

210, 214 and 222 College Avenue East

**Statutory Public Meeting for Proposed
Official Plan and Zoning By-law Amendment
Applications**

April 15, 2026

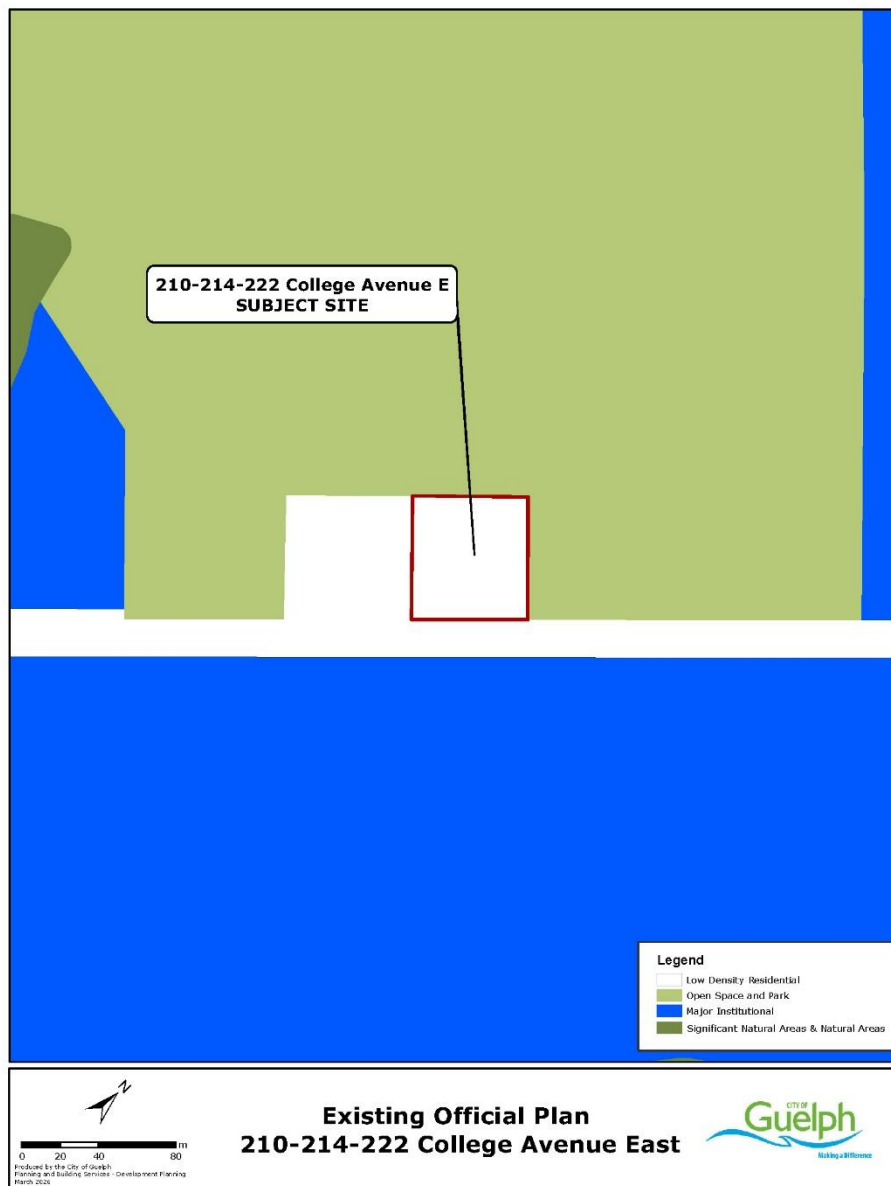
Site Context

- 0.39 hectares in size
- 61.6 metres of frontage along College Avenue East



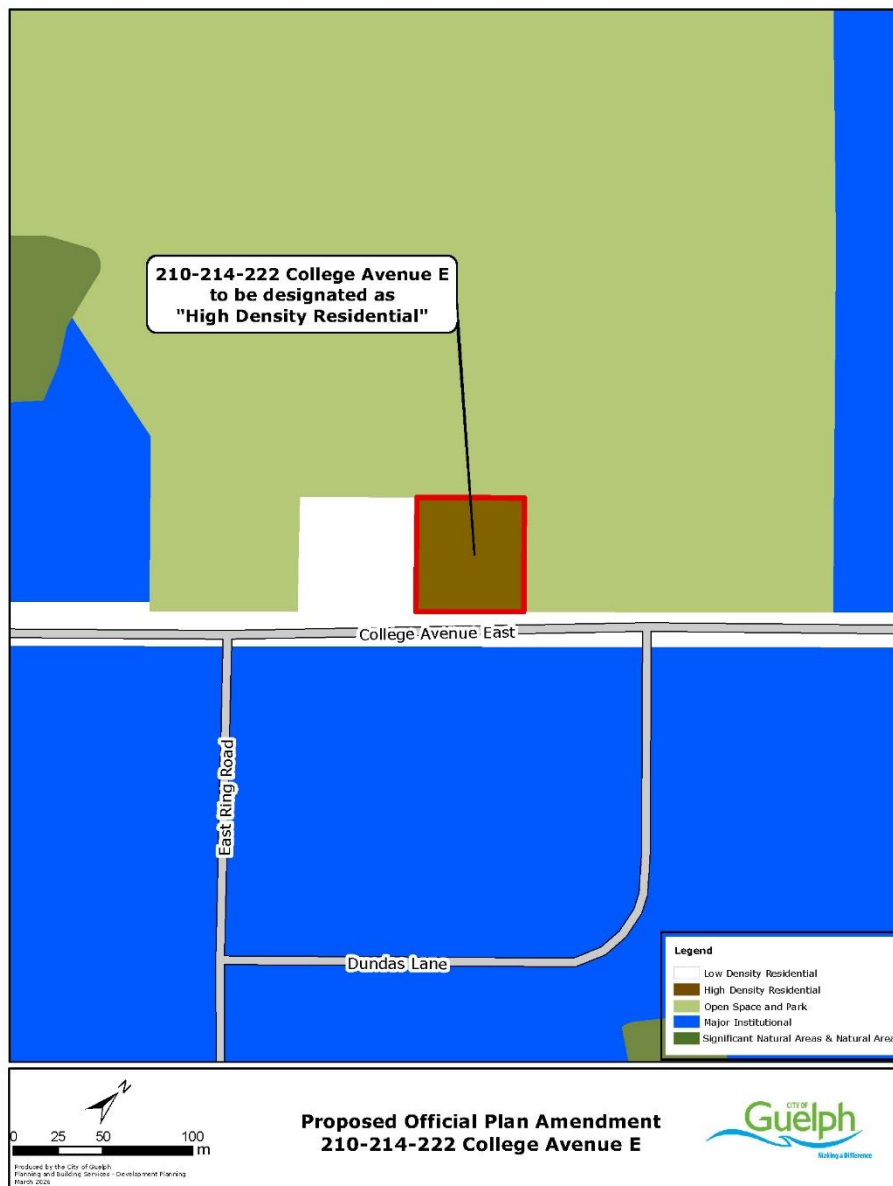
Existing Official Plan Designation

- “Low Density Residential”



Proposed Official Plan Designation

- “High Density Residential”
- Site specific policy to permit a net density of 425 units per hectare for a “Post-Secondary School Residence”

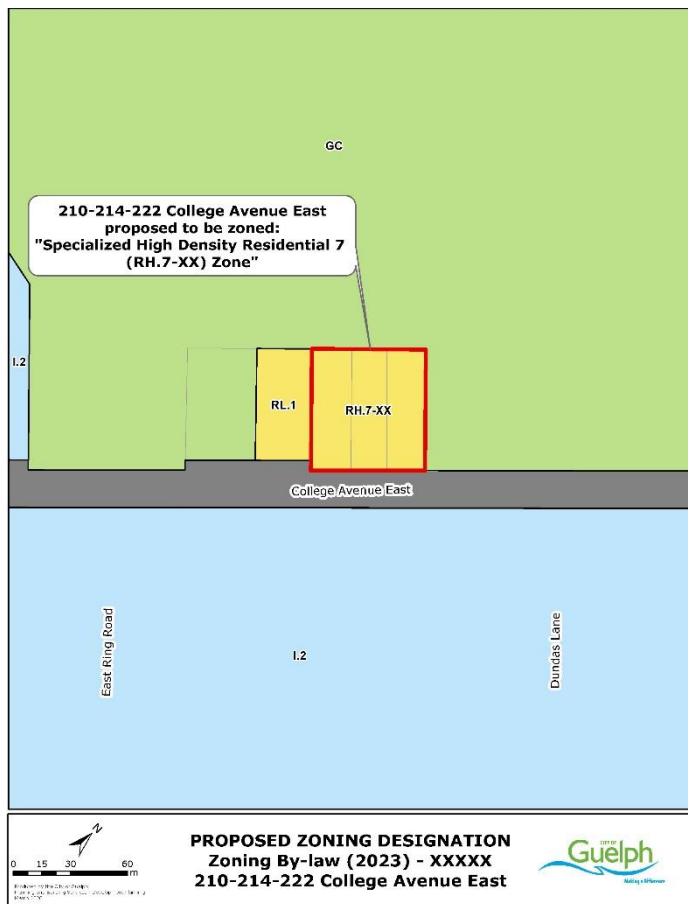


Existing Zoning



- "Low Density Residential 1" (RL.1) Zone
- Holding Provision (H1) is included on the parcel municipally known as 222 College Avenue East

Proposed Zoning



- "Specialized High Density Residential" (RH.7-XX) Zone

Requested Specialized Zoning Regulations

The following specialized regulations are requested to facilitate the proposed RH.7-xx Zone:

- Permit a “Post-Secondary School Residence” as an additional permitted use, that is defined as: “Post Secondary School Residence” shall mean the whole of an apartment building consisting of dwelling units primarily intended for post-secondary school students.
- Increase the maximum density from 150 units per hectare to a maximum of 425 units per hectare for a “Post-Secondary School Residence”.
- Reduce the minimum front yard setback from 6 m to 4.3 m.
- Reduce the minimum interior side yard setback along the east side from 7.5 m to 5.5 m.

Requested Specialized Zoning Regulations Continued

- Permit a retaining wall 0.2 m from the rear lot line and east interior side lot line.
- Reduce the minimum buffer strip along the east interior side lot line from 3 m to 0.2 m.
- Permit a transformer and retaining wall within the buffer strip, whereas a transformer or retaining wall are not permitted to be located within the buffer strip.
- Increase the maximum floorplate size from 1,200 m² for the 7th and 8th storey to 1,600 m² for the 7th storey and 1,280 m² for the 8th storey, and from 1,000 m² for each storey above the 8th storey to 1,100 m² for the 9th storey.

Requested Specialized Zoning Regulations Continued

- Reduce the minimum building setback to 2 m for all portions of the building above the 7th storey facing a street, whereas a minimum building setback of 3 m is required for all portions of the building above the 6th storey facing a street.
- Reduce the minimum tower setback from 12 m to 5.5 m for the east interior side lot line and rear lot line, and to 9.5m for the west interior side lot line, measured perpendicularly from the exterior wall of the 6th storey
- Reduce the minimum number of active entrances required from 1 active entrance for every 30 m of street line for the portion of the building facing the street (2 active entrances required), to 1 active entrance.
- Reduce the minimum common amenity area requirement from 20 m² per dwelling unit to 16 m² per dwelling unit.

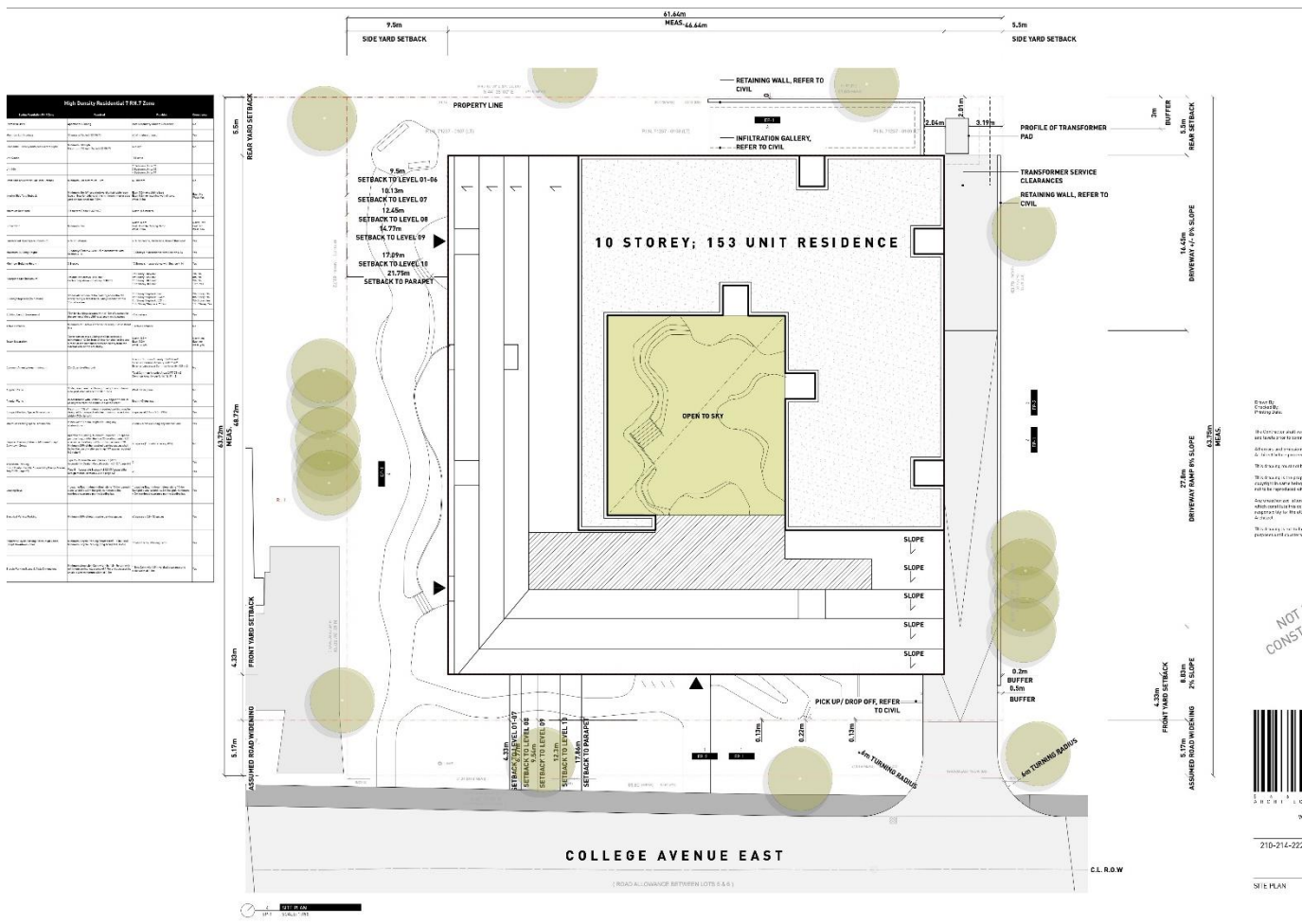
Requested Specialized Zoning Regulations Continued

- Increase the maximum angular plane adjacent to an RL.1 zone from 30 degrees to a maximum of 61 degrees.
- Permit a minimum parking space dimension of 2.75 m x 5.5 m.
- Apply a minimum parking rate of 0.42 parking spaces per dwelling unit for a “Post-Secondary School Residence”, inclusive of resident and residential visitor parking spaces, with a minimum of 20% of the required parking spaces being reserved for the exclusive use of visitors.
- Permit a drop-off/ pick-up parking space within the front yard and setback 1.65 m from the front lot line, whereas parking spaces are not permitted in the front yard and are required to be setback a minimum of 3 m from a lot line.

Requested Specialized Zoning Regulations Continued

- Permit a driveway/ ramp to be setback 0 m from the building, whereas a minimum 3 m setback is required from a surface driveway to a building wall.
- Permit exterior stairs to project 4.10 m into the required front yard and be setback a minimum of 0.2 m from the front lot line, whereas exterior stairs are permitted to project 1.5 m into the required front yard and be setback a minimum of 0.8 m from the front lot line.
- Permit a barrier free access ramp to be setback a minimum of 0.1 m from the front lot line, whereas a minimum setback of 0.8 m is required.

Proposed Site Plan



Proposed Building Rendering

