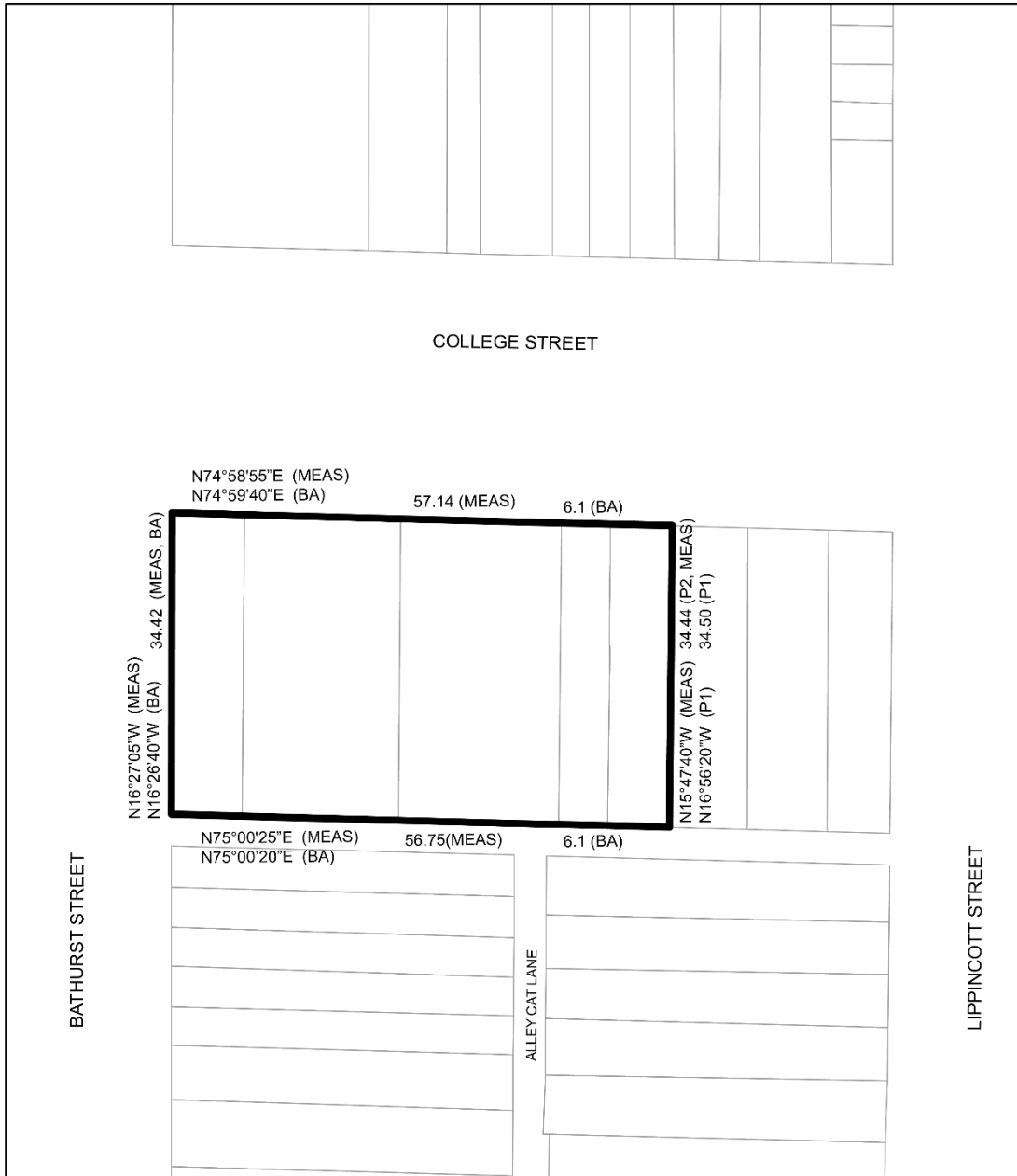


DIAGRAM 2

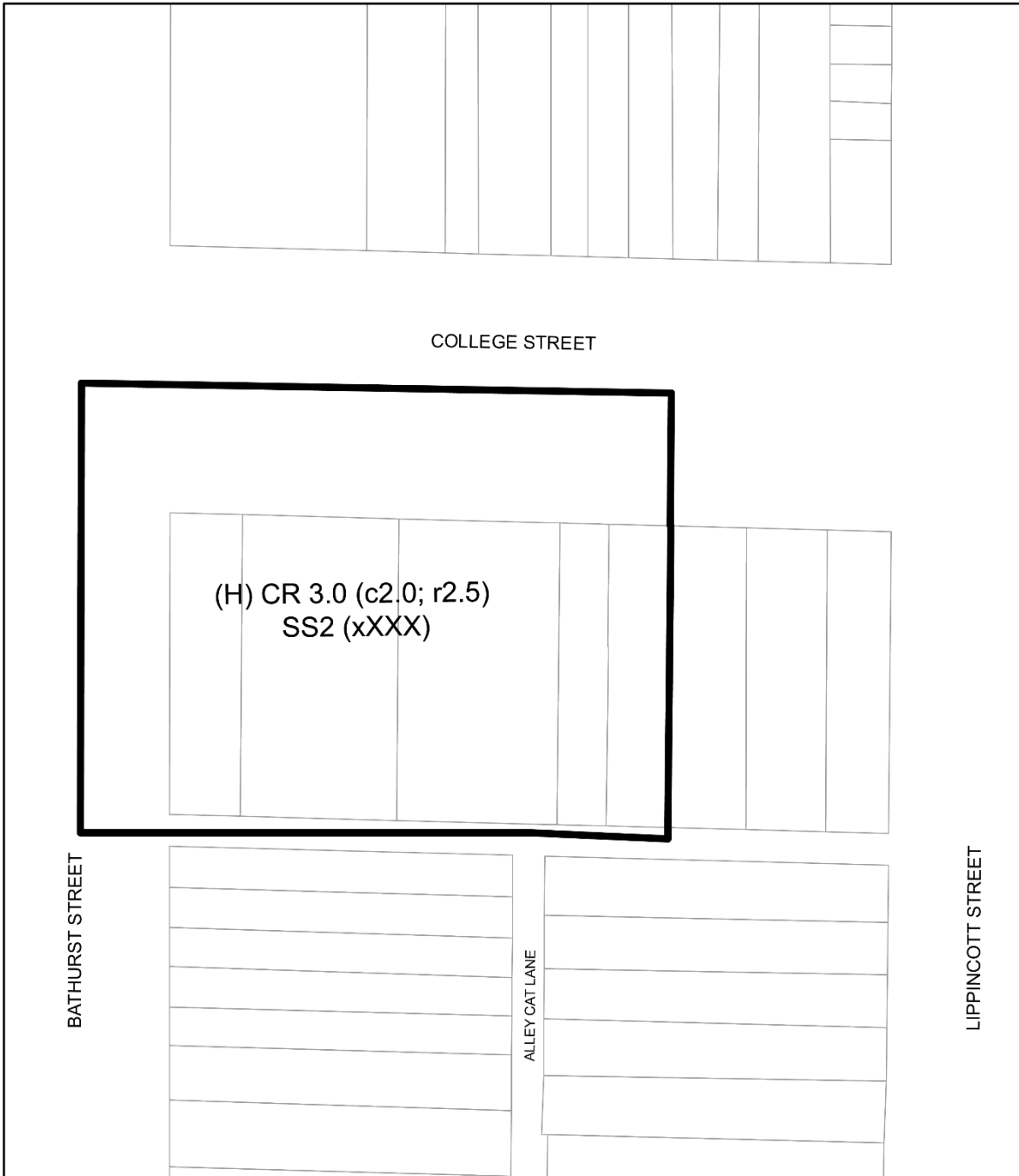
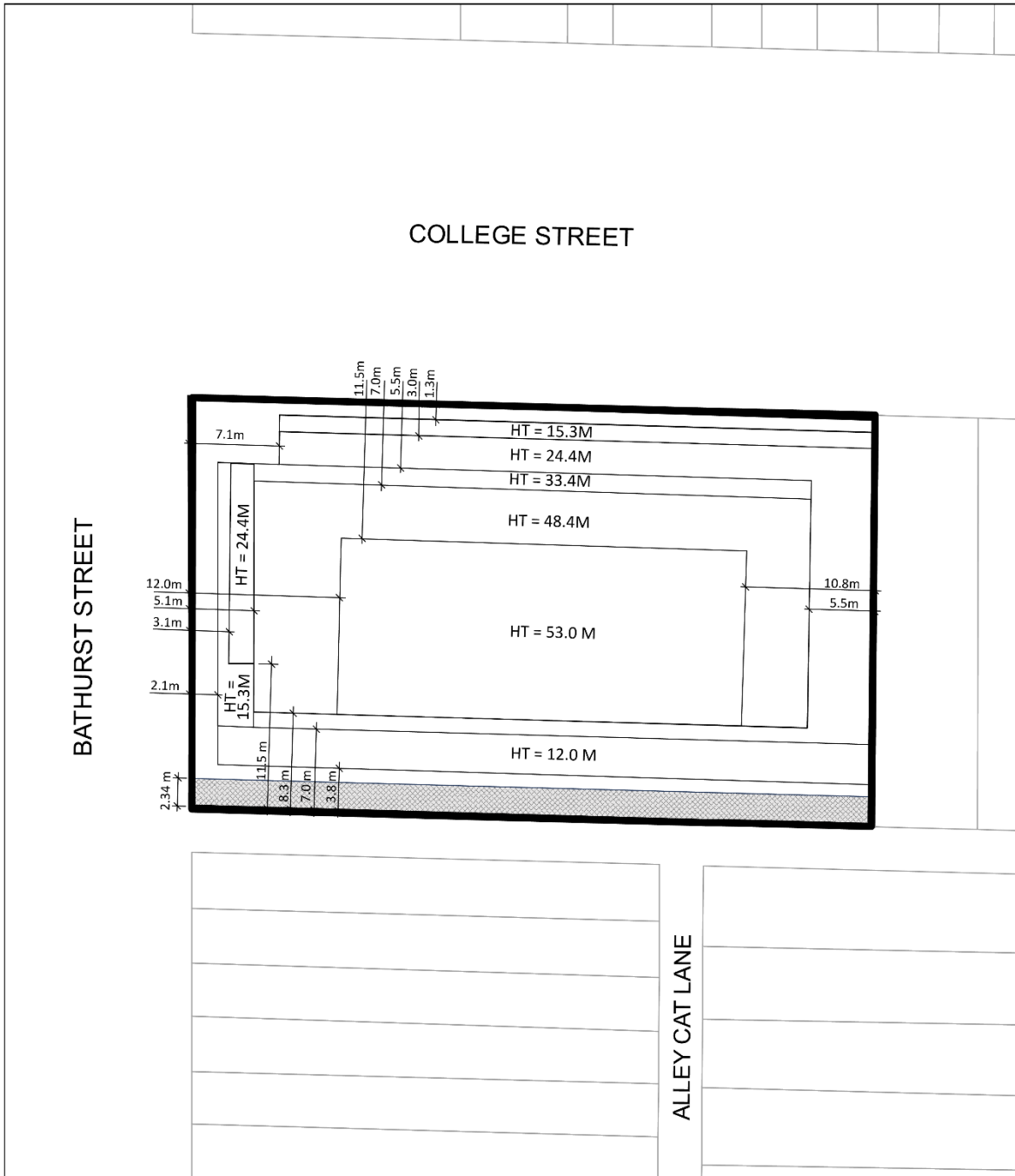


DIAGRAM 3



 **Toronto**  
Diagram 3

419-431 College Street

20 190121 STE 11 0Z

 LANE WIDENING


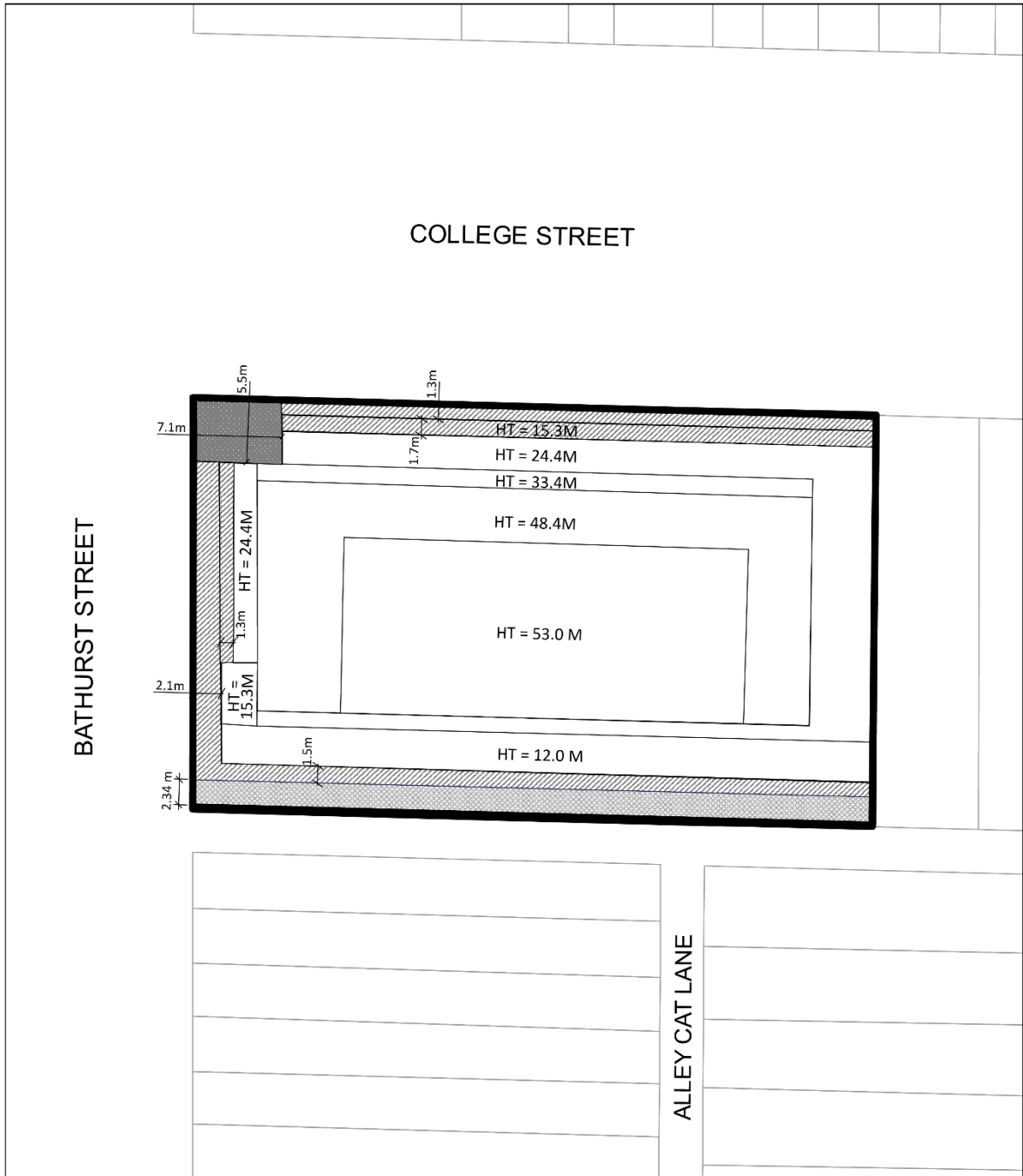
  
City of Toronto By-law 569-2013  
Not to Scale  
05/13/2026




DIAGRAM 4



 **TORONTO**  
Diagram 4

419-431 College Street

20 190121 STE 11 0Z

-  LANE WIDENING
-  NO BUILDING OR ENCROACHMENTS ZONE
-  NO ENCROACHING BALCONY ZONE


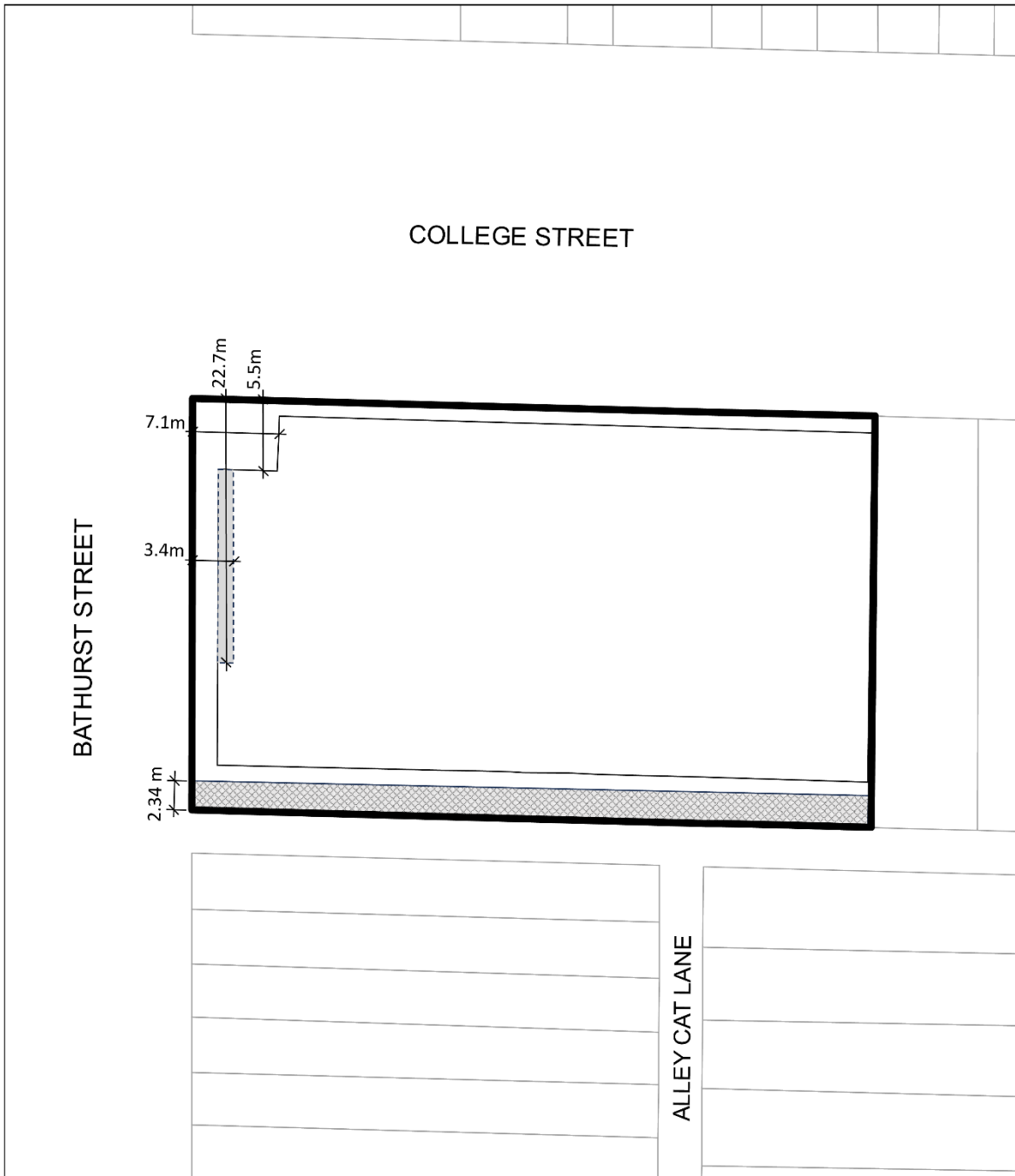
  
 City of Toronto By-law 569-2013  
 Not to Scale  
 05/13/2026



DIAGRAM 5




 **Toronto**  
Diagram 5

419-431 College Street

20 190121 STE 11 0Z

-  LANE WIDENING
-  NO PART OF A BUILDING, EXCEPT FOR ANY STRUCTURAL ELEMENTS ASSOCIATED CLADDING AND ARCHITECTURAL FEATURES, MAY BE LOCATED BETWEEN THE CANADIAN GEODETIC DATUM ELEVATION OF 105.17 METRES AND A MINIMUM VERTICAL CLEARANCE OF 4.5 METRES IN THE SHADED AREA

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 05/13/2026