

199 College Street Community Benefits Charge, College Streetscape

Date: December 18, 2025

To: Toronto and East York Community Council

From: City Council

Wards: 11 - University - Rosedale

CITY COUNCIL DECISION

City Council on December 16 and 17, 2025, referred Motion MM35.12 to the Toronto and East York Community Council for consideration.

RECOMMENDATIONS

Councillor Dianne Saxe, seconded by Councillor Jamaal Myers, recommends that:

1. City Council request the Mayor to direct the Community Benefits Charge from the redevelopment of 191-199 College Street and 74-76 Henry Street to Transportation Services, in consultation with the Little Italy Business Improvement Association to implement, as far as practicable, the College Street streetscape improvements described in the Little Italy Business Improvement Association Streetscape Master Plan.

SUMMARY

On June 26, 2024, City Council approved Official Plan and Zoning By-law amendments for the properties known municipally as 191-199 College Street and 74-76 Henry Street ([Item 2024.TE13.2](#)), approving the re-development of the subject property (the “development approval”).

Meanwhile, the Little Italy Business Improvement Association, in consultation with community stakeholders, has developed a visionary Master Plan for upgrading the College Street streetscape with improved lighting, trees, benches and other facilities for pedestrians.

Although the project has strong local support, it has to date been largely unfunded. The applicant has begun demolition in preparation for construction and its community benefit charge is an appropriate source of funding for the College Street streetscape improvements proposed by the Little Italy Business Improvement Association.

Background Information (City Council)

Member Motion MM35.12

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-261006.pdf>

Communications (City Council)

(December 16, 2025) E-mail from Nicole Corrado (MM.New)

(December 16, 2025) Letter from Ceta Ramkhalawansingh, Grange Community Association (MM.New)

<https://www.toronto.ca/legdocs/mmis/2025/mm/comm/communicationfile-201578.pdf>

(December 16, 2025) E-mail from George Traini (MM.New)