

Authority: Planning and Housing Committee Item PH32.5,
as adopted by City of Toronto Council on July 29 and 30,
2026
City Council voted in favour of this by-law on July 30,
2026
Written approval of this by-law was given by Mayoral
Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1096-2026

To adopt Official Plan Amendment 925 for the City of Toronto respecting the lands known municipally in the year 2025, as 53 Strachan Avenue and 805 and 805A Wellington Street West.

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 925 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 925 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 53 STRACHAN AVENUE
AND 805 AND 805A WELLINGTON STREET WEST**

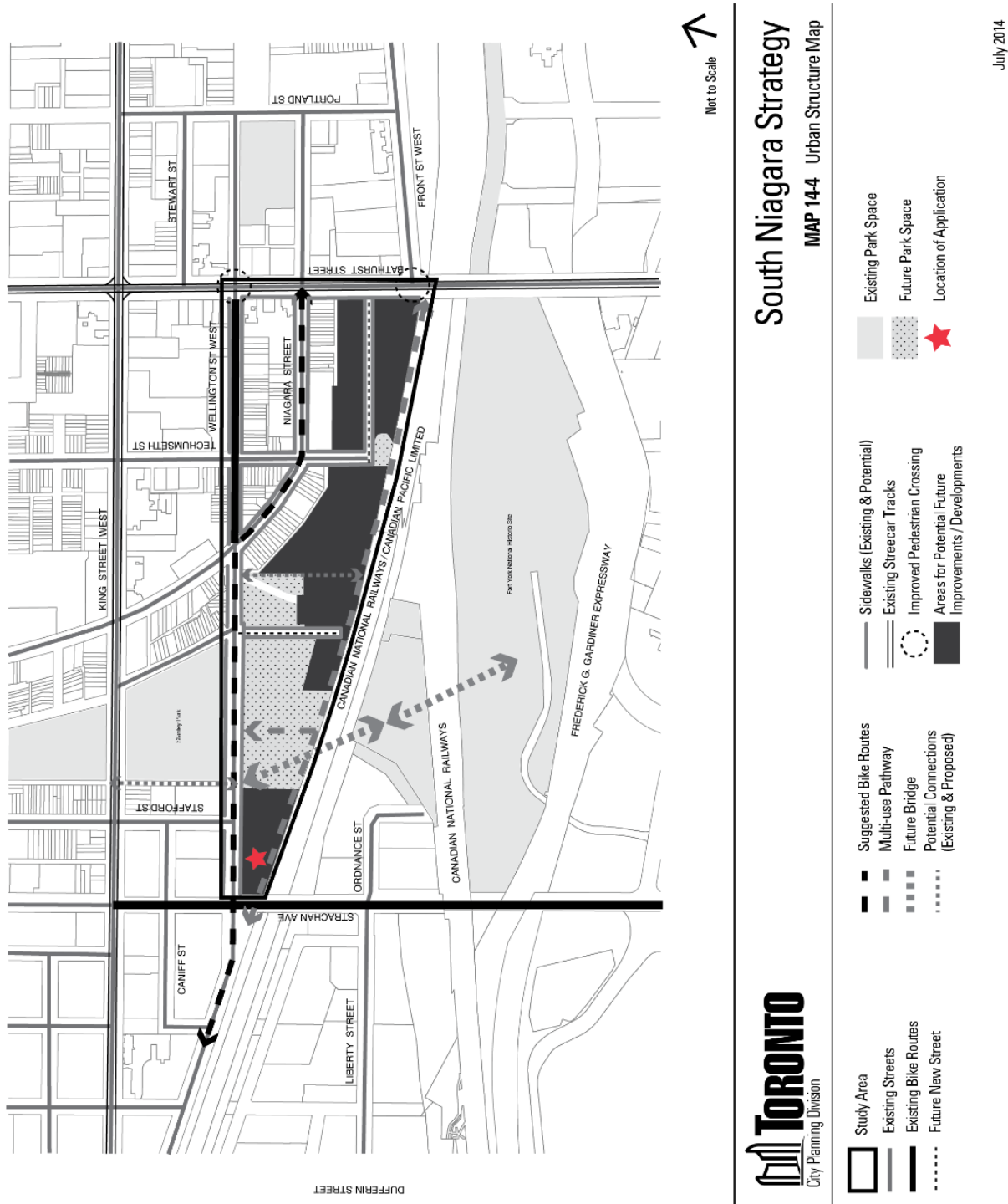
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by adding policy 10.1 (a) (iii) (H) as follows:

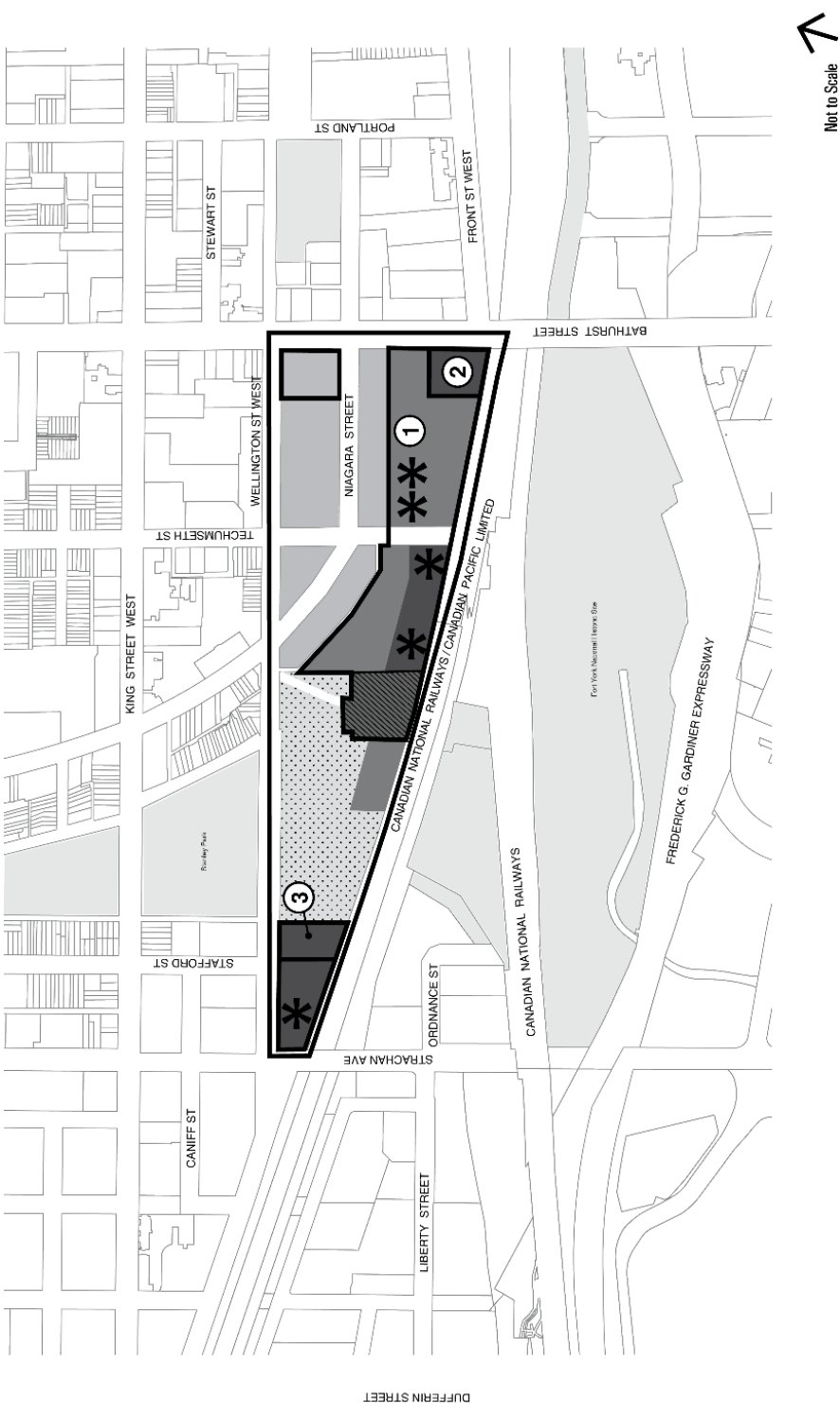
"(H) Residential development on the lands known municipally in 2025 as 805 Wellington Street West is not required to contain a minimum number of two- and three-bedroom units provided that the primary use is supportive housing."
2. Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting and replacing Policy 10.1 (a) (iv) (K) with the following:

"If an Official Plan and/or Zoning By-law planning application is submitted for a development on the lands known municipally in 2025 as 805 Wellington Street West and the development does not propose supportive housing as the primary use, an extension of the park at 801 Wellington Street West will be considered a priority".
3. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-4, Urban Structure Map, is amended by showing the lands known municipally in 2025 as 805 Wellington Street West as "Areas for Potential Future Improvements/ Developments", as shown in the attached Appendix 1.
4. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-5, Built Form and Heights, is amended by adding "(3) Mid-rise (Max. 8 Storeys)" to the legend, as shown in the attached Appendix 2.
5. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-5, Built Form and Heights, is amended by identifying a portion of the lands known municipally in the year 2025 as 805 Wellington Street West as "Mid-rise", as shown in the attached Appendix 2.
6. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-5, Built Form and Heights, is amended by showing an asterisk on the lands known municipally in the year 2025 as 53 Strachan Avenue and 805A Wellington Street West, as shown in the attached Appendix 2.
7. Chapter 6, Section 14, Garrison Common North Secondary Plan, Map 14-6, Key Views & Vistas, is amended by removing the lands known municipally in 2025 as 805 Wellington Street West from "Future Park Space", as shown in the attached Appendix 3.
8. Map 18, Land Use Plan, is amended by re-designating a portion of the lands known municipally in the year 2025 as 805 Wellington Street West from *Parks and Open Space Areas* to *Mixed Use Areas*, as shown on the attached Appendix 4.

Appendix 1



Appendix 2



City Planning Division

South Niagara Strategy

MAP 14-5 Built Form and Heights

- Study Area

① Building taller than 11 storeys may be permitted subject to massing and shadow impact review

② Development subject to 45 Degree Angular Plane for Neighbourhood

③ Building taller than 11 storeys to Max Tower Floorplate = 750 Sq. m Max Building Height = 20 storeys
- Existing Park Space

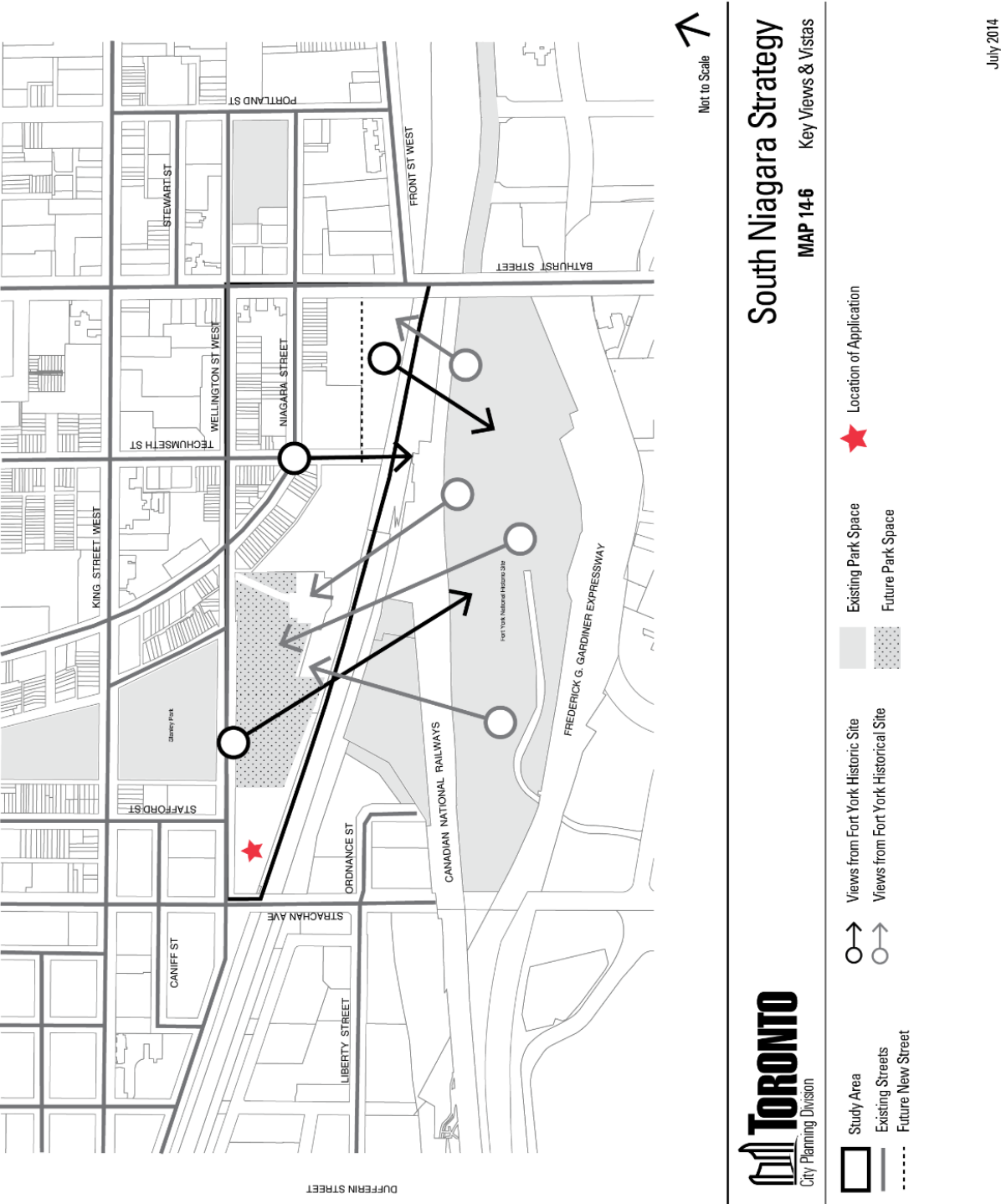
Future Park Space

Low-rise (1-4 Storeys)
- Mid-rise (Max. 11 Storeys)

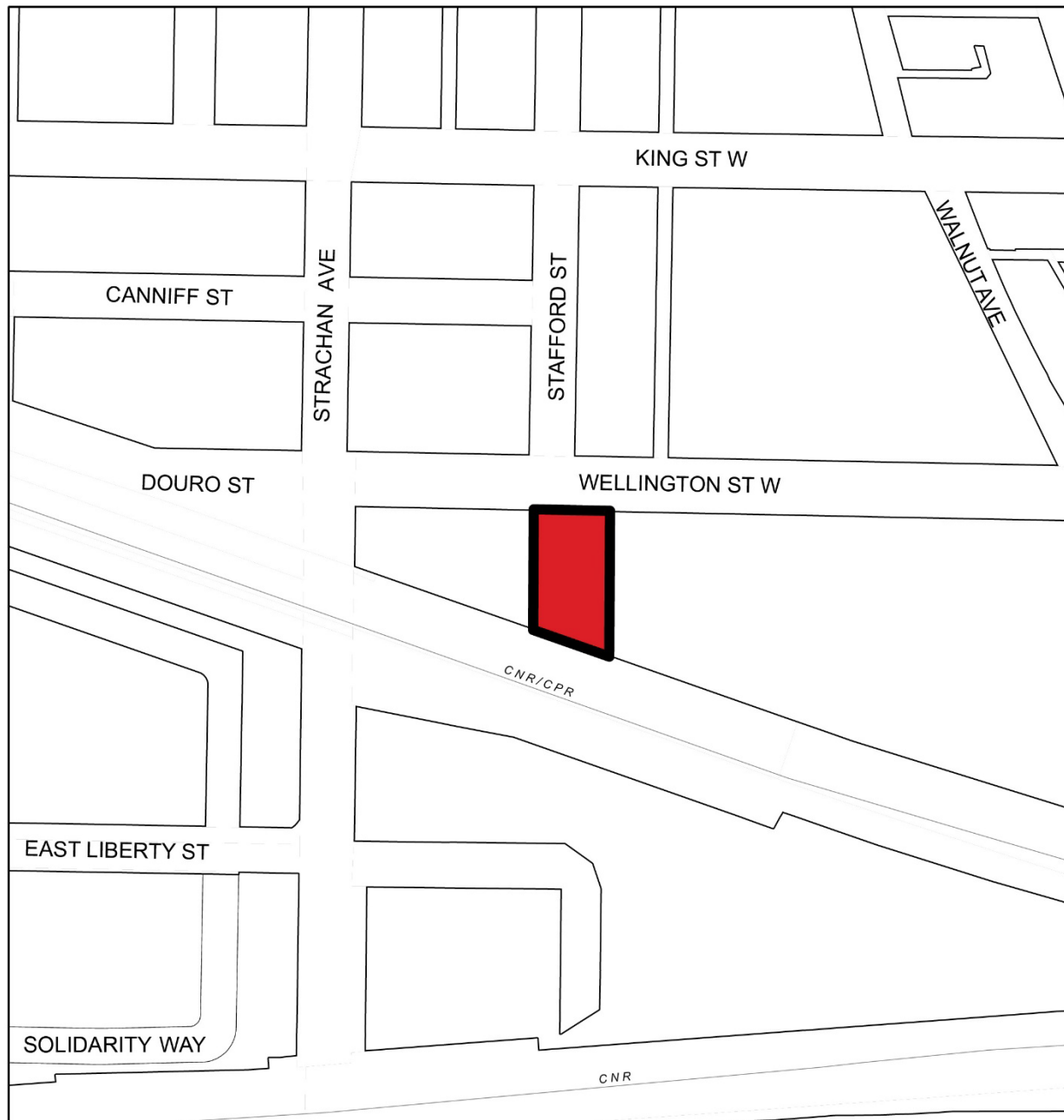
Mid-rise only permitted subject to integration into existing heritage buildings

Tall (Max. 20 Storeys)
- ③ Mid-rise (Max. 8 storey)

Appendix 3



Appendix 4



Official Plan Amendment #925

To redesignate Map 18 from Parks and Open Space Areas to Mixed Use Areas

805 and 805A Wellington Street West and
53 Strachan Avenue

File # 26 130761 STE 10 02

 Mixed Use Areas



Not to Scale
06/12/2026