

Authority: Toronto and East York Community Council
Item TE25.8, as adopted by City of Toronto Council on
October 8 and 9, 2025
City Council voted in favour of this by-law on October 9,
2025
Written approval of this by-law was given by Mayoral
Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1106-2025

To adopt Official Plan Amendment 843 for the City of Toronto respecting the lands known municipally in the year 2024, as 15 Toronto 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 843 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 843 TO THE OFFICIAL PLAN LANDS MUNICIPALLY KNOWN IN
THE YEAR 2024 AS 15 TORONTO STREET**

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

1. Chapter 6, Section 41, Downtown Plan, Section 17, Site and Area Specific Policies, is amended by adding:
 - 15 Toronto Street
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 918 for lands known municipally in 2024 as 15 Toronto Street, as follows:

15 Toronto Street

- (a) For development containing more than 80 new residential units:
 - i. A minimum of 23 per cent of the total number of units must contain two or more bedrooms;
 - ii. A minimum of 7 per cent of the total number of units must contain three or more bedrooms; and
 - iii. An additional 10 per cent of the total number of units will be a combination of 2-bedroom and/or 3-bedroom units, and/or units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures.
- (b) Non-residential gross floor area shall be provided on the ground floor in any redevelopment of the lands.
- (c) A minimum of 3,816 square metres of non-residential gross floor area shall be provided for office uses in any redevelopment of the lands.
- (d) The requirements of (c) above, for the lands may instead be satisfied by:
 - i. Providing a minimum of 763 square metres of residential gross floor area of social housing, dedicated to a social housing program authorized under Section 453.1 of the City of Toronto Act, 2006; and
 - ii. The owner entering into an agreement, pursuant to Section 453.1 of the City of Toronto Act, 2006, that provides a minimum of 763 square metres of residential gross floor area as social housing within the proposed development. The social housing units will generally match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning.

3. Chapter 7, Map 29, Site and Area Specific Policies, is amended to add the lands municipally known in 2024 as 15 Toronto Street, shown on the map below, as Site and Area Specific Policy 918.

