

Authority: Toronto and East York Community Council
Item TE27.6, adopted as amended by City of Toronto
Council on December 16 and 17, 2025
City Council voted in favour of this by-law on December
17, 2025
Written approval of this by-law was given by Mayoral
Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1566-2025

To adopt Official Plan Amendment 868 for the City of Toronto respecting the lands known municipally in the year 2025, as 149 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 Queen's Park and St. Patrick 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 868 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 868 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 149 COLLEGE STREET**

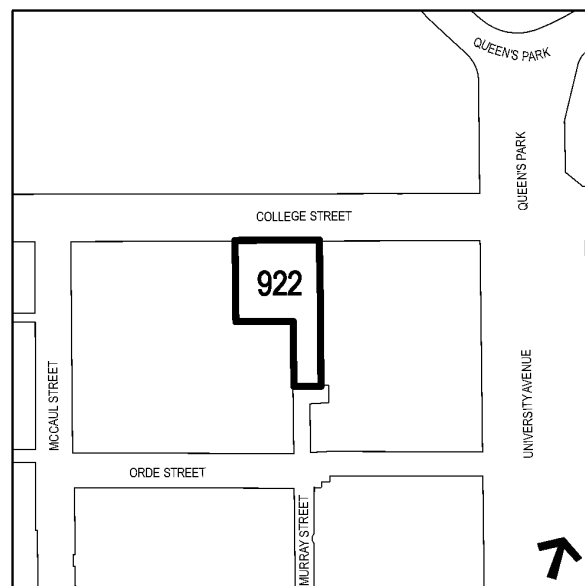
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 922 for lands known municipally in 2025 as 149 College Street, as follows:

922. 149 College Street

A building containing a mix of non-residential institutional uses, student housing and residential uses is permitted on the lands provided that:

- a. A minimum of 55 percent of the total gross floor area of the building is comprised of institutional uses, which shall include:
 - i. A minimum of 4,500 square metres, or 10 percent of the total gross floor area, as non-residential institutional gross floor area, including offices; and
 - ii. The remaining required institutional gross floor area may be provided as private student residence space;
- b. A maximum of 45 percent of the total gross floor area may include residential uses;
- c. For the purpose of this Site and Area Specific Policy "private student residence" means premises owned or operated by a third party consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.



2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 149 College Street, shown on the map above, as Site and Area Specific Policy 922.
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:
 - 149 College Street