

Authority: Toronto and East York Community Council
Item TE34.24, adopted as amended by City of Toronto
Council on July 29, 30 and 21, 2026

CITY OF TORONTO

Bill 1249

BY-LAW -2026

To adopt Official Plan Amendment 932 for the City of Toronto respecting the lands known municipally in the year 2025, as 420, 444 Yonge Street and 1, 5, 7, 11, 17, 19, 21, 23 College Street.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas the Minister of Municipal Affairs and Housing has approved the Wellesley, College, Dundas, St. Patrick and Queen's Park Protected Major Transit Station Area pursuant to the Planning Act; and

Whereas authority is given to the Minister of Municipal Affairs and Housing under the Planning Act, to approve amendments to authorized uses of land in a Protected Major Transit Station Area pursuant to the Planning Act; 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 932 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 932 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 420, 444 YONGE STREET
AND 1, 5, 7, 11, 17, 19, 21, 23 COLLEGE STREET**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 938 for lands known municipally in 2025 as 420-444 Yonge Street and 1-23 College Street as follows:

938. 420, 444 Yonge Street and 1, 5, 7, 11, 17, 19, 21, 23 College Street

1. Development may be visible behind the silhouette of Old City Hall, provided:
 - a. This further intrusion is limited to the view from the southwest corner of Bay and Temperance Street;
 - b. the legibility of the silhouette of the roofline and clock tower remains visually prominent as part of the Old City Hall view; and
 - c. visual impacts are mitigated through design measures, including articulation of the building and material selection, to ensure the development appears distinct from and subordinate to Old City Hall.
2. Development may be visible behind the silhouette of City Hall, provided:
 - a. This further intrusion is limited to the view from the eastern portion of Nathan Phillips Square along the north side of Queen Street West;
 - b. the legibility of the East Tower silhouette remains visually prominent as part of the City Hall view; and
 - c. visual impacts are mitigated through design measures, including articulation of the building and material selection, to ensure the development appears distinct from and subordinate to City Hall.



2. Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 420-444 Yonge Street and 1-23 College Street shown on the map above as Site and Area Specific Policy 938.
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:
 - 420-444 Yonge Street and 1-23 College Street