

## **149 College Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** November 10, 2025

**To:** Toronto and East York Community Council

**From:** Director, Community Planning, Toronto and East York District

**Ward:** 11 - University-Rosedale

**Planning Application Number:** 24 214131 STE 11 OZ

### **SUMMARY**

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This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 60-storey mixed-use building with institutional and residential uses at 149 College Street. The application to amend the Official Plan is required to allow the proposed residential use within the Institutional Area designation. Residences associated with institutional uses, like student residences, are permitted in Institutional Areas.

The proposal integrates a new tower with the existing 6-storey heritage building and includes 620 privately-owned student residence units, 225 dwelling units, and 4,817 square metres of institutional space. A 235 square metre Privately Owned Publicly-accessible Space (POPS) is proposed at the north-east corner of the site.

The property at 149 College Street is designated under Part IV, Section 29 of the Ontario Heritage Act and will be retained and integrated within the new development. A separate report from Heritage Planning, regarding the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this report.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District recommends 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 this Report.

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 this Report.

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.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

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On July 8, 2025, Toronto and East York Community Council considered the alterations to the designated heritage property at 149 College Street under Part IV, Section 33 of the Ontario Heritage Act and authority to enter into a heritage easement agreement, and deferred the item until a report on the Official Plan and Zoning By-law Amendment application was brought to the Community Council. The City Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE25.13>

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is approximately 2,496 square metres in size and is located on the south side of College Street, at the south edge of the University of Toronto campus. The site has a frontage of approximately 46 metres along College Street, and the L-shaped lot extends approximately 79 metres in depth. See Attachment 2 for the Location Map.

The site consists of a six-storey brick heritage building known as the Stewart Building, originally constructed in 1849. The property is designated under Part IV of the Ontario Heritage Act through By-law 508-1978. The Stewart Building currently functions as administrative space for the Rotman School of Management at the University of Toronto.

## **Surrounding Uses**

North: University of Toronto's Fitzgerald Building at 150 College Street, additional University of Toronto campus buildings, and open spaces including King's College Circle and Queen's Park.

South: An informal laneway and mid-block connection connecting to Orde Street and Murray Street, Orde Street Public School, and the Mount Sinai Hospital complex containing research and medical offices.

East: Ontario Power Generation Building at 700 University Avenue, the MaRS Discovery District, and the Health Sciences District.

West: University of Toronto's Health Sciences Building at 155 College Street, and the University's Exam Centre at 255 McCaul Street.

## **THE APPLICATION**

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### **Description**

A 60-storey (205.4 metres, including the mechanical penthouse) mixed-use building that integrates the existing six-storey heritage designated Stewart Building and includes 620 private student residence units, 225 dwelling units and 4,817 square metres of institutional space. A 235 square metre Privately-Owned Public Accessible Space (POPS) is proposed at the north-east corner of the site along College Street.

### **Density**

The proposal has a density of 18.13 times the area of the lot.

### **Residential Component**

The proposal includes a total of 845 dwelling units, including 620 privately-owned student residence units.

The 620 privately-owned student residence units are comprised of 116 studio (79%), 116 two-bedroom (19%), and 3 three-bedroom units (2%).

A total of 225 dwelling units are intended for a broader population, comprised of 153 one-bedroom (68%), 50 two-bedroom (22%), and 22 three-bedroom units (10%).

### **Non-Residential Component**

The proposal includes 4,817 square metres of institutional space, including 4,604 square metres of replacement institutional space, within the heritage-designated Stewart Building portion of the development.

## **Amenity**

The proposal includes 2,033 square metres of amenity space, composed of 1,781 square metres of indoor amenity space and 252 square metres of outdoor amenity space designed to serve all building occupants.

## **Access, Parking and Loading**

The primary pedestrian entrances are proposed along College Street for the institutional uses, privately-owned student residence, and dwelling units. The development proposes 17 parking spaces (7 residential, 10 visitor) on the ground floor, 549 bicycle parking spaces (399 long-term, 150 short-term) in the underground levels, and two loading spaces (Type G and Type C) accessed from Orde/Murray Street.

## **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/149CollegeSt](http://www.toronto.ca/149CollegeSt)

## **Reasons for Application**

The application to amend the Official Plan is required to allow the proposed residential use within the Institutional Area designation. Residences associated with institutional uses, like student residences, are permitted in Institutional Areas.

The Zoning By-law Amendment is required to establish site-specific performance standards including building height, density, setbacks, maximum projections, amenity space, loading, and others to implement the development.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on February 20, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

This application was deemed complete on November 4, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: [www.toronto.ca/149CollegeSt](http://www.toronto.ca/149CollegeSt)

## **Agency Circulation Outcomes**

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to

formulate the appropriate Official Plan and Zoning By-law amendments.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, and others.

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates the site as Institutional Areas. See Attachment 3 of this Report for the Land Use Map. The [Official Plan](#) should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

### **Protected/Major Transit Station Area**

The site is within the delineated Queen's Park and St. Patrick Protected Major Transit Station Areas (PMTSA) via Site and Area Specific Policy (SASP) 611 and 610 in Chapter 8 of the Official Plan. Specifically, the site is within 200 metres of Queen's Park Station, and greater than 500 metres from St. Patrick Station. The site has a permitted Floor Space Index (FSI) of 8.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the Planning Act.

### **Secondary Plan**

The [Downtown Secondary Plan](#) identifies the site as Mixed Use Areas 1 – Growth (MUA1), which specifies that development within MUA1 will include a diverse range of building typologies and supportive of intensification suitable for a downtown growth area.

The site is also within the Health Science District. Development within the Health Science District is required to replace existing non-residential gross floor area either on site or off-site. See Attachment 4 of this Report for the Health Sciences District Map. Additionally, the College Street frontage of the site is located along a Great Street.

## **Site and Area Specific Policy 201**

Site and Area Specific Policy (SASP) 201 applies to the subject site and permits office uses in addition to institutional office use.

The Official Plan, including any specific Secondary Plan and SASP should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

## **Zoning**

The site is zoned Q T2.0 by the former City of Toronto Zoning By-law 438-86, which permits institutional uses; arts, cultural and community service uses; some retail and service uses; and dwelling rooms in shared housing (such as a nursing home or university residence), with a maximum density of 2.0 times the lot area and a maximum height of 14 metres. See Attachment 5 of this Report for the existing Zoning By-law Map.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

A virtual Community Consultation Meeting was hosted by City staff on December 11, 2024. Approximately 14 people attended, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant's team gave presentations on the planning policies, development review process and the details of the proposal.

Following the presentations, City staff led a question and comment period. Issues raised by attendees at the meeting and through other correspondence included:

- built form, height and overall compatibility and fit with the surrounding area;
- integration of the proposed tower with the existing heritage building;
- compatibility of the proposal with the Orde Street Public School located directly south of the site;
- construction-related impacts and safety concerns in relation to the children attending Orde Street Public School;
- pedestrian, vehicular and loading access to the site, with particular concern for school children;
- clarification regarding institutional partnerships for student housing and institutional uses;
- concern for introducing residential uses on site as part of Institutional Areas;
- support for the introduction of the proposed open space/POPS at the north-east corner; and
- potential traffic impacts on neighbouring hospitals.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

## **Land Use**

The proposed Official Plan Amendment to permit residential uses in an Institutional designation is acceptable in this instance. The application proposes to maintain and expand the existing institutional uses on the site, and to introduce privately-owned and operated student residence units as well as residential dwelling units.

The proposal provides an appropriate mix of uses on the site, with 55% of the gross floor area being dedicated to institutional space and privately-owned and operated student residence units. The mix of uses reinforces the area's established academic, medical, research, and commercial functions, supports the Official Plan Institutional Area policies, and aligns with the growth objectives of the Mixed Use Areas 1 – Growth designation in the Downtown Plan.

## **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The proposal includes 620 privately-owned student residence units and 225 residential dwelling units.

The Downtown Plan requires new developments to provide a minimum of 10% three-bedroom units, 15% two-bedroom units, and an additional 15% of units that are either two- or three-bedroom units or designed to be adaptable to those sizes. The Downtown Plan allows flexibility in applying these policies for developments that include student housing. Staff are satisfied with the proposed unit mix for the student residence and residential dwelling unit mix meets the intent of the Growing up Guidelines.

## **Density, Height, Massing**

The proposal conforms with the Official Plan and the Downtown Secondary Plan, and meets the intent of the Tall Building Design Guidelines with respect to built form and massing. The proposed building height and density is compatible with the existing and planned context of the area.

The proposed height of 60 storeys (205.4 metres, including the mechanical penthouse) is appropriate within the established and emerging context along College Street and University Avenue, and is comparable with the recent approval of 57 storeys at 700 University Avenue directly east of the site.

The site is located within the Queen's Park and St. Patrick Protected Major Transit Station Areas (PMTSA). The proposed density of 18.13 times the lot area meets and exceeds the density permission of 8.0 FSI for this site within the Queen's Park PMTSA.

The proposed massing retains the 27.3-metre street wall height of the heritage Stewart Building. Above the heritage building, the new addition incorporates stepbacks of 6.2 metres along College Street and 11 metres along the east elevation to minimize visual impact and reinforce the prominence of the heritage structure. A glazed reveal on floors

2 to 10 of the new building provides an additional setback of 2.2 metres to the north and 3.7 metres to the east, which allows the heritage structure to remain distinct and visually prominent.

The proposed tower massing extends to the property line to the west and is setback 3.0 metres from the south. To address appropriate tower setbacks and separation distances to the properties to the south (18 Orde Street) and west (155 College Street), the applicant has proposed adding a Holding provision to the draft Zoning By-law requiring that they make appropriate arrangements, which may include entering into appropriate agreements, to address sufficient tower setbacks and separation to the satisfaction of the Executive Director, Development Review and the City Solicitor. The applicant has provided written confirmation that they have discussed the proposed development and setbacks with the neighbouring property owners, and that the neighbours do not object to the approval of the application with the proposed Holding provision. Staff are satisfied that the proposed tower setbacks to the south and west are acceptable in this instance, provided appropriate arrangements are made to ensure acceptable tower separation, should either of the neighbouring properties wish to develop in the future.

### **Heritage Conservation**

The property at 149 College Street is designated under Part IV, Section 29 of the Ontario Heritage Act through By-law 508-1978 and will be retained and integrated within the new development.

Heritage Planning staff are satisfied that the proposed alterations appropriately integrate the retained heritage building, including the College Street north façade, the east façade and a partial east and south façade into a base building of the proposed 60-storey development. The new addition incorporates stepbacks above the retained heritage building to maintain their prominence and visibility. Overall, the proposal conserves the on-site heritage building, aligns with the applicable policy framework, and appropriately mitigates heritage impacts through the proposed conservation strategy. Staff are of the opinion that the development conserves the cultural heritage value, attributes, and character of the property.

A separate report from Heritage Planning, regarding the proposed alterations to the designated heritage property, in accordance with Part IV, Section 33 of the Ontario Heritage Act will be considered by City Council in conjunction with this report. A Heritage Easement Agreement will be secured through a Holding provision in the draft Zoning By-law.

### **Public Realm**

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The development incorporates active uses, including residential and institutional entrances, into the base buildings along the College Street frontage to help animate the public realm. The proposal also includes closing the existing College Street

vehicular access, which is expected to significantly improve safety and contribute to a more cohesive and enhanced public realm.

The proposal introduces a new 235 square metre Privately Owned Publicly-Accessible Space (POPS) at the northeast corner of the building, replacing a portion of the existing surface parking along College Street. Together, the POPS and the closure of the vehicular access will strengthen the existing mid-block connection between College Street, Orde Street, and Murray Street.

### **Shadow Impact**

The shadow impacts resulting from the proposal are acceptable. Queen's Park is identified as a Sun Protected Park in the Downtown Plan, and the shadow study submitted by the applicant indicates that the incremental shadows on the park between 2:18pm and 3:18pm during the spring and fall equinoxes are appropriately limited in both duration and extent.

### **Wind Impact**

A Pedestrian Level Wind Study for the proposed building indicates that wind conditions at grade and on the Level 60 rooftop amenity are generally suitable for the intended uses. Some areas, including the open space, driveway/mid-block connection, and portions of the Level 60 amenity, experience occasional uncomfortable winds. Mitigation measures identified in the study are expected to provide safe and comfortable conditions for seasonal pedestrian use.

### **Servicing**

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management Report submitted in support of the application. Currently, an existing 7.62-metre-wide servicing easement for a City-owned existing combined sewer traverses north-south along the eastern edge of the subject site.

Toronto Water staff have reviewed the application and identified that the existing easement is deficient, based on current City standards and must be expanded to 9.0 metres, centered on the existing combined sewer, to ensure adequate access for operation and maintenance and protection of the existing combined sewer.

Development Engineering staff have identified that the owner is to provide and convey an additional 1.38-metre easement to the City as part of a future Site Plan Control application.

The proposed building is set back 11 metres from the east property line, which provides sufficient space to accommodate the required easement within the subject site. Should it be determined that an easement expansion or infrastructure improvements are required to support the proposed development, the owner will be required to make

satisfactory arrangements and enter into appropriate agreements with the City for the design and construction of any necessary municipal infrastructure improvements.

### **Access, Vehicular and Bicycle Parking and Loading**

A Transportation Impact Study (TIS) was submitted to assess the traffic impact, access, parking and loading arrangements. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

The applicant proposes to replace the existing non-original stair landing along the north elevation to provide a new barrier-free entrance at grade, and continued access to the raised central entrance. The development also proposes to close the existing College Street vehicular access, improving pedestrian and cyclist safety and creating a more cohesive public realm.

### **Parkland**

The owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

### **Tree Preservation**

The applicant submitted an Arborist Report, Tree Inventory, and Preservation Plan, which indicates that the development proposes to preserve all 3 trees located on or within six metres of the site. Of these, 2 are private trees regulated under Toronto Municipal Code, Chapter 813, and one is located on the City road allowance. A total of 4 new trees are proposed on private property.

Urban Forestry staff have advised that the applicant should explore feasible options to increase soil volume to ensure the proposed trees meet City standards and do not conflict with utilities or the on-site City easement.

### **Holding Provision**

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision.

The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner enter into a Heritage Easement Agreement with the City for the property at 149 College Street, substantially in accordance with the plans and drawings dated May 23, 2025 prepared by Sweeney Architects inc. and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), dated February 24, 2025 prepared by ERA Architects, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan, to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor;
- Submission of a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 149 College Street, to the satisfaction of the Senior Manager, Heritage Planning; and
- Appropriate arrangements, which may include the owner entering into an agreement with neighbouring landowners, to address sufficient tower setbacks and separation to the property to the south (18 Orde Street) and west (155 College Street), to the satisfaction of the Executive Director, Development Review and the City Solicitor.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

## **CONTACT**

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Konain Edhi, Planner, Community Planning, Tel. No. 416-396-4254,  
E-mail: [konain.edhi2@toronto.ca](mailto:konain.edhi2@toronto.ca)

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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**City of Toronto Information/Drawings**

Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Secondary Downtown Plan Map  
Attachment 5: Existing Zoning By-law Map  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

Attachment 8: Site Plan  
Attachment 9: Ground Floor Plan  
Attachment 10: East Elevation  
Attachment 11: West Elevation  
Attachment 12: North Elevation  
Attachment 13: South Elevation  
Attachment 14: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 149 College Street      **Date Received:** October 2, 2024

**Application Number:** 24 214131 STE 11 OZ

**Application Type:** Official Plan and Zoning By-law Amendment

**Project Description:** A 60-storey mixed-use building.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
The Planning Partnership	Bruce Hall	Sweeny & Co Architects	149 College Street LP

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	N/A
Zoning:	Former by-law 438-86 – Q T2.0	Heritage Designation:	Y
Height Limit (m):	14 metres	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 2,496      Frontage (m): 45      Depth (m): 79

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	914	438	763	<b>1,201</b>
Residential GFA (sq m):			40,429	<b>40,429</b>
Non-Residential GFA (sq m):	4,605	4,604	213	<b>4,817</b>
<b>Total GFA (sq m):</b>	<b>4,605</b>	<b>4,604</b>	<b>40,642</b>	<b>45,246</b>
Height - Storeys:	6	6	61	<b>61</b>
Height - Metres:	27	27	200	<b>200</b>

Lot Coverage Ratio (%): 0.48      Floor Space Index: 18.13

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	40,429	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	4,817	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			845	845
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			<b>845</b>	<b>845</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		492	153	166	34
<b>Total Units:</b>		<b>492</b>	<b>153</b>	<b>166</b>	<b>34</b>

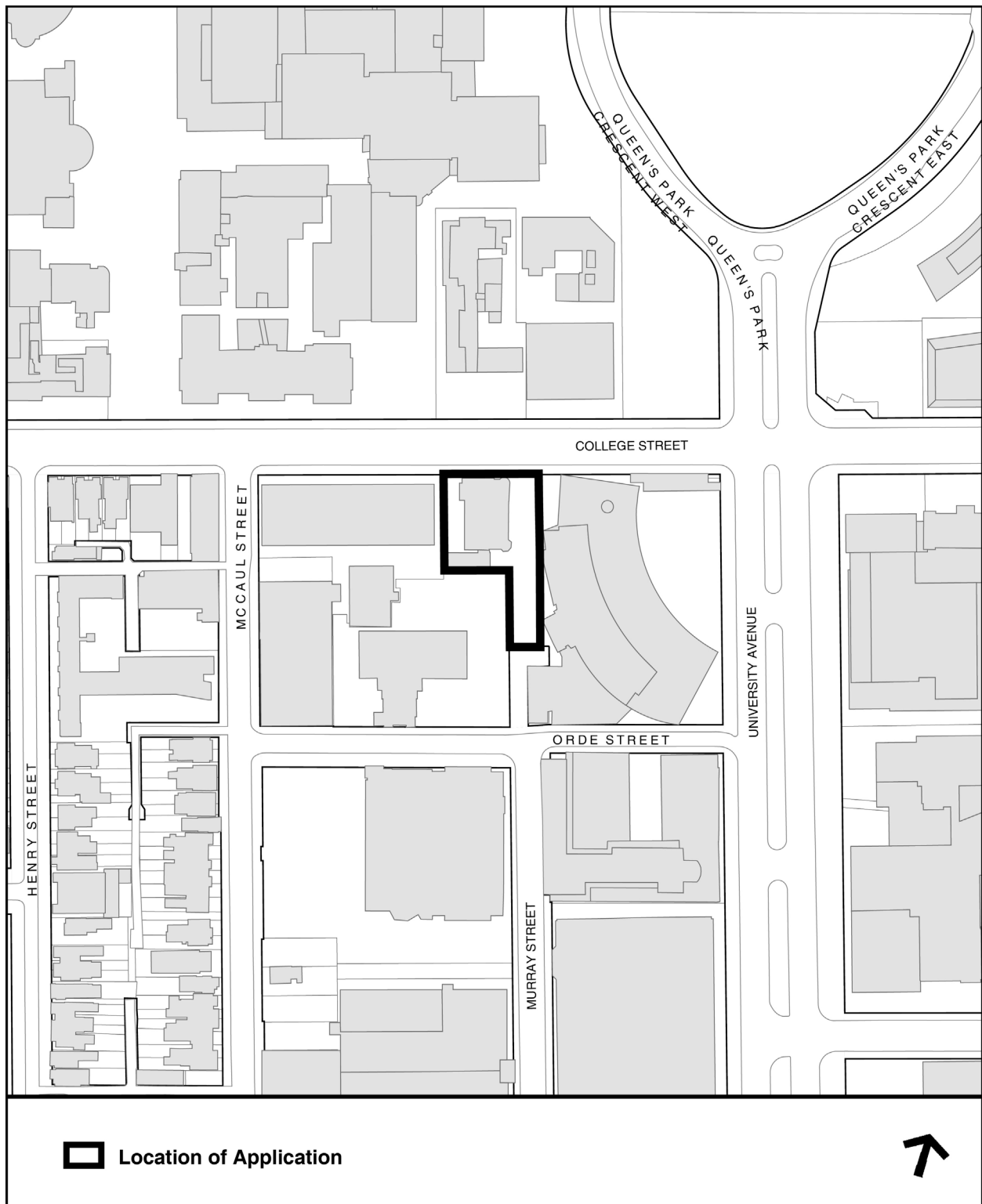
#### **Parking and Loading**

Parking Spaces: 17      Bicycle Parking Spaces: 549      Loading Docks: 2

#### **CONTACT:**

Konain Edhi, Planner, Community Planning  
416-396-4254  
konain.edhi2@toronto.ca

## Attachment 2: Location Map

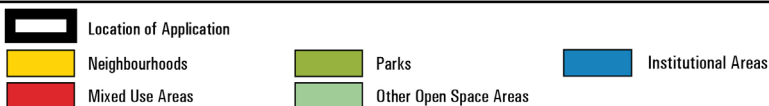


# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

149 College Street  
File # 24 214131 STE 11 0Z



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Not to Scale  
Extracted: 09/23/2024

## Attachment 4: Secondary Downtown Plan Map

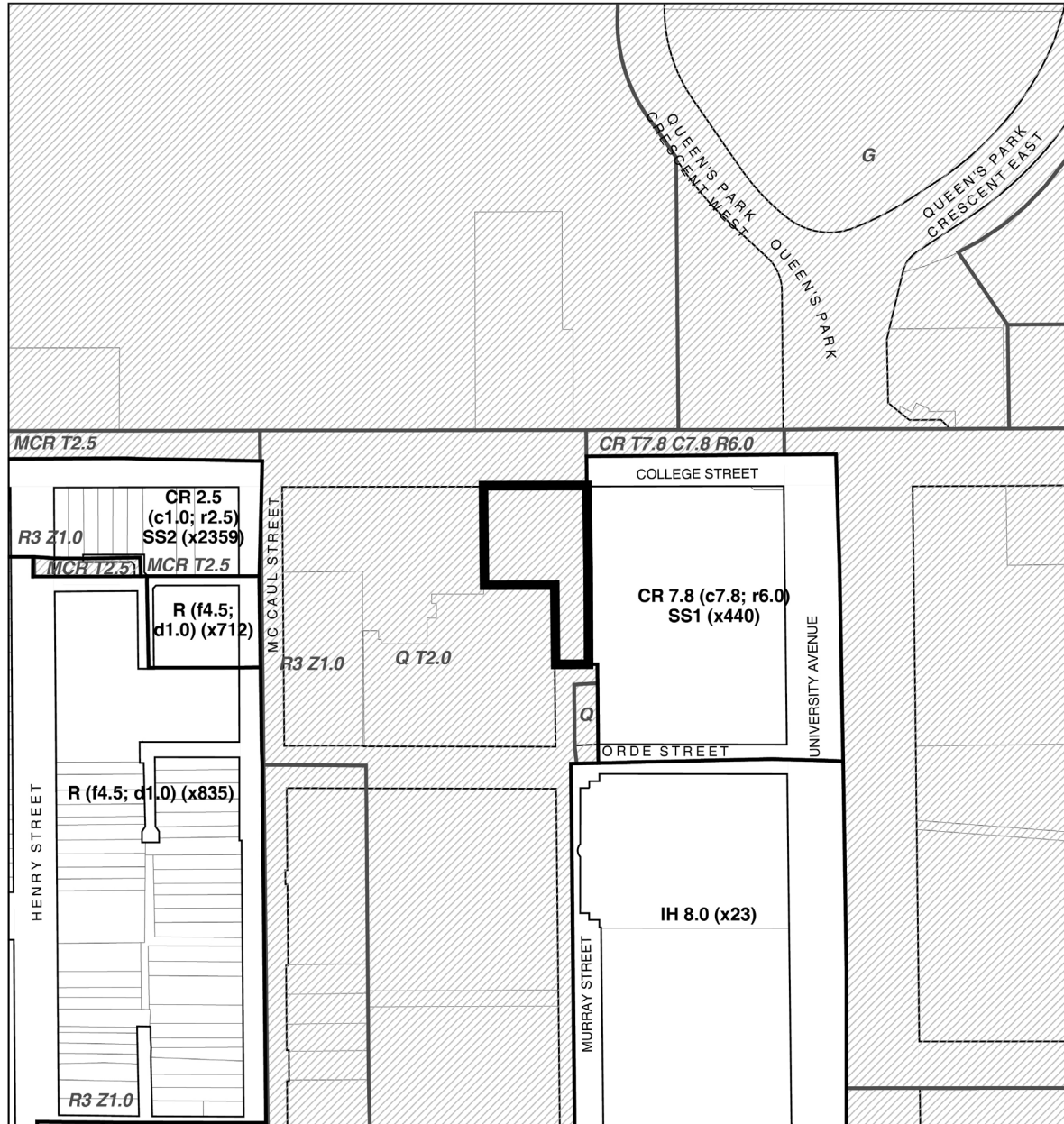


### Downtown Plan

**MAP 41-2** Financial District, Health Sciences District, and Bloor-Bay Office Corridor



# Attachment 5: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**149 College Street**

**File # 24 214131 STE 11 0Z**



Location of Application

**R**  
**CR**  
**IH**

*Residential*  
*Commercial Residential*  
*Institutional Hospital*



See Former City of Toronto By-law No. 438-86

**R3** Residential District  
**MCR** Mixed-Use District  
**UOS** Parks District



Not to Scale  
Extracted: 09/23/2024

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of  
Toronto Council on ~, 2025

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW ###**

**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 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 No. 868 to the Official Plan is hereby adopted pursuant to  
the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 868 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS**  
**149 COLLEGE STREET**

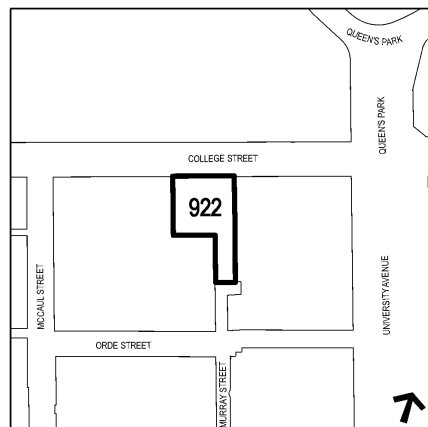
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 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% 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% 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% 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.

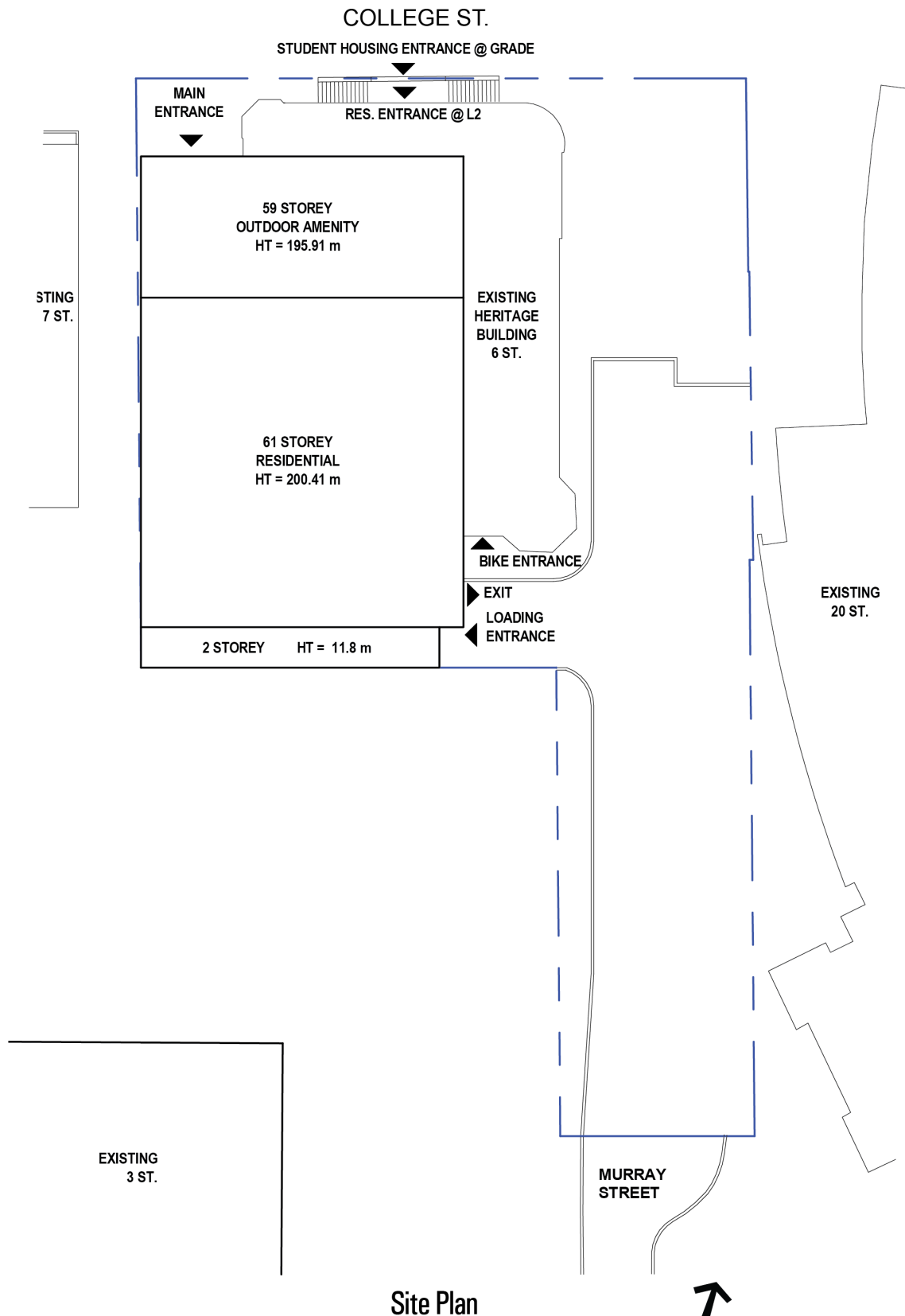


2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 149 College Street, shown on the map above, as Site and Area Specific Policy No. 922.
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:
  - 149 College Street

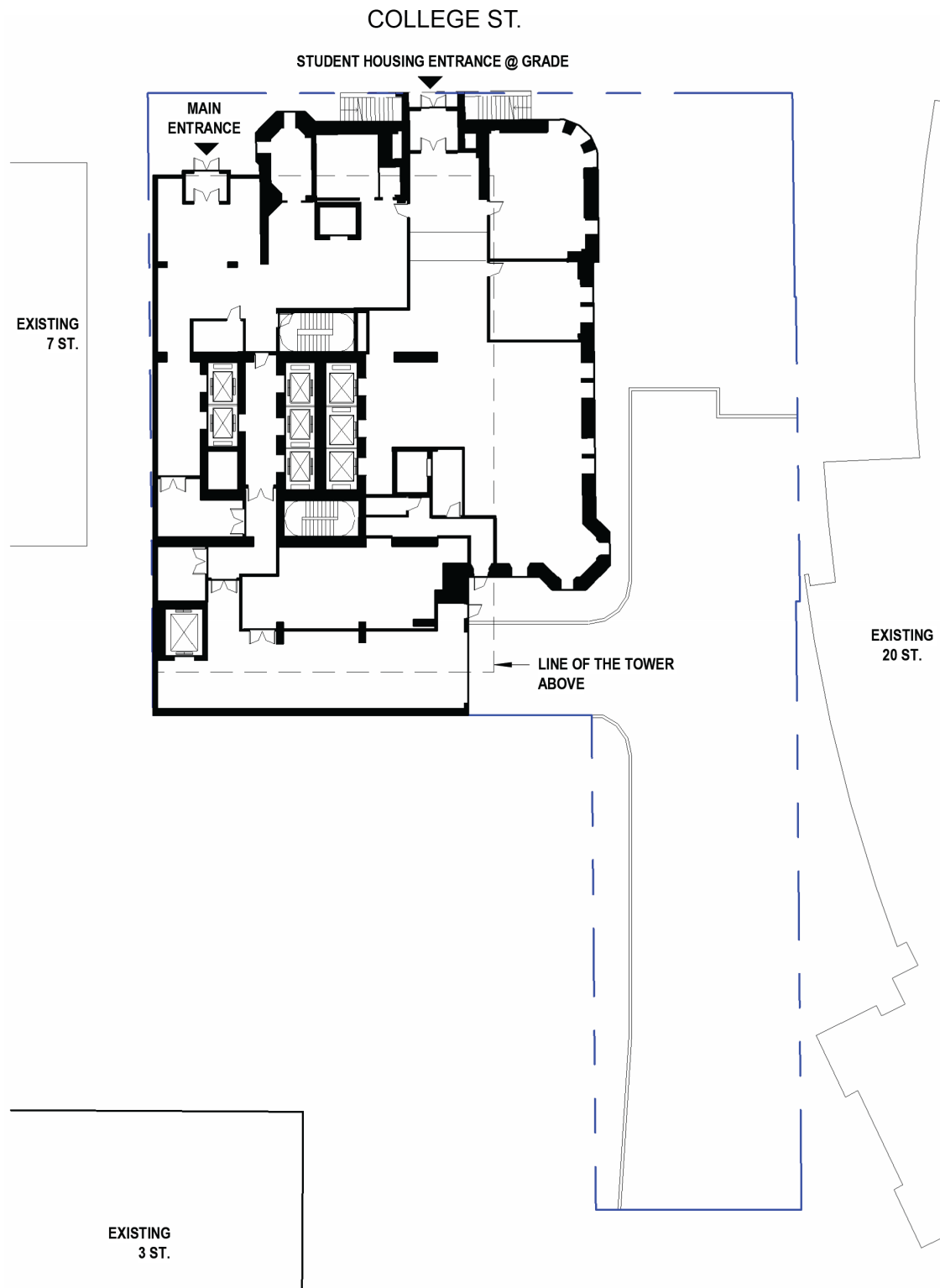
## Attachment 7: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the November 27, 2025, Toronto and East York Community Council meeting.

## Attachment 8: Site Plan



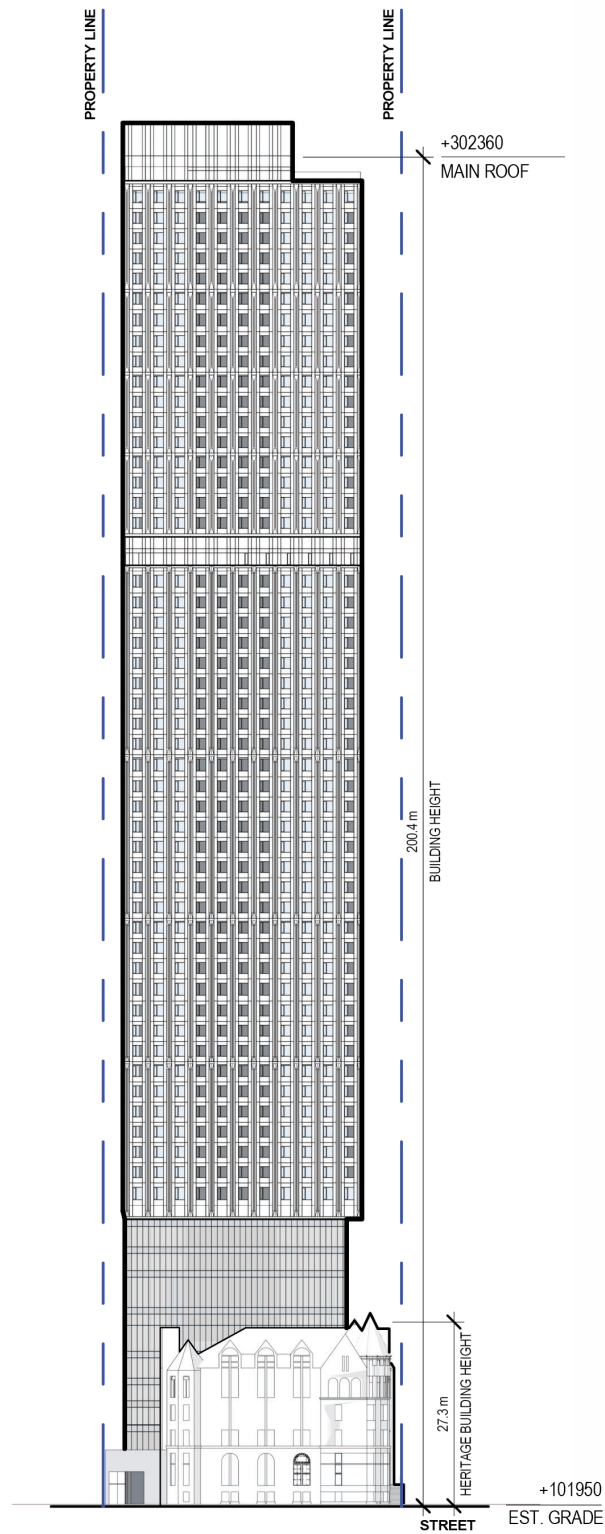
## Attachment 9: Ground Floor Plan



Ground Floor Plan

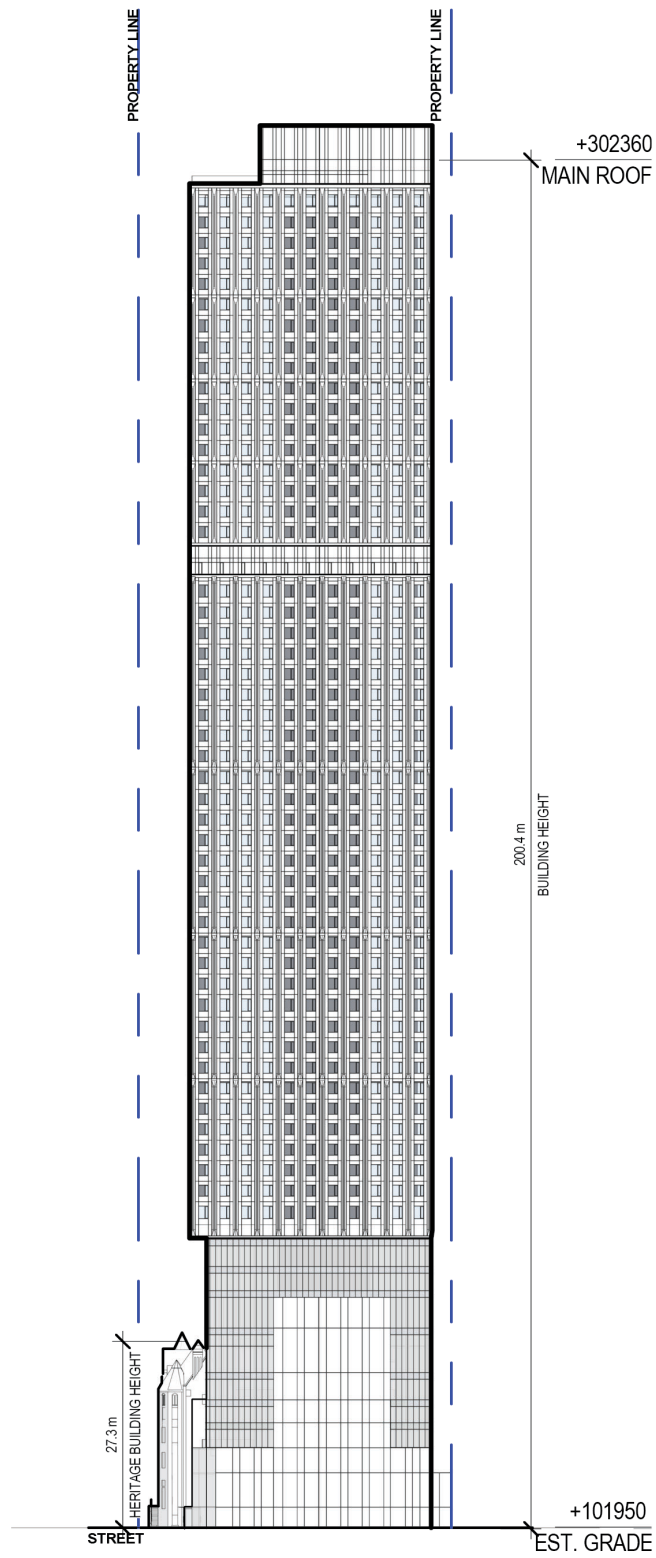


## Attachment 10: East Elevation



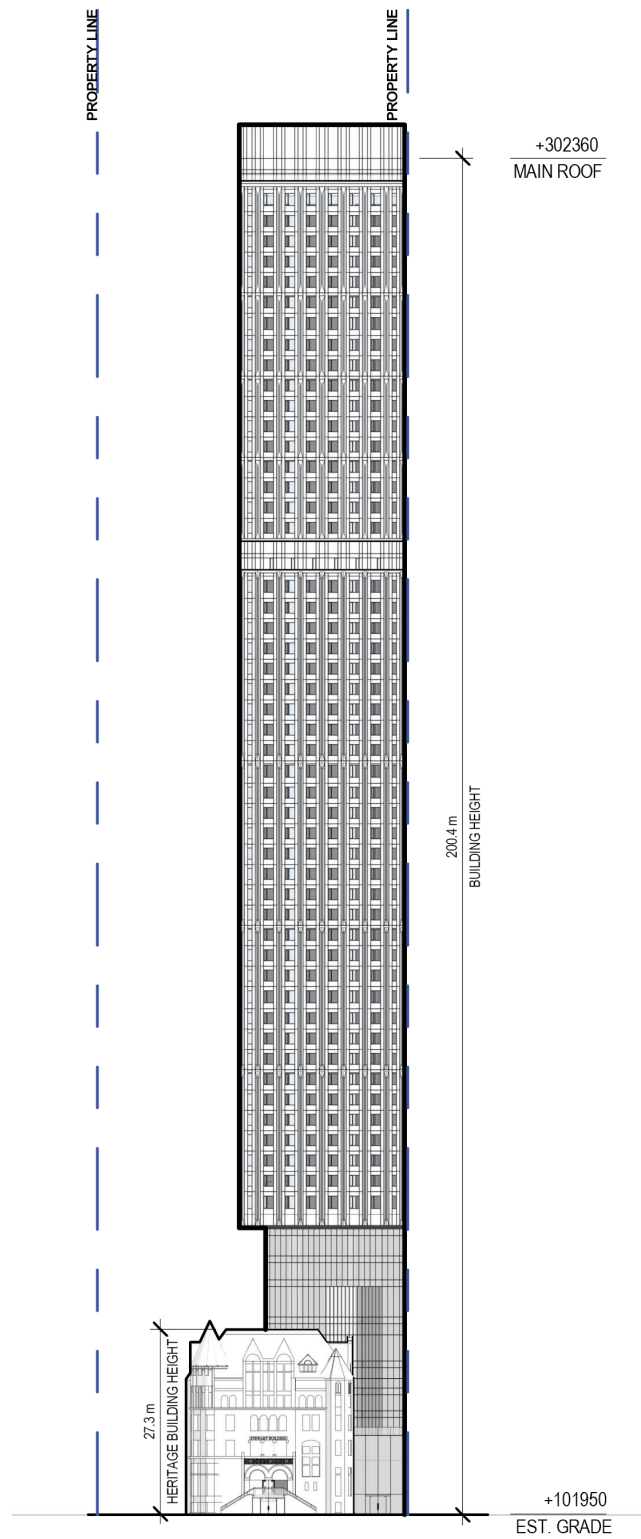
East Elevation

## Attachment 11: West Elevation



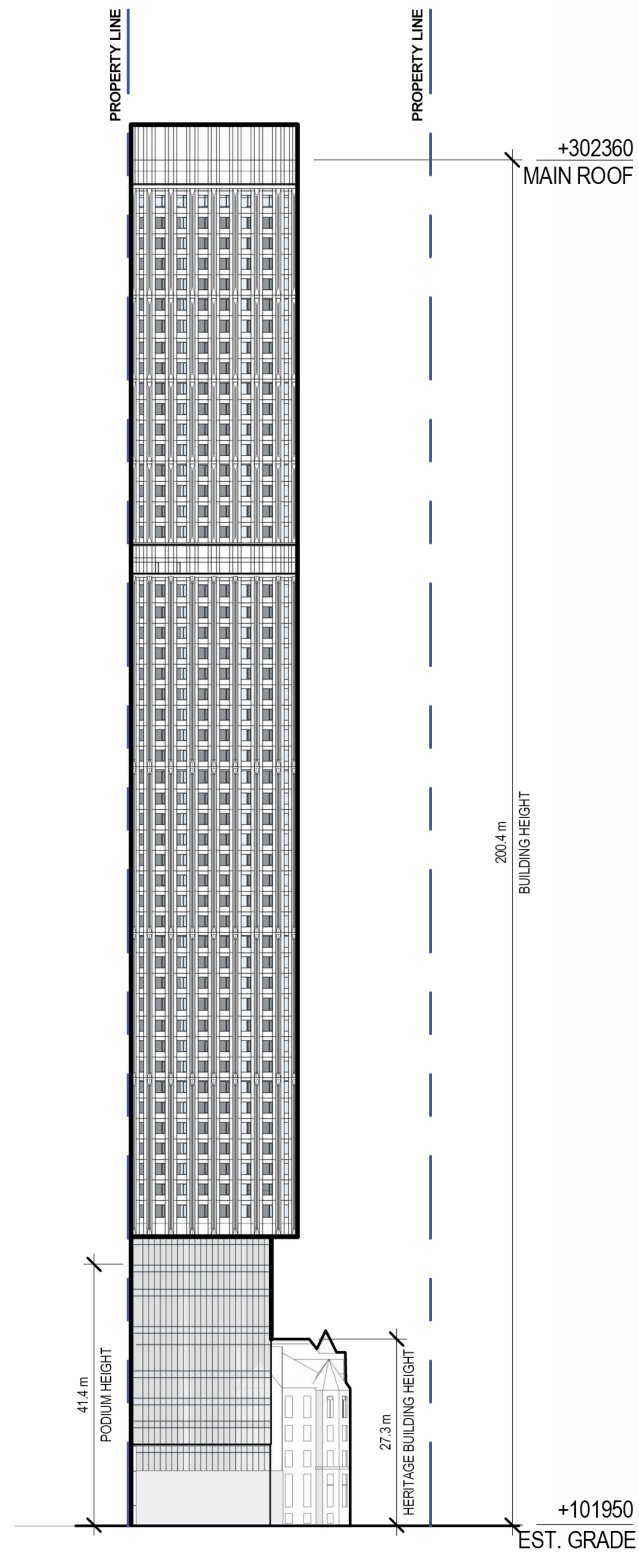
West Elevation

## Attachment 12: North Elevation



North Elevation

## Attachment 13: South Elevation



South Elevation

## Attachment 14: 3D Massing Model

