

1280 to 1286 College Street – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Ward: 9 - Davenport

Planning Application Numbers: 26 133464 STE 09 OZ, 26 185564 STE 09 OZ

SUMMARY

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law to permit an 9-storey apartment building with 76 dwelling units at 1280 to 1286 College Street.

The proposed Official Plan and Zoning By-law Amendment applications are consistent with the Provincial Planning Statement 2024 (PPS 2024) and conforms to the City's Official Plan, including Site and Area Specific Policy (SASP) 656 and SASP 657, particularly as it relates to directing growth around transit stations, reurbanizing the City's Avenues, and providing a diverse range and mix of housing options.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the land municipally known as 1280 College Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1280 to 1286 College Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. City Council request the General Manager, Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking to exclude the development located at 1280 to 1286 College Street from Permit Parking.

FINANCIAL IMPACT

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 July 19, 2022, City Council adopted Official Plan Amendment 540 (OPA 540) implementing Protected Major Transit Station Area (PMTSA) boundaries and policies for the Bloor-Danforth corridor. OPA 540 included Site and Area Specific Policy 656 (SASP 656) for the Bloor-Lansdowne GO PMTSA and Site and Area Specific Policy 657 (SASP 657) for the Lansdowne Station PMTSA. The City Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northwest corner of College Street and Lansdowne Avenue. The site is rectangular, with a lot area of approximately 1,055 square metres, and frontage of 39.0 metres along College Street and 27.4 metres along Lansdowne Avenue. The site is currently occupied by a vehicle washing establishment. See Attachment 2 for the Location Map.

Surrounding Uses

North: Low rise residential uses.

East: Low rise residential and commercial uses.

South: Low rise residential and commercial uses fronting onto College Street.

West: Low rise residential and commercial uses fronting Lansdowne Avenue. To the southwest at the south-west corner of Lansdowne Avenue and Dundas Street West is a large format grocer and vehicle fuel station. To the northwest, fronting on Lansdowne Avenue is the a secondary school dually operated by the Conseil scolaire catholique MonAvenir (French Catholic school board) as École secondaire catholique Saint-Frère-André and Conseil scolaire Viamonde (French public-secular school board) as École secondaire Toronto Ouest.

THE APPLICATION

Description

The proposal seeks to permit a 9-storey (28.3 metres to top of building, 32.5 metres to top of mechanical penthouse) apartment building with 76 rental dwelling units. Both indoor and outdoor rooftop amenity space is proposed.

Density

The proposal has a density of 5 times the area of the lot.

Residential Component

The proposal includes 76 rental dwelling units, with 47 one-bedroom units (62%) and 29 two-bedroom units (38%).

Access, Parking and Loading

The proposal includes no vehicular parking spaces and 43 bike parking spaces (with 8 short term spaces located at grade throughout the subject property and 35 long term spaces located within an ancillary building to the rear of the site). One Type G loading space is provided in the rear with access from Lansdowne Avenue.

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 applications can be found on the City's Application Information Centre at: toronto.ca/1280collegest

Reasons for the Applications

An Official Plan Amendment is required to redesignate the 1280 College Street portion of the lands from Neighbourhoods to Mixed Use Areas. A Zoning By-law Amendment is required to: rezone the 1280 College Street portion of the lands from Residential to Commercial Residential, to permit the proposed building height, setbacks and other performance standards, and to secure the proposed unit mix.

APPLICATION BACKGROUND

A pre-consultation meeting took place with the applicant on May 27, 2025. The applications were submitted on March 31, 2026 and deemed complete on April 14, 2026, satisfying the City's minimum application requirements. The report and studies submitted in support of these applications are available on the Application Information Centre at toronto.ca/1280CollegeSt.

Agency Circulation Outcomes

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

POLICY AND 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 (PPS 2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Avenues, and designates the site as Mixed Use Areas and Neighbourhoods. 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 – Site and Area Specific Policies 656 and 657

The site is within delineated Protected Major Transit Station Area. It is greater than 500m from the centre point of the delineated Bloor-Lansdowne planned GO Station and existing the Lansdowne Station associated with SASP 656 and SASP 657, respectively, in Chapter 8 of the Official Plan. Map 2 of both SASPs identify the site as having a minimum Floor Space Index (FSI) of 2.

The area is planned for a minimum population and employment target of 300 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Zoning

The site is dual zoned Commercial Residential CR 2.5 (c1.0; r2.0) SS2 (x1581) and Residential R (D1.0) (x810) under Zoning By-law 569-2013. The CR zone category permits a variety of uses including offices, personal services, eating establishments, retail stores; and residential dwelling units. The R zone category includes a range of

residential building types in detached and semi-detached dwellings, townhouses, multiplexes with up to four or six dwelling units, and small apartment buildings, among others. Small-scale retail, service and office uses are permitted in certain locations, as well as home occupations. The zones within this category also include permission for parks and local institutions.

There is a density limit on the CR portion of the site of 2.5 times the lot area and a density limit on the R portion of the site of 1.0 times the lot area.

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 these applications:

- Mid-Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On May 5, 2026, a virtual community consultation meeting was hosted by Community Planning staff. The applicant and a representative from the Ward Councillor's office attended, along with 42 members of the public. Key areas of discussion included the proposed height, design and built form, sun and shadow impacts, transportation impacts and mitigation, and unit types and sizes. The issues raised through the community consultation process have been considered through the review of the applications.

Statutory Public Meeting Comments

In making their decision with regard to these applications, 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 these applications, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement 2024 (PPS 2024) and Provincial Plans

Staff's review of these applications 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.

Land Use

The property at 1286 College Street is designated Mixed Use Areas and 1280 College Street is designated Neighbourhoods in the Official Plan. The proposal contemplates the redesignation of the Neighbourhoods-designated lands to Mixed Use Areas. Given the existing and planned context for the site and surrounding area, identification of the entire site as Mixed Use Areas is appropriate.

Housing

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. This proposal would result in a rental apartment building, with a unit mix that exceeds the minimum 25% large units of the Growing Up Guidelines; proposing 38% two-bedroom units and no three-bedroom units.

Density, Height, Massing

The proposed height and massing have been considered within the existing and planned context, and in conjunction with the with the Mid-Rise Building Design Guidelines. The proposed height of nine storeys at the intersection of two major streets is appropriate. A step back of 3.5 metres at the ninth storey reduces the perceived massing of the rooftop amenity space. The proposed density exceeds the minimum required density set out in the Bloor-Lansdowne GO Station and Lansdowne GO Station PMTSAs and conforms with SASPs 656 and 657 policies.

Public Realm

The proposed building is setback 1.0 metre to the west and 1.9 metres to the south, providing a pedestrian clearway of between 2.1 and 2.5 metres, resulting in a curb to building face distance of 4.3 metres on College Street and 6.6 metres on Lansdowne Ave. A canopy near the corner and raised planter beds contribute to an improved public realm.

Shadow Impact

Shadows are appropriately limited. No net new shadow is proposed on parks, open spaces, or playgrounds and shadows on the sidewalks and streets are limited to early morning or late evening with sunlight on College Street or Lansdowne Avenue maintained during the spring and fall equinoxes.

Wind Impact

A pedestrian wind assessment letter submitted with the applications indicates minimal changes to the current wind conditions. Wind mitigation measures such as canopies can help to alleviate these impacts.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal. Staff have reviewed the submitted materials and have accepted the analysis and conclusions as they relate to the applications.

Road Widening

In order to satisfy the Official Plan requirement of a 20 metre right-of-way for this segment of Lansdowne Avenue, a 0.86 metre road widening dedication along the Lansdowne Avenue frontage of the site is required and is proposed to be conveyed to the City.

Mobility

No resident parking or visitor parking for vehicles will be provided on-site. Transportation Services staff concur with the applicant's Transportation Impact Study analysis, that there are alternatives in the area for parking for visitors. One Type G loading space is proposed to be provided on the ground level along the northern portion of the site.

The site is well-served by public transit and supports active transportation. A total of 43 bicycle parking spaces are proposed, of which 35 are long-term bicycle parking spaces located within an ancillary building to the rear and 8 short-term bicycle parking spaces at grade throughout the site.

A Transportation Impact Study was submitted in support of the applications which proposes transportation demand management (TDM) strategies including providing on-site bicycle repair stations and providing transit information to residents.

Parkland

In accordance with [Section 42 of the Planning Act](#), 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.

Conclusion

The proposal is consistent with Provincial Planning Statement 2024. The proposal conforms with the Official Plan, particularly as it relates to directing growth around transit stations, reurbanizing the City's Avenues, and providing a diverse range and mix

of housing options. Staff recommend that Council approve the Official Plan and Zoning By-law Amendment applications.

CONTACT

Josh Estrella, Assistant Planner, Community Planning, Tel. No. 416-338-7697, E-mail: Josh.Estrella@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
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: Ground Floor Plan
- Attachment 9: East Elevation
- Attachment 10: North Elevation
- Attachment 11: West Elevation
- Attachment 12: South Elevation
- Attachment 13: 3D Massing Model (Looking Northwest)
- Attachment 14: 3D Massing Model (Looking Southeast)

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1280 to 1286 COLLEGE STREET
Application Numbers: 26 133464 STE 09 OZ, 26 185564 ST E09 OZ
Application Type: Official Plan Amendment
Zoning By-law Amendment
Date Received: March 31, 2026
Project Description: An Official Plan and Zoning By-law Amendment for a 9-storey residential building with 76 apartment dwelling units.

Applicant	Agent	Architect	Owner
Collecdev Markee	Collecdev Markee	Batay-Csorba Architects Inc.	Markee Missing Middle (Lansdowne) GP Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods CR 2.5 (c1.0; r2.0) SS2 (x1581) and R (d1.0) (x810)	Site Specific Provision:	SASP 656 SASP 657
Zoning:		Heritage Designation:	N
Height Limit (m):	11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,055 Frontage (m): 37 Depth (m): 27

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	175		530	475
Residential GFA (sq m):			5,123	5,123
Non-Residential GFA (sq m):	175			
Total GFA (sq m):	175		5,123	5,123
Height - Storeys:	1		9	9
Height - Metres:			32.5	32.5

Lot Coverage Ratio (%)	50.26	Floor Space Index:	5.01
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,123	0
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			76	76
Freehold:				
Condominium:				
Other:				
Total Units:			76	76

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			47		
Total Units:			47	29	

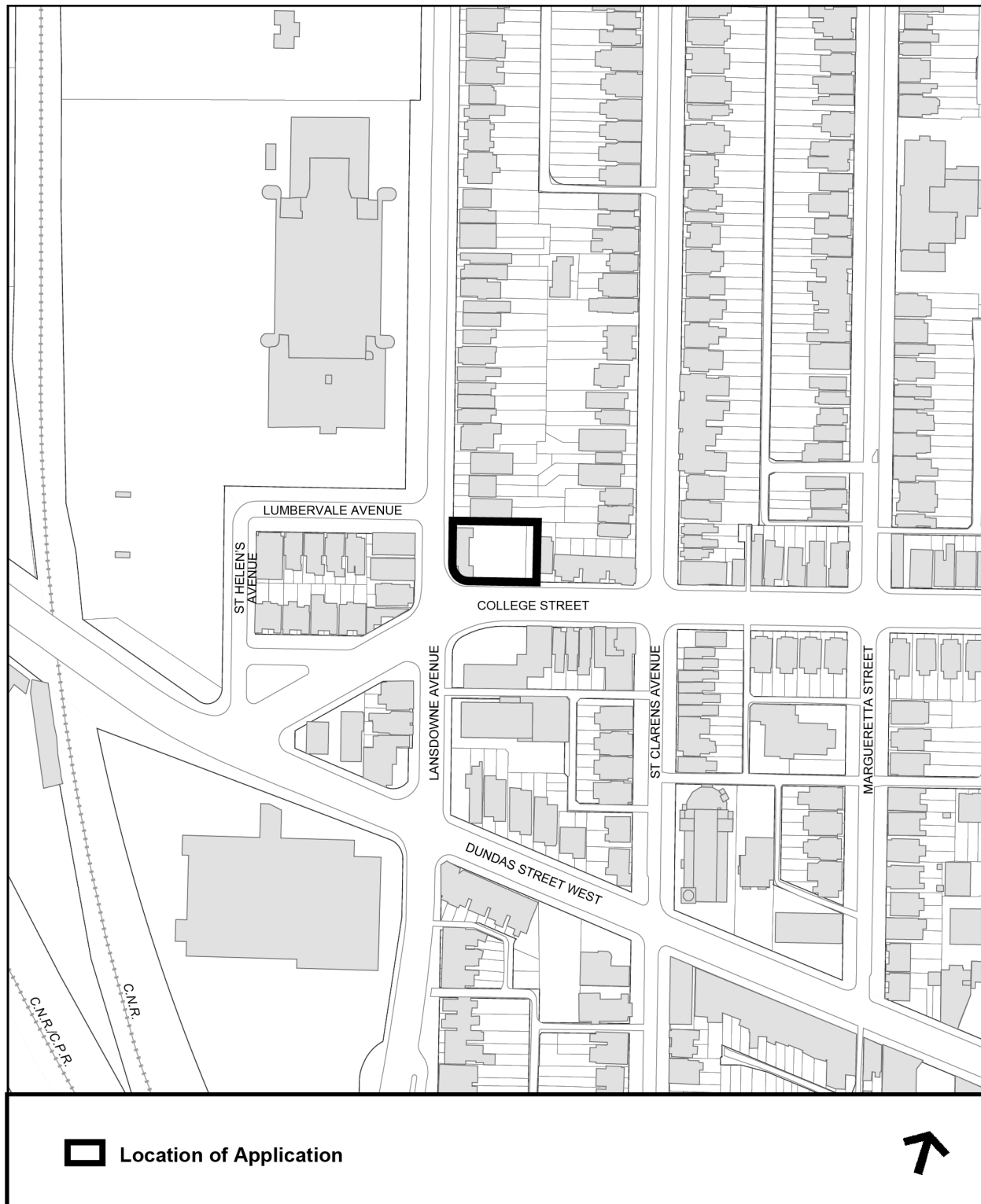
Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	43	Loading Docks:	1
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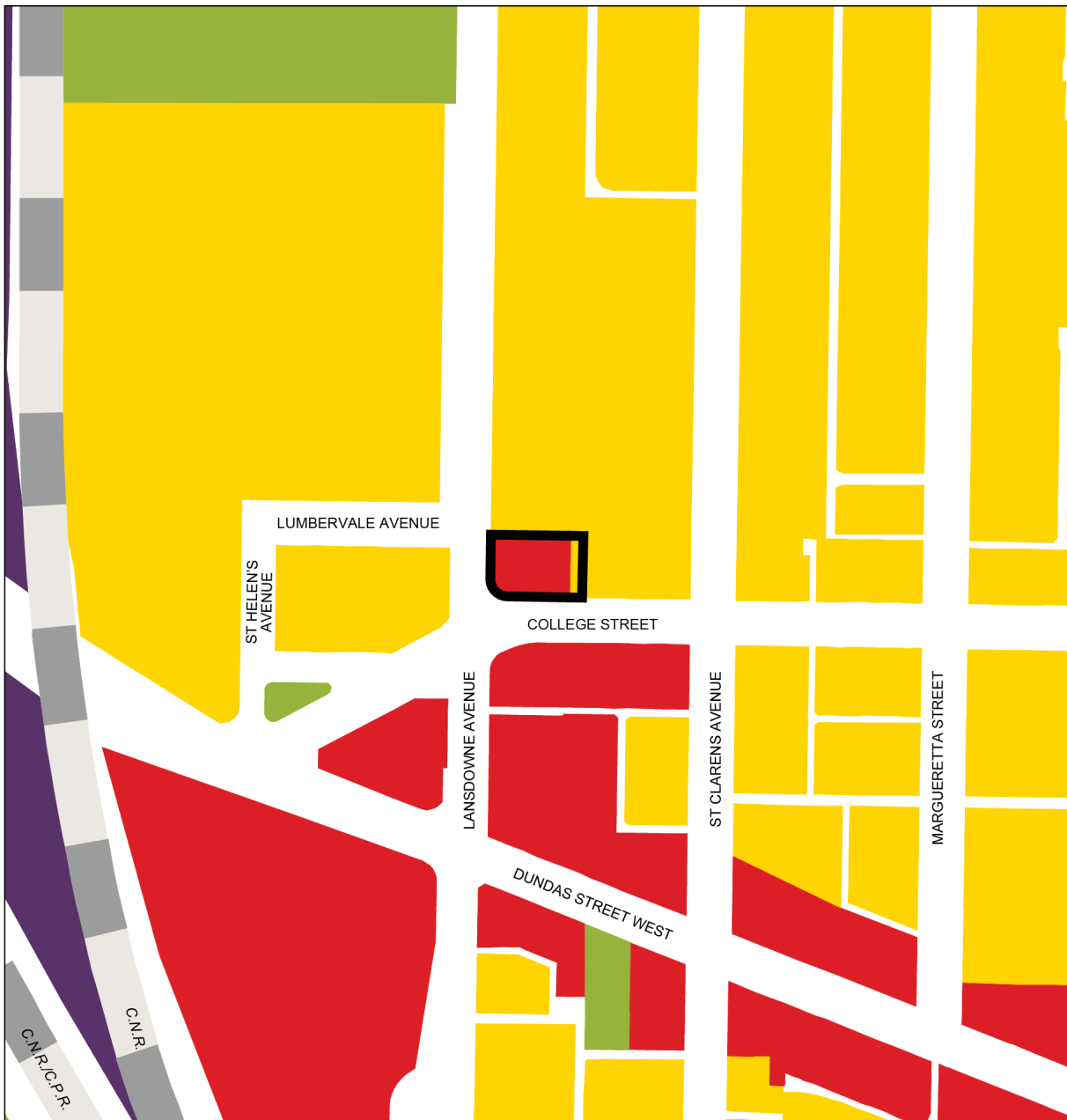
CONTACT:

Josh Estrella, Assistant Planner
416-338-7697
Josh.Estrella@toronto.ca

Attachment 2: Location Map



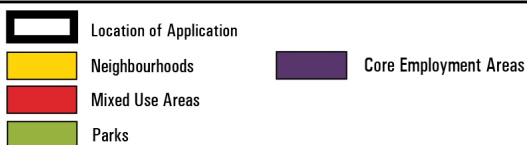
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

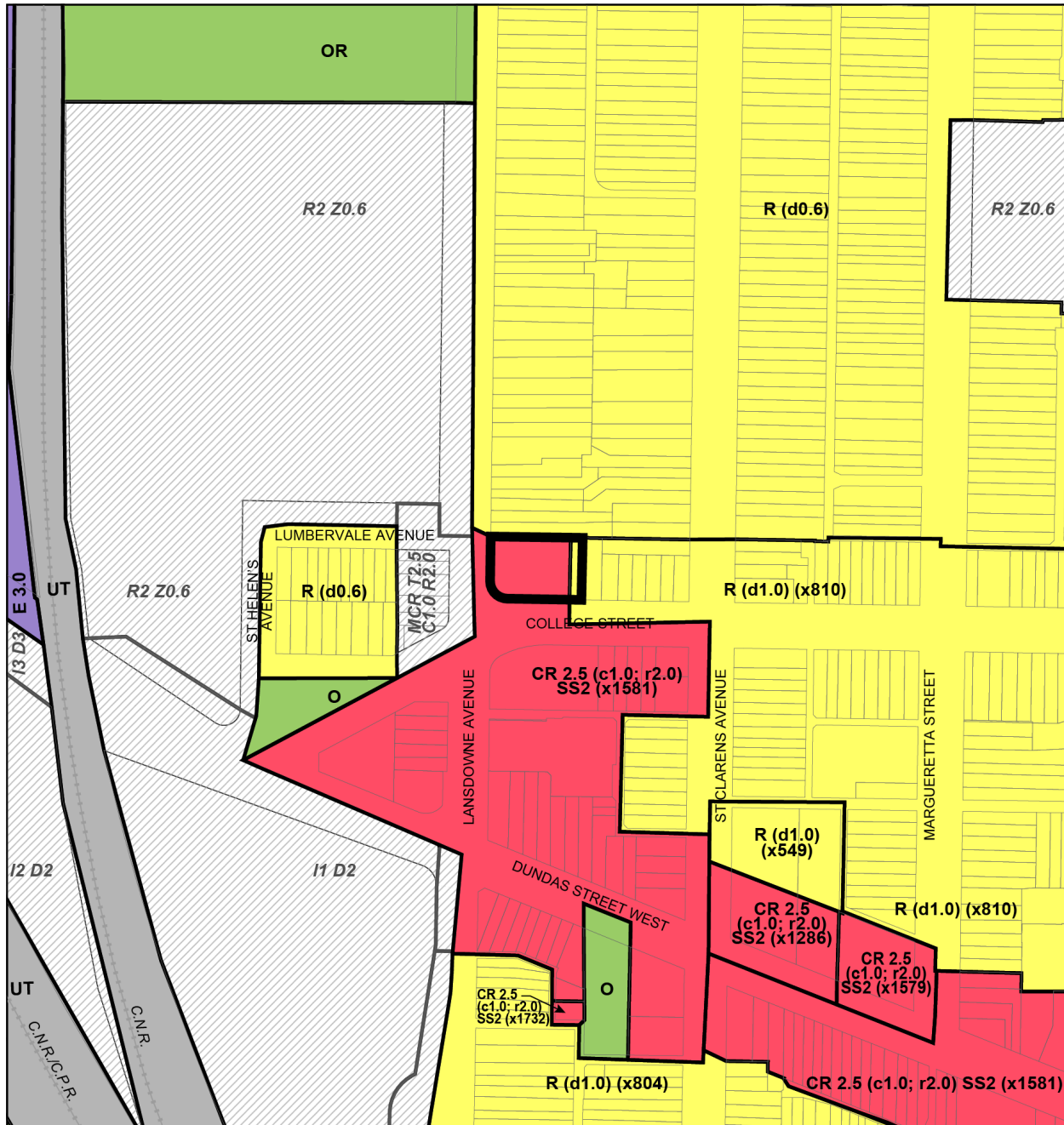
1280-1286 College Street

File # 26 133464 STE 09 02



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Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1280-1286 College Street

File # 26 133464 STE 09 0Z

Location of Application

Residential
 Commercial Residential
 Employment Industrial
 Open Space

Open Space Recreation
 Utility and Transportation

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

Residential District
 Industrial District
 Industrial District
 Industrial District
 Mixed-Use District



Not to Scale
 Extracted: 03/30/2026

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 952
for the City of Toronto
respecting the lands known municipally in the year 2025, as
1280 College Street

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. 952 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, John D. Elvidge
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 952 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1280 COLLEGE STREET

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

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in 2025 as 1280 College Street from Neighbourhoods to Mixed Use Areas, as shown in Appendix 1.

APPENDIX 1



Official Plan Amendment #952

Revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Mixed Use Areas

1280-1286 College Street

File # 26 133464 STE 09 02

 Location of Application

 Mixed Use Areas

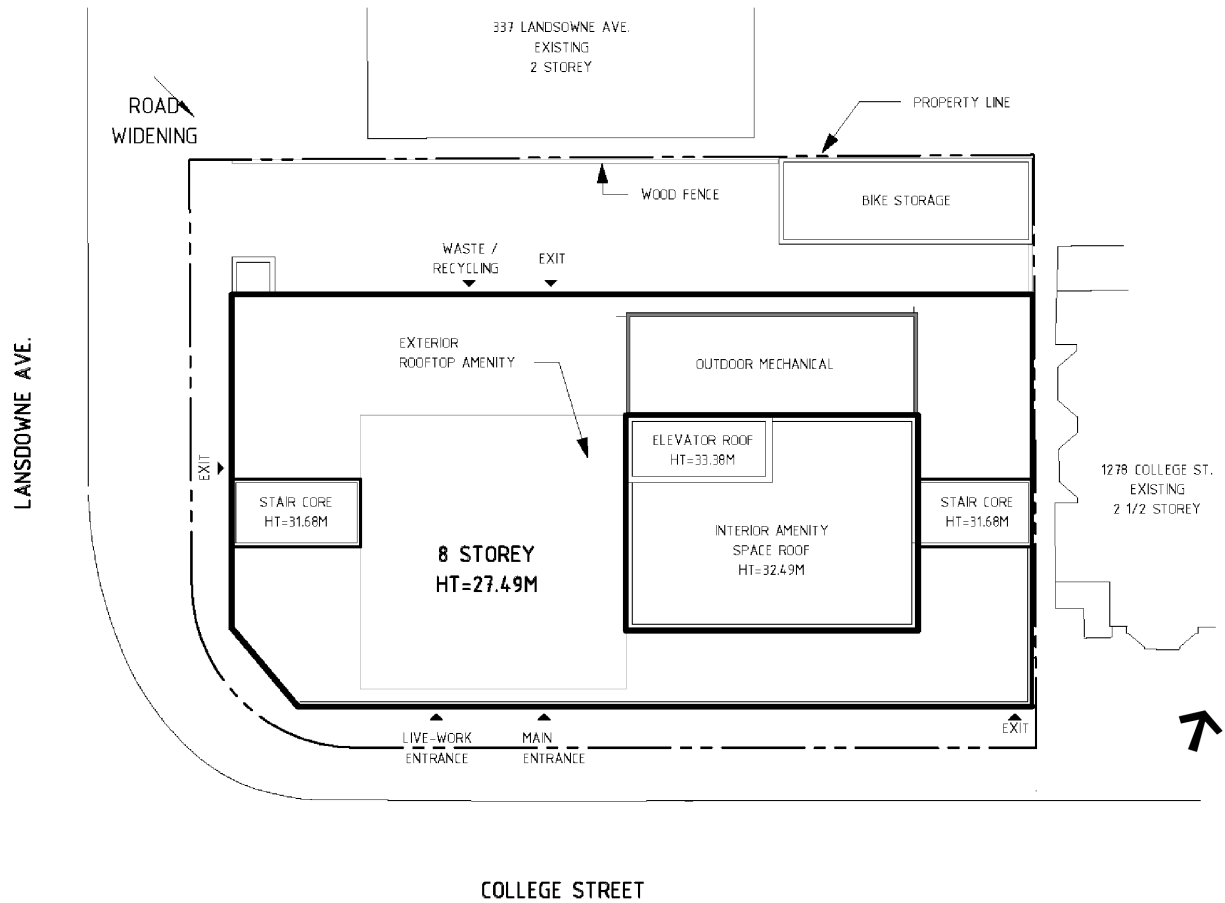


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Attachment 6: Draft Zoning By-law Amendment

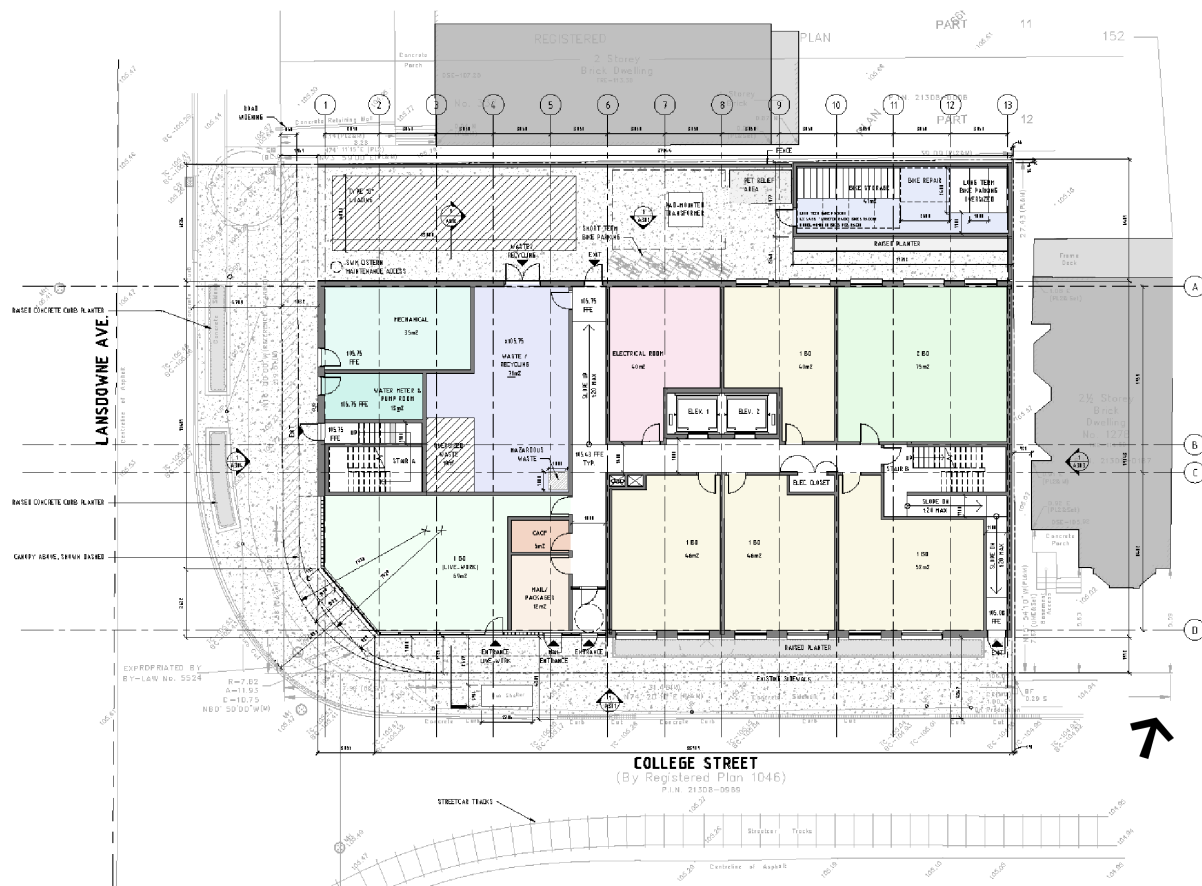
This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting.

Attachment 7: Site Plan



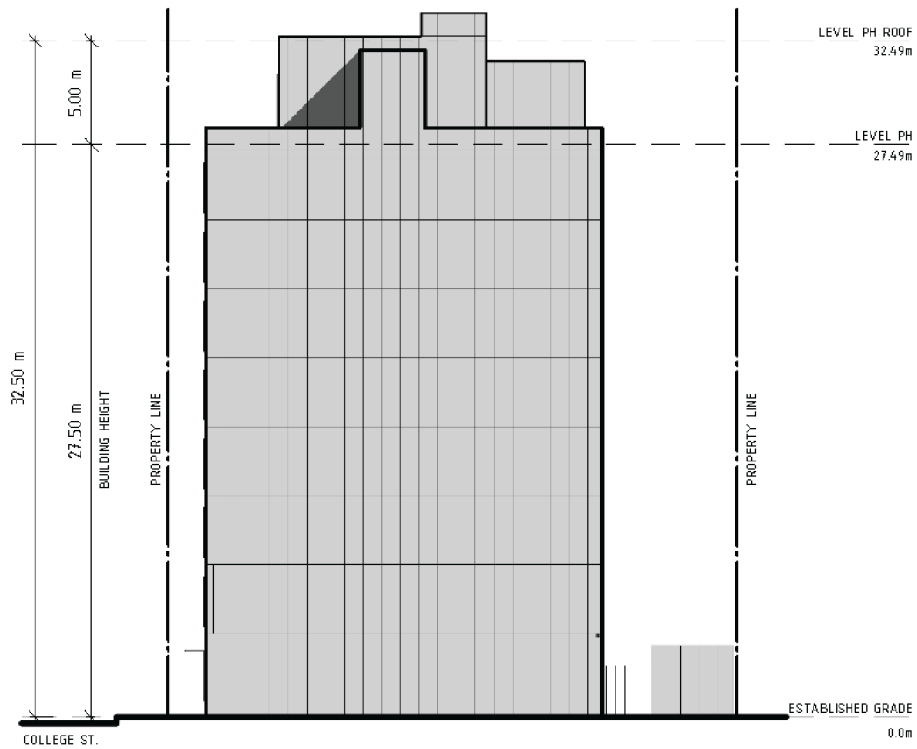
Site Plan

Attachment 8: Ground Floor Plan



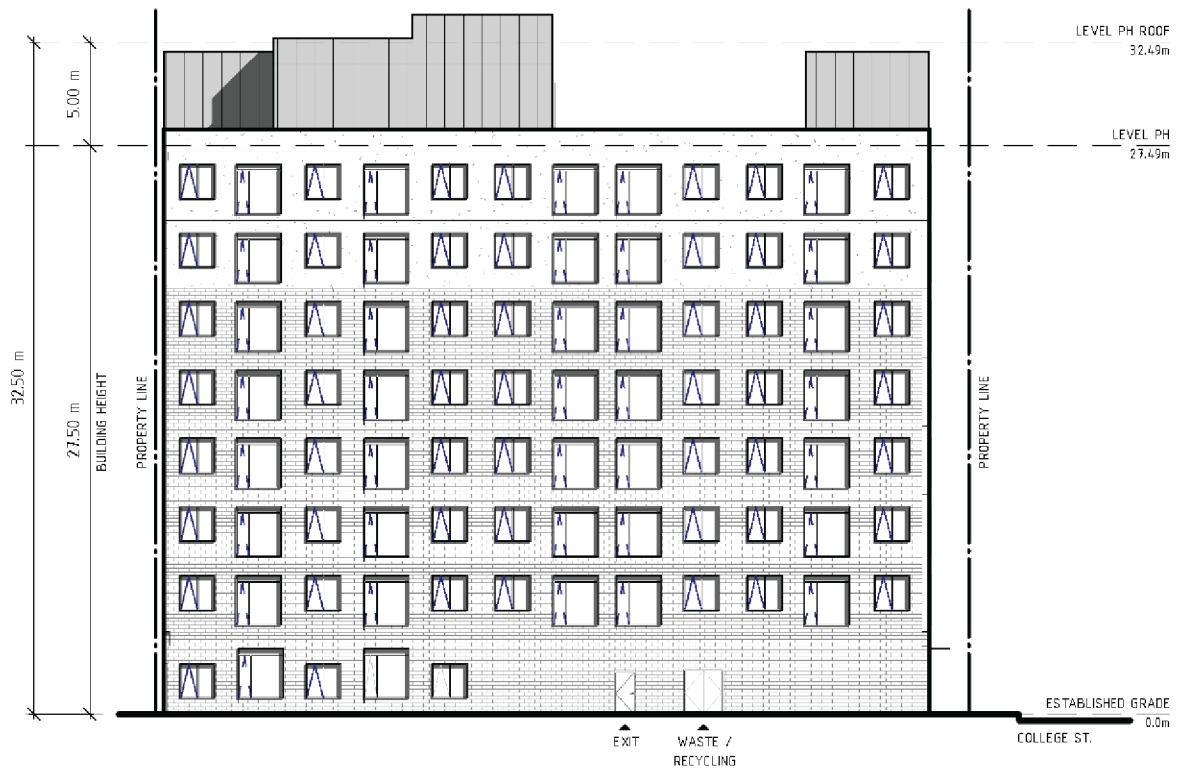
Ground Floor Plan

Attachment 9: East Elevation



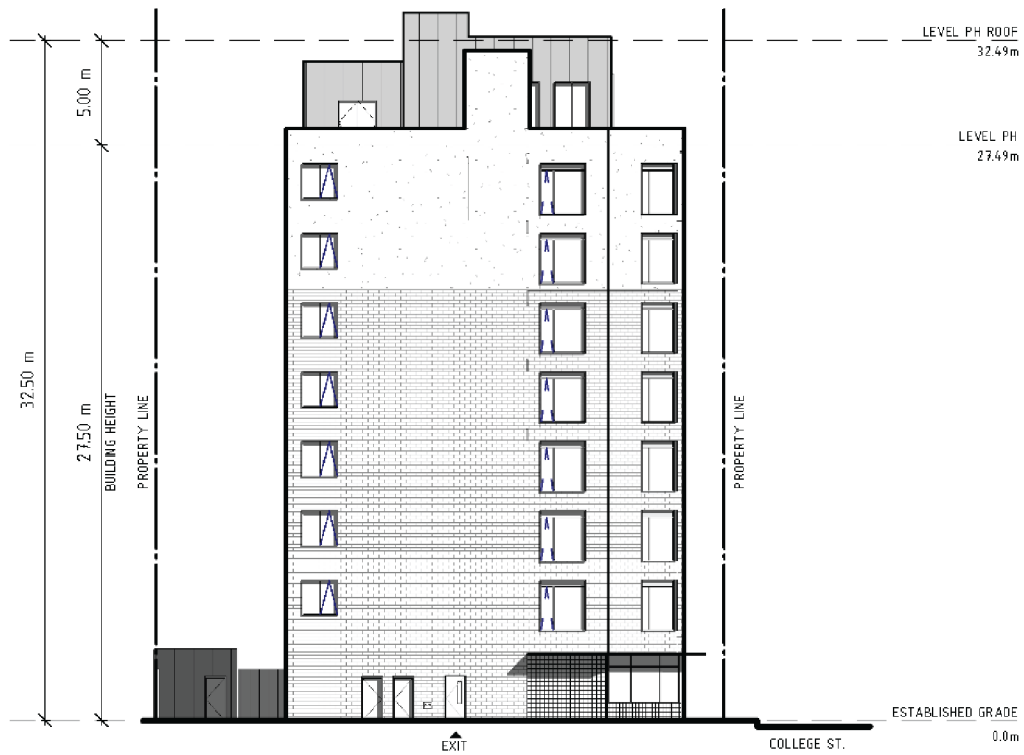
East Elevation

Attachment 10: North Elevation



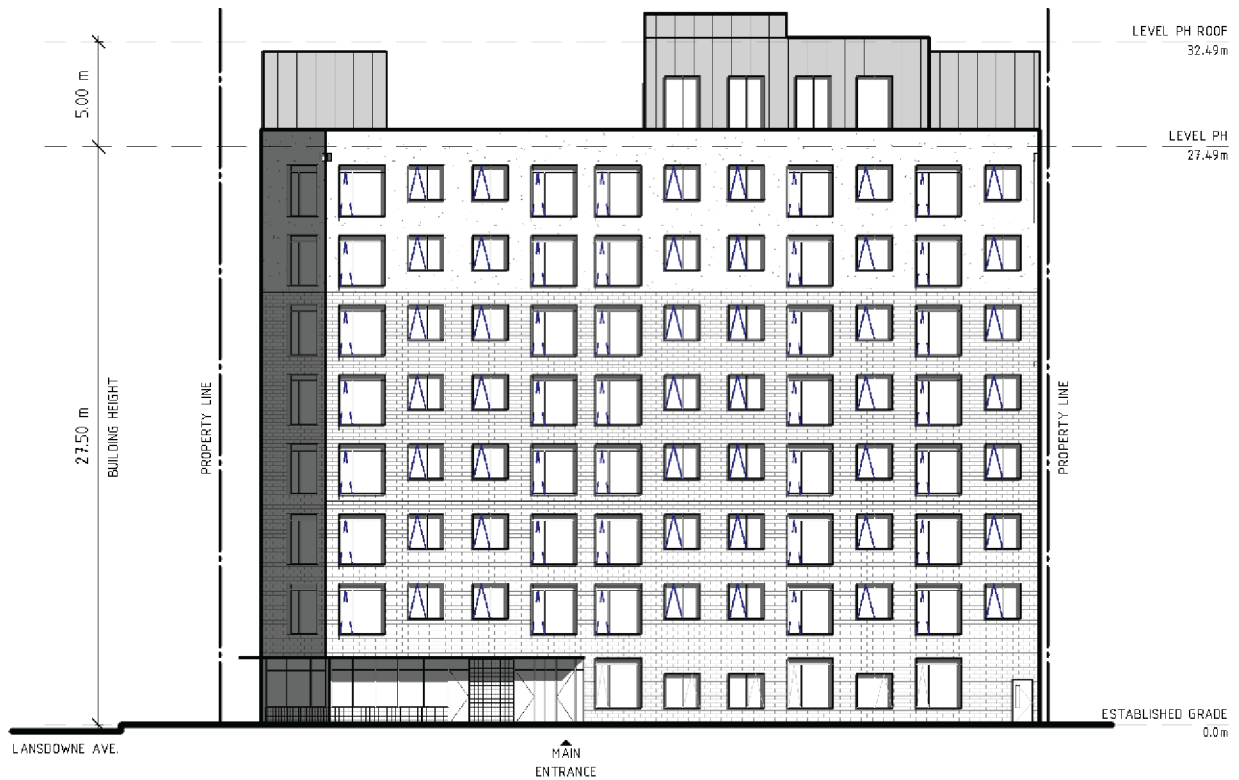
North Elevation

Attachment 11: West Elevation



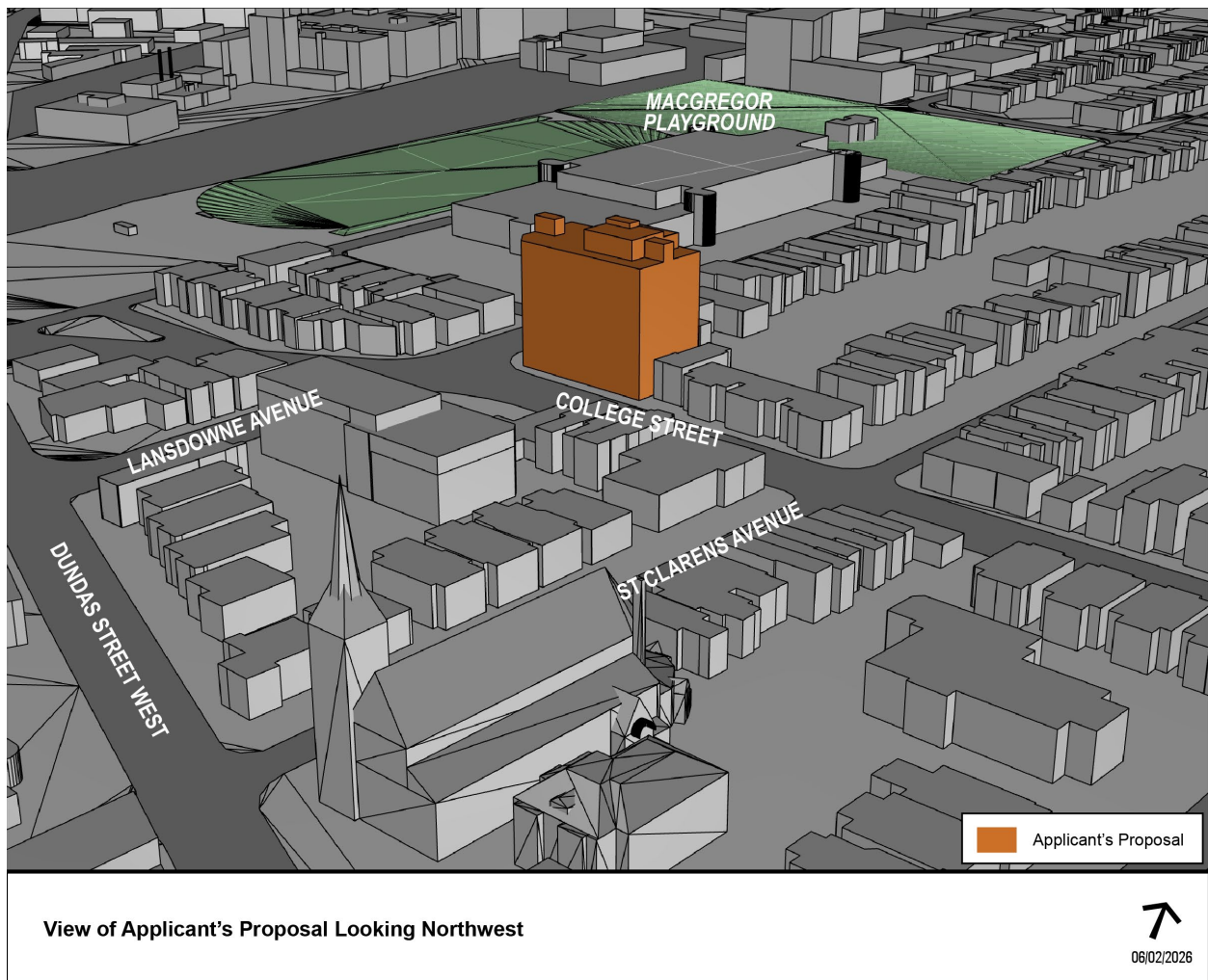
West Elevation

Attachment 12: South Elevation



South Elevation

Attachment 13: 3D Massing Model (Looking Northwest)



Attachment 14: 3D Massing Model (Looking Southeast)

