

Authority: Toronto and East York Community Council Item TE15.8, adopted as amended by City of Toronto Council on July 24 and 25, 2024  
City Council voted in favour of this by-law on February 4, 2026  
Written approval of this by-law was given by Mayoral Decision 3-2026 dated February 4, 2026

## **CITY OF TORONTO**

### **BY-LAW 104-2026**

**To adopt Official Plan Amendment 748 for the City of Toronto respecting the lands known municipally in the year 2025 as 412 Church St, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby 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 the Minister of Municipal Affairs and Housing has approved the College Station, Dundas Station, and Wellesley Station 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 748 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT 748 TO THE OFFICIAL PLAN  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 412 CHURCH STREET, 414  
CHURCH STREET, 416 CHURCH STREET, 418 CHURCH STREET, 79 GRANBY  
STREET AND 81 GRANBY STREET**

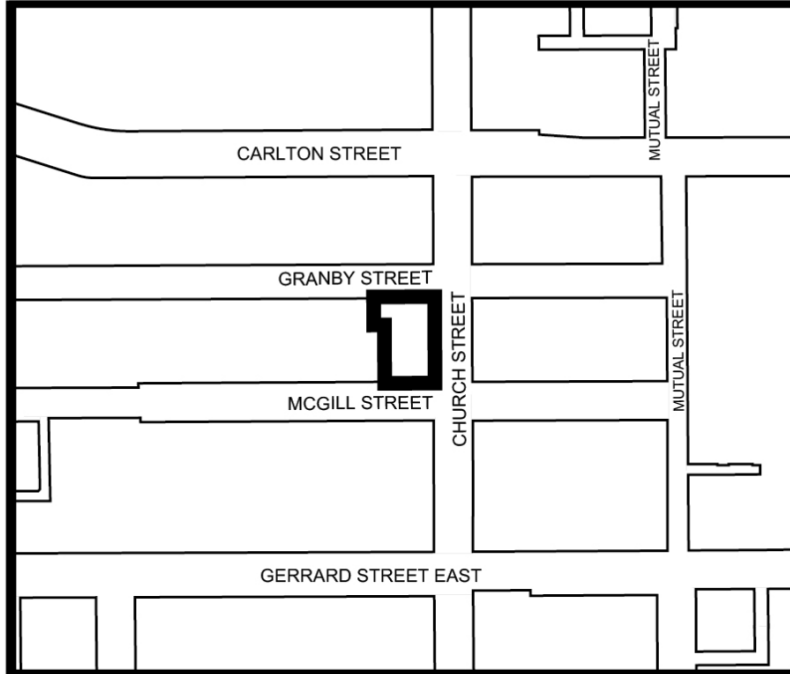
The Official Plan of the City of Toronto is amended as follows:

1. Maps 18, Land Use Plan, is hereby amended by re-designating the lands known municipally as 79 Granby Street and 81 Granby Street from Neighbourhoods to Mixed Use Areas, as shown on the attached Schedule 1.
2. Chapter 6, Section 41, Downtown Plan, Map 41-3: Mixed Use Areas, is amended to show the lands known municipally as 79 Granby Street and 81 Granby Street as Mixed Use Areas 3 – Main Street, as shown on the attached Schedule 2.
3. Chapter 6, Section 41, Downtown Plan, Map 41-3-C: Mixed Use Areas 3 – Main Street, is amended to show the lands known municipally as 79 Granby Street and 81 Granby Street as Mixed Used Areas 3 – Main Street, as shown on the attached Schedule 3.
4. Chapter 6, Section 41, Downtown Plan, Section 17 – Site and Area Specific Policies list, is amended by adding 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby Street.
5. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 889 as follows:

889. On the lands known municipally as 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby Street, the following applies:

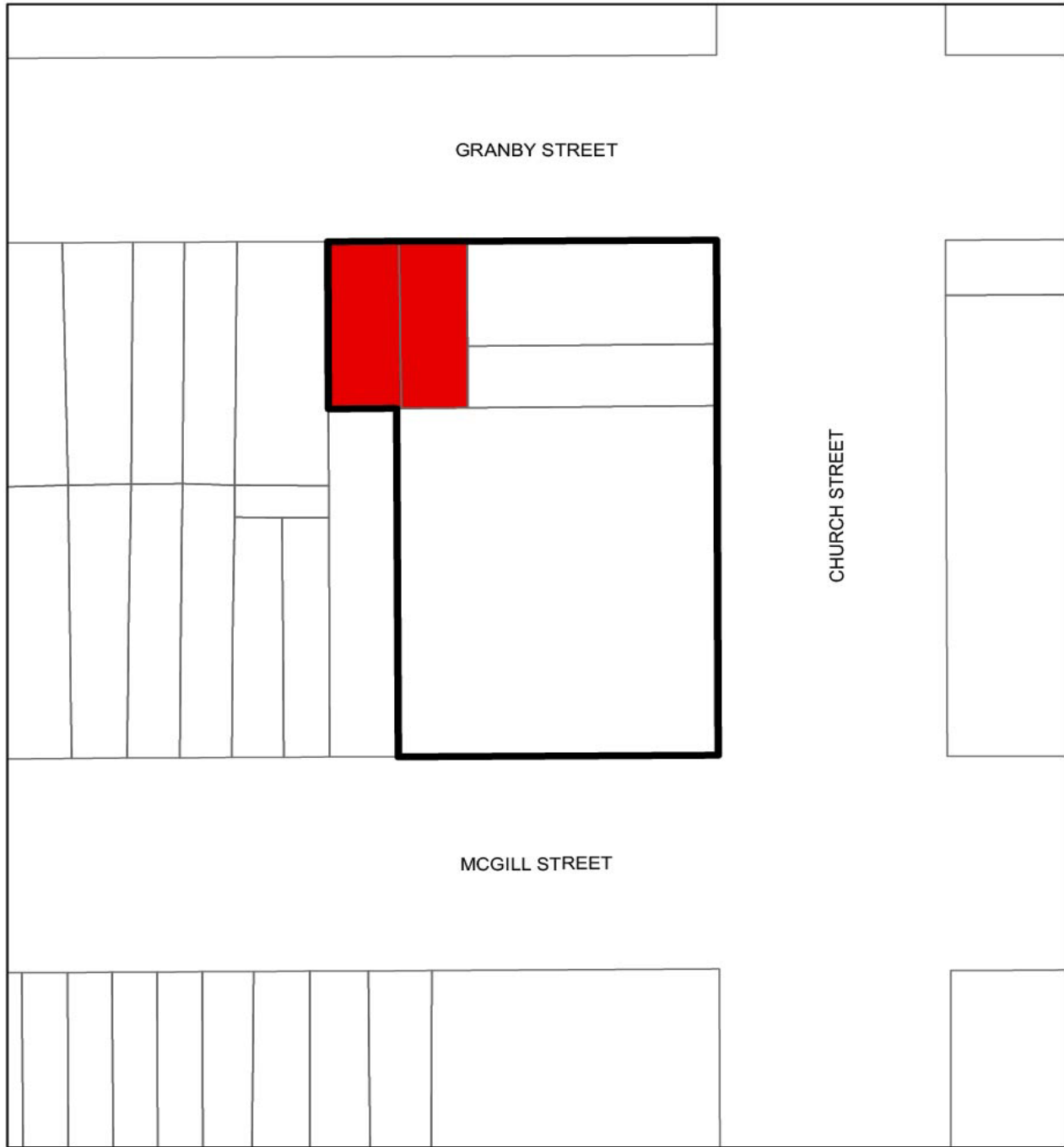
Development containing more than 80 new residential units will include:

- i. a minimum of 20 per cent of the total number of units as 2-bedroom units;
- ii. a minimum of 8 per cent of the total number of units as 3-bedroom units; and
- iii. an additional 17 per cent of the total number of units will be a combination of 2-bedroom and/or 3-bedroom units.



6. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2023 as 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby Street, shown on the map above as Site and Area Specific Policy 889.

**Official Plan Amendment 748**



**Official Plan Amendment 748**

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

**412-418 Church St &  
79-81 Granby St**

File # 21 125701 STE 13 0Z



Subject Site

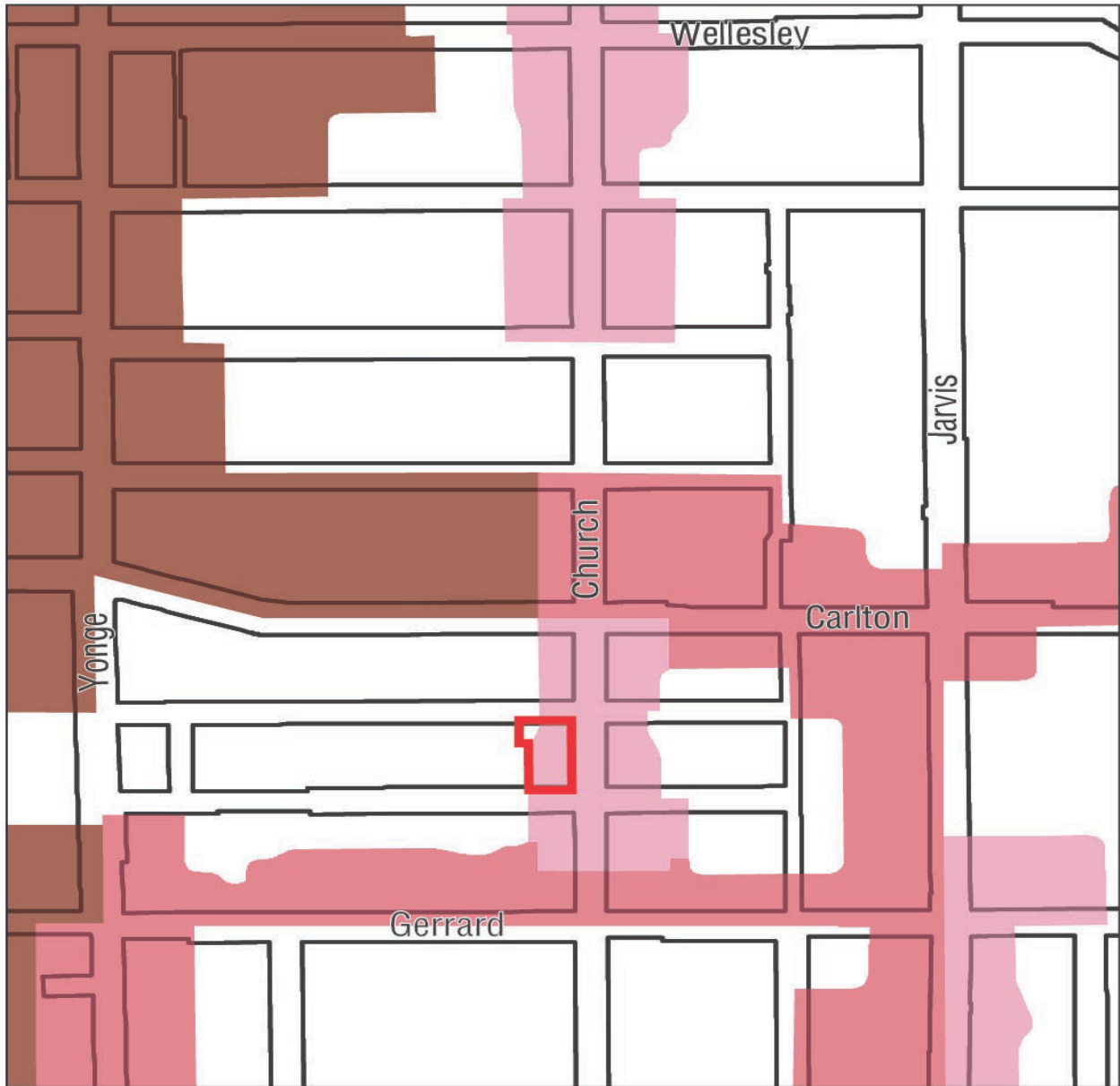


Mixed-Use Areas



City of Toronto By-law 569-2013  
Not to Scale  
01/16/2025

**Downtown Plan Map 41-3**



 **TORONTO**  
Downtown Plan  
MAP 41-3 Mixed Use Areas

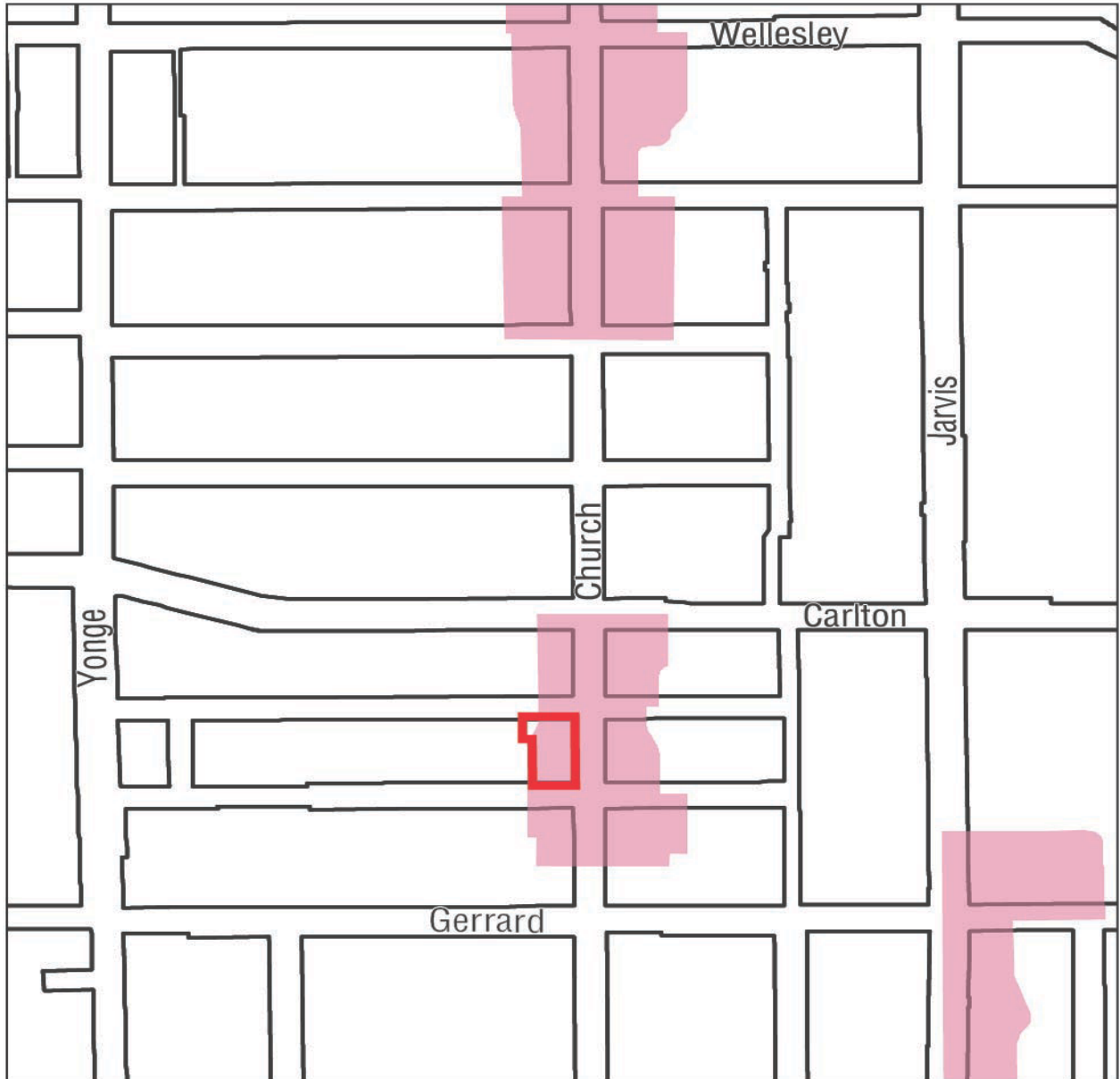
**412-418 Church St &  
79-81 Granby St**  
File # 21 125701 STE 13 OZ

-  Location of Application
-  Downtown Plan Boundary
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Central Waterfront Secondary Plan



Not to Scale  
01/16/2025

**Downtown Plan Map 41-3C**



**Downtown Plan**

**MAP 41-3C Mixed Use Areas - Main Streets**

**412-418 Church St &  
79-81 Granby St**

**File # 21 125701 STE 13 0Z**

-  Location of Application
-  Downtown Plan Boundary
-  Mixed Use Areas 3 - Main Street



Not to Scale  
01/16/2025