

Attachment 8: Draft Zoning By-law Amendment

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

CITY OF TORONTO

BY-LAW No. [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, 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; 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)"; and

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 2.5 (c1.0; r2.5) SS2 (x1010) to a zone label of (H) (CR 2.5 (c1.0; r2.5) SS2 (x1010).
4. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.11.10 Exception Number 1010 so that it reads:

(1010) Exception CR 1010

- (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, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (EE) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the height of the **building** or **structure** is the distance between the Canadian Geodetic Datum of 102.55 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum heights of a **building** or **structure** is the number in metres following the letters “HT” as shown in Diagram 3 of By-law [Clerks to insert by-law#];
- (D) Regulation 40.10.20.100(1) does not apply to an **eating establishment** or **take-out eating establishment**;
- (E) Regulation 40.10.20.100(17), with respect to **retail services**, does not apply;
- (F) Clause 150.100.30.1, with respect to **eating establishments**, does not apply;
- (G) 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**;
- (H) Regulation 40.10.40.1(1), with respect to the location of commercial uses in a **mixed use building**, does not apply to any residential use portion of any **building** that fronts Henry Street;
- (J) 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;
- (K) Despite regulations 40.5.40.10 (4) 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#]:
 - i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as a structural damper system, elevator shafts, enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 11.0 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 11.0 metres;
 - iii) railings and guard rails, divider screens on a balcony and/or terrace, 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, protection purposes, light fixtures, 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;
- (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#]**;
- (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 insert 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
- (Q) Despite (N) above, no balconies are permitted within the area identified as “no balcony zone” on Diagram 3 of By-law **[Clerks to insert by-law#]**;
- (R) Regulations 40.10.50.10(1), (2), and (3), with respect to **landscaping**, do not apply;
- (S) Regulations 40.10.80.20(1), and (2) do not apply;
- (T) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** of all **buildings** and **structures** is 36,500 square metres of which:
 - i) the permitted maximum **gross floor area** for residential uses is 34,500 square metres; and
 - ii) the required minimum **gross floor area** for non-residential uses is 1,900 square metres;
- (U) The provision of **dwelling units** is subject to the following:
 - i) a minimum of 272 **dwelling units** must have 2 or 3 bedrooms;
- (Y) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
 - i) at least 2.8 square metres for each **dwelling unit** as indoor **amenity space**;

- ii) at least 0.4 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
 - (Z) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a minimum of 5% but not less than 1 of the provided **parking space** must be accessible **parking space** in accordance with Section 200.15;
 - (AA) 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;
 - (BB) Despite Clause 220.5.10.1, one Type “G” **loading space** and one Type “C” **loading space** shall be provided and maintained;
 - (CC) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
 - i) length of 1.6 metres;
 - ii) width of 0.45 metres; and
 - iii) vertical clearance of 1.9 metres;
 - (DD) 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;
 - (EE) Despite regulations 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are:
 - i) length of 1.6 metres;
 - ii) width of 0.45 metres; and
 - iii) vertical clearance of 1.2 metres
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 or applicant shall submit a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) If the accepted and satisfactory Functional Servicing and Stormwater Management Report from (i) above identifies any new required municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review.

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

Enacted and passed on [Clerks to insert date].

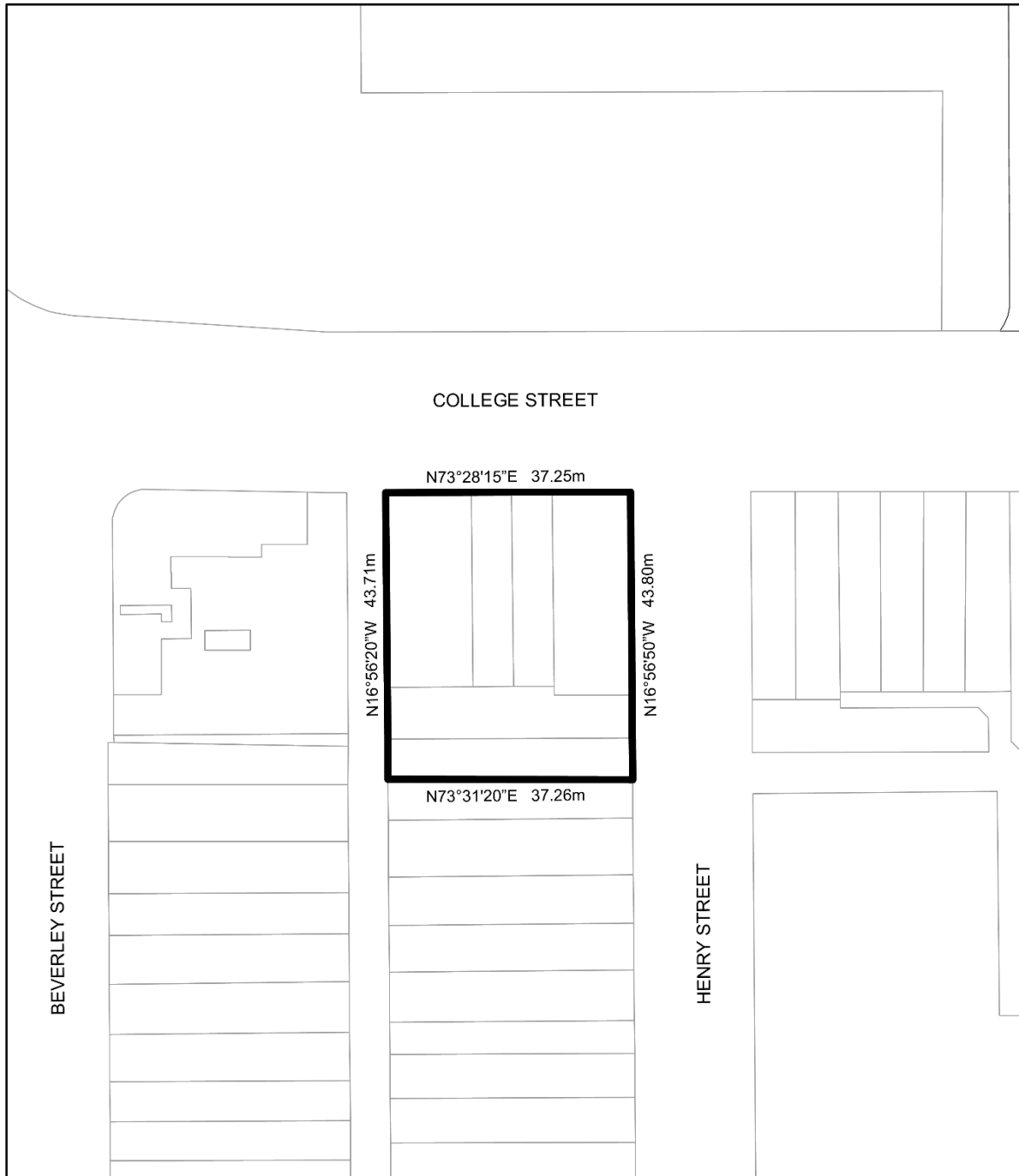
[full name],

[full name],

Speaker

City Clerk

(Seal of the City)



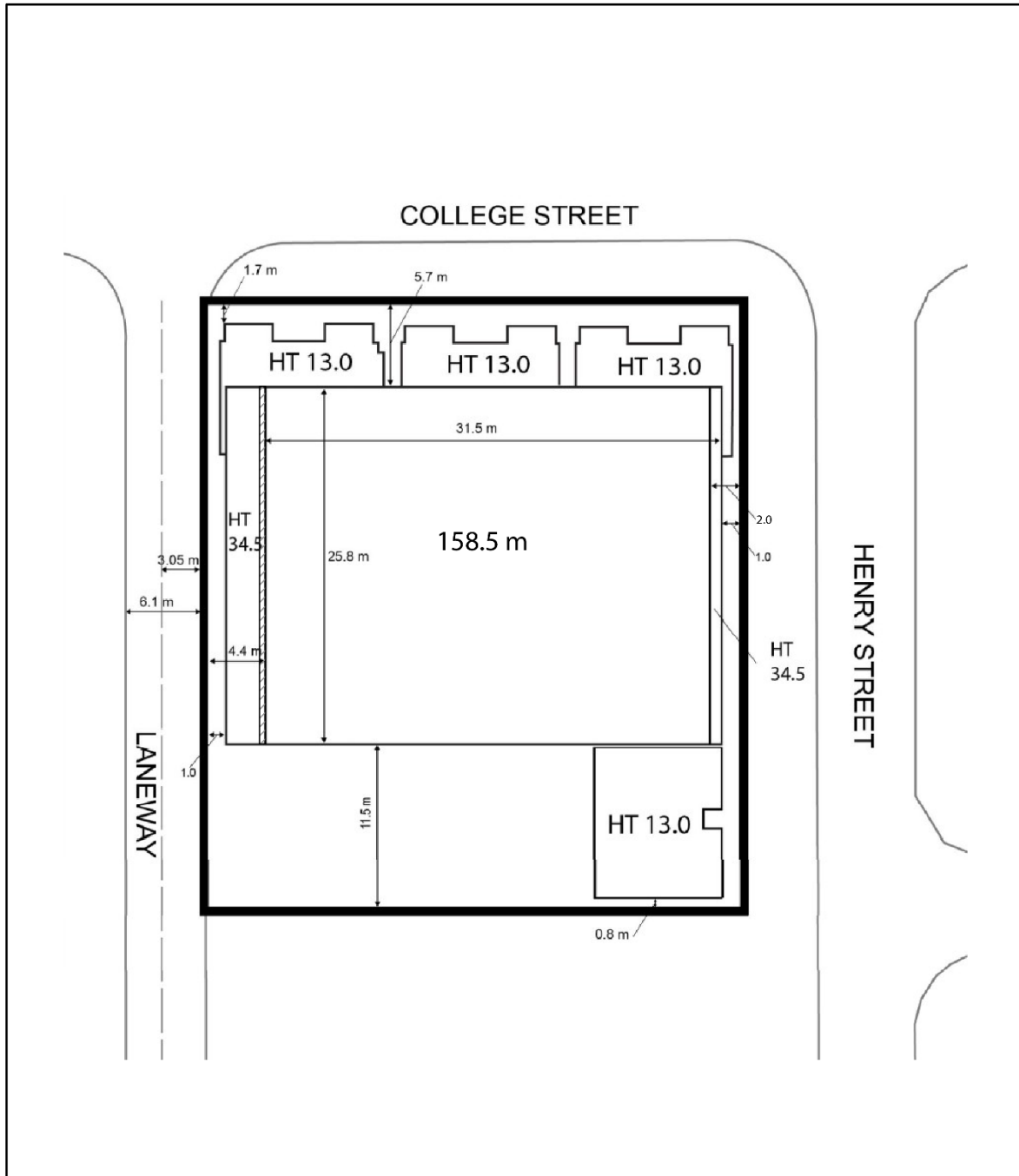


 **TORONTO**
Diagram 2

191-199 College Street and 74-76 Henry Street

26 120321 STE 11 0Z


City of Toronto By-law 569-2013
Not to Scale
06/19/2026



Toronto
Diagram 3

191-199 College Street and 74-76 Henry Street

26 120321 STE 11 02

 No Balcony Zone


City of Toronto By-law 569-2013
Not to Scale
06/19/2026