

Motion without Notice

Reopening and Amending Item TE27.6 – 149 College Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Moved by: **Councillor Saxe** _____

Seconded by: Councillor Chernos Lin _____

SUMMARY:

At its meeting held on December 16 and 17, 2025, City Council approved a Zoning By-law Amendment to permit a 60-storey mixed-use building with institutional and residential uses at 149 College Street. City Council enacted By-law 1567-2025 at its meeting December 16 and 17, 2025, to permit the development.

This motion is required to correct an error identified by Community Planning following the enactment of the By-law 1567-2025. As enacted, Paragraph 7, Regulation (H)(ii) excludes all uses identified in Paragraph 7, Regulation (C) from contributing toward the required minimum non-residential gross floor area. This has the unintended effect of preventing certain institutional uses from counting toward the required 4,500 square metres of non-residential gross floor area.

Community Planning wishes to clarify the non-residential gross floor area requirement, as reflected in the Application and Staff Report considered by City Council. The Application has not changed in any material way from what was considered and approved by City Council.

Community Planning is of the opinion that the revision to By-law 1567-2025, as set out in the Recommendations is appropriate, minor, good planning and does not require any further public notice. There are no other changes to the approved Zoning By-law.

This is an urgent matter as ambiguity in the Zoning By-law may cause undesirable delay in obtaining building permits.

REQUIRES RE-OPENING:

2025.TE27.6 (December 16 and 17, 2025), as it relates to Part 2.

RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2025.TE27.6 by

- a. amending Part 2 by deleting the words “Attachment 7 to the report (November 10, 2025) from the Director, Community Planning, Toronto and East York District” and replacing them with the words “Attachment 1 to this motion” so that Part 2 now reads as follows:

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 1 to this motion.

ATTACHMENTS:

1. Draft Zoning By-law Amendment

Date: