



**December 17, 2025**

**Councillor Dianne Saxe**

Toronto City Hall  
100 Queen Street West, Suite C47  
Toronto, ON M5H 2N2  
[Councillor\\_Saxe@toronto.ca](mailto:Councillor_Saxe@toronto.ca)

Dear Councillor Saxe:

Re: 149 College Street, Application for Official Plan Amendment and Zoning By-law Amendment  
Application Number 24 214131 STE 11 OZ

As General Partner of 149 College Street LP, the registered owner of 149 College Street, we confirm that we support the attached motions.

Sincerely,

A handwritten signature in blue ink, appearing to read "AK Kidd".

**Andrew Kidd**  
**ASO**  
**149 College Street GP Inc.**  
**Senior Vice President**  
**Northwest Property Corporation**

*1 - Motion to Amend Item moved by Councillor Dianne Saxe*

That:

1. City Council amend the Official Plan for the lands municipally known as 149 College Street substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to the report (November 10, 2025) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 569-2013 for the lands municipally known as 149 College Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to the report (November 10, 2025) from Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. City Council direct the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to work with the applicant to explore an in-kind community benefit contribution pursuant to Section 37(6) of the Planning Act, to create streetscape enhancements and pedestrian realm improvements on College Street, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the applicant.
5. City Council request the applicant to establish a Neighbourhood Liaison Committee, in consultation with the Ward Councillor, and to consult the Neighbourhood Liaison Committee in developing and implementing a Neighbourhood Communication Strategy and the Construction Management Plan for the project, including with respect to noise, dust, contractor parking, vehicle staging, haul routes and ensuring throughout construction protected pedestrian and cyclist space on College Street.
6. City Council request the Chief Planner and Executive Director, City Planning to secure the following through the site plan approval process:
  1. an outdoor, publicly accessible source of drinking water;
  2. outdoor seating, to be located within or adjacent to the public right-of-way for public use, in consultation with Transportation Services; and
  3. low-carbon energy strategy as part of the site plan agreement that includes at least the following sustainability measures:
    - i.a highly energy-efficient building envelope;
    - ii.low carbon building heating and cooling, including heat pumps and Energy Recovery Units that provide sensible and latent heat recovery from ventilation in each suite;
    - iii.ample electrical outlets for bicycle charging in the interior bicycle parking area;
    - iv.fixtures and appliances that are efficient in their use of water and energy;
    - v.electric-only heat, appliances or fireplaces in the residential units;
    - vi.improved Stormwater Management Measures;
    - vii.installation of outdoor (dark sky) downward lighting;
    - viii.conduit to allow for electric vehicle supply equipment for 100 percent of motor vehicle parking,

- ix.green roof, and
- x.Construction waste diversion.

7. City Council request that the owner make reasonable commercial efforts, in consultation with the Executive Director, Development Review, to identify a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:
  - a. is accessible to the area where the subject site is located;
  - b. is a good physical substitute for any on-site parkland dedication;
  - c. is free and clear, above and below grade, of all easements, encumbrances and encroachments;
  - d. is in an acceptable environmental condition; and
  - e. the value of the off-site parkland dedication shall not exceed the estimated value of the cash-in-lieu parkland dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to five (5) percent,

all to the satisfaction of the Executive Director, Development Review.

8. Should the Executive Director, Development Review, and the owner agree to a property as a substitution for an on-site parkland dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:
  - a. in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
  - b. in the event the owner is unable to provide a substituted off-site parkland dedication to the satisfaction of the Executive Director, Development Review, the owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of the first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code,
- all to the satisfaction of the Executive Director, Development Review.
9. Should a substituted off-site parkland dedication be accepted by the Executive Director, Development Review, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation; the development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park

Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.