

419-431 College Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: May 11, 2026

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 20 190121 STE 11 OZ

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 16-storey (53 metres, including mechanical penthouse) mixed-use building, containing 203 dwelling units and 1,235 square metres of non-residential gross floor area.

An Official Plan Amendment is required to permit the proposed height and massing on the site.

RECOMMENDATIONS

The Acting Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 419-431 College Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 419-431 College Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 419-431 College Street from Permit Parking.

5. City Council require the owner to provide a Tenant Assistance Plan for tenants of the existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning.

6. City Council require the applicant to enter into a legal agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Assistance Plan required by Recommendation 5 above.

FINANCIAL IMPACT

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

On November 10, 2020, Toronto and East York Community Council received a Preliminary Report on an Official Plan and Zoning By-law amendment to permit a 13-storey mixed-use building containing 169 dwelling units and 700 square metres of non-residential gross floor area. The Toronto and East York Community Council Decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.TE20.21>

THE SITE AND SURROUNDING LANDS

Description

The site is located at the southeast corner of Bathurst Street and College Street and is comprised of 5 properties at 419, 421, 423, 429 and 431 College Street. The site is rectangular in shape with a total area of 1,960 square metres, and frontages of approximately 57 metres along College Street and 34 metres along Bathurst Street. An east-west public laneway (Lane South College East Bathurst) abuts the site to the south. See Attachment 2 for the Location Map.

Existing Use

The subject site is currently occupied by 5 two-storey mixed-use buildings including restaurant, office, banking and live music venue uses including The Nest and Sneaky Dee's. The site also contains two rental dwellings units on the second floor of 419 College Street and 421 College Street.

Surrounding Uses

North: A mixed-use corridor with predominantly 2- to 3-storey buildings and an 8-storey, mixed-use building on the northwest corner of Bathurst Street and College Street.

South: A low-rise residential Neighbourhood consisting of 2- to 3-storey residential buildings fronting Bathurst and Lippincott Streets.

East: Three 2- to 3-storey mixed-use buildings containing commercial uses at-grade and residential uses above. Further east are low-rise buildings containing institutional and emergency services uses, as well as 2- to 3-storey mixed-use commercial buildings along College Street.

West: At the southwest corner of Bathurst Street and College Street is a private surface parking lot. Further to the west along College Street are 3- to 8-storey mixed-use buildings fronting College Street.

Access

Existing vehicular access to the site is from the east-west public laneway (Lane South College East Bathurst) to the south of the site, which can be accessed from Bathurst Street and Lippincott Street.

Transit Infrastructure

Two streetcar lines (506 Carlton and 511 Bathurst) have routes along both College Street and Bathurst Street, each with a stop directly adjacent to the site.

The site is also located in close proximity to higher order transit, including the dedicated 510 Spadina streetcar line (approximately 570 metres east) and Bathurst Subway Station (approximately 1 kilometre north).

THE APPLICATION

Description

A 16-storey (53 metres, including the mechanical penthouse) mixed-use building.

Density

The proposal has a density of 8.58 times the area of the lot.

Residential Component

The proposal includes 203 dwelling units, including 130 one-bedroom units (64%), 52 (26%) two-bedroom units, and 21 three-bedroom units (10%).

Non-Residential Component

The proposal includes 1,235 square metres of non-residential space comprised of two retail units and one music venue space on the ground floor fronting College Street and within the basement level.

Amenity Space

The proposal includes 815 square metres of amenity space with 453 square metres of indoor amenity space (2.23 square metres per unit) and 362 square metres of outdoor amenity space (1.78 square metres per unit).

Access, Vehicular and Bicycle Parking and Loading

The proposal includes pedestrian commercial access along College Street and residential access along Bathurst Street. Vehicular access to parking and loading is provided from the public laneway to the south of the site.

A total of 61 vehicular parking space are proposed, consisting of 49 resident spaces, 12 visitor spaces, and 4 accessible spaces within two levels of underground parking. A total of 225 bicycle parking spaces are proposed, including 28 short-term and 187 long-term spaces.

One Type G loading space is proposed along the rear of the building parallel to the laneway.

Road Widening

A 2.34 metre lane widening along the north limit of the public lane (Lane South College East Bathurst) is proposed to be conveyed to the City.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and a 3D view 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/419CollegeSt

Reasons for Application

An Official Plan Amendment is required to amend Site and Area Specific Policy (SASP) 465 to remove the subject lands from its boundary and to amend SASP 533 to provide transition to the existing buildings in Neighbourhoods without a rear angular plane, and permit a mixed-use building taller than 30 metres with a 4-storey podium.

The Zoning By-law Amendment is required to allow for the increased density, height, massing, in addition to other performance standards.

APPLICATION BACKGROUND

The application was submitted on September 4, 2020, and deemed complete on September 23, 2020, 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/419CollegeSt

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 appropriate Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

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.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site in the Downtown and Central Waterfront and is designated as Mixed Use Areas on Land Use Map 18. See Attachment 3 of this Report for the Land Use Map.

The site has a planned right-of-way width along College Street of 30 metres and along Bathurst Street of 20 metres. It is also directly adjacent to two Transit Priority Segments (College Street and Bathurst Street) as identified on Map 5: Surface Transit Priority Network, of the Official Plan.

Housing Policy 3.2.1.12 requires a tenant relocation and assistance plan be provided to lessen hardship for existing tenants.

The Official Plan protects the view of Toronto Fire Station 315 Clock Tower from the southwest corner of College Street and Robert Street and the southeast corner of College Street and Bathurst Street as on Map 7B of the City's Official Plan within Official Plan Policies 3.1.1.24 and as further amended by Official Plan Amendment 397.

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.

Downtown Plan

The site is designated Mixed Use Areas 3 - Main Street and is identified as a Great Street, Priority Retail Street and a Priority Cycling Route.

Site and Area Specific Policy 465

A portion of the site (429 and 431 College Street) is located within Site and Area Specific Policy 465 (SASP 465), which impacts lands along Bathurst Street between Queen Street West and Dupont Street. The purpose of the SASP is to define the existing elements of Bathurst Street that should be reinforced and enhanced, along with direction for areas of the street that can accommodate change. This portion of the site is within the Bathurst-College Character Area in SASP 465. Within this character area, new buildings will have a maximum height of 9 storeys with a maximum street wall height of 5 storeys. Dwelling units are not permitted on the ground level of any new building.

Site and Area Specific Policy 533

The entirety of the site is subject to Site and Area Specific Policy 533 (SASP 533), which generally comprises the lands fronting onto College Street between the west side of McCaul Street and the east side of Bathurst Street. New development within the SASP is expected to maintain the diversity, vibrancy and rich character to College Street and have a harmonious relationship with the surrounding residential areas.

The site is located within Character Area B, which contains built-form policies requiring:

- A minimum of 60% of the lot frontage be dedicated to retail uses;
- Buildings height be limited to 30 metres;
- Front façade setbacks above the base building will be consistent with the scale of the existing buildings within the same block; and
- Appropriate setbacks, stepbacks, and rear angular planes to provide transition to adjacent Neighbourhoods.

Zoning

The subject site is zoned Commercial Residential (CR 3.0 (c2.0; r2.5) SS2 (x2363) by Zoning By-law 569-2013. The 'CR' zone permits a range of residential and commercial uses. The maximum height permitted is 16 metres and the maximum permitted density is 3.0 times the site area. See Attachment 4 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:

- Mid-Rise Building Design Guidelines;
- College Street Urban Design Guidelines; and
- Retail Design Manual.

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).

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting took place on January 20, 2021, based on the original proposal for a 13-storey mixed-use building with 3 ground level retail units, a space for a potential music venue and 169 residential units.

A working group was formed and two meetings were held on March 17 and May 4, 2021.

Issues raised through the consultation meeting, working group and through other correspondence included:

- Concern about the loss of the existing music venues and opportunities to replace the venues within the redevelopment;
- Concerns about the loss of the existing retail units and preservation of area character and existing buildings within the proposed development;
- Replacement opportunities to preserve the small, local retail format found in the area;
- Potential for gentrification by the introduction of more expensive housing;

- Height, shadowing, massing concerns, and impact over the nearby residential neighbourhood;
- Concern over the lack of affordable housing units within the proposal;
- Proposed unit distribution and liveability of the residential spaces;
- Design and location of proposed unit venues and mitigation of potential negative impacts over the nearby residential neighbourhood;
- Laneway traffic and improvement opportunities;
- Insufficient amount of open space at the northwest corner of the site; and
- Open space and desire for an improved public realm along College Street and Bathurst Street.

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.

An additional public consultation meeting/information session will be held virtually on May 19, 2026, in advance of the statutory public meeting.

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

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 and find it 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, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Non-Residential Uses

Staff are satisfied that the proposed mix of non-residential uses is appropriate and meets the intent of the Official Plan, Downtown Plan, and SASP 533. The retention of at-grade retail and nightclub uses allow for the return of music venues, while also

supporting continued local retail along College Street. Retail and nightclub permissions support City-wide policies aimed at recognizing and strengthening Toronto's Night Economy. The desire for continued social, cultural and economic activities at the corner of Bathurst Street and College Street was expressed in the community consultation for the site as being of importance to local artists, residents and businesses throughout the area.

Rental Housing Demolition and Tenant Assistance

The proposal includes the demolition of existing residential rental dwelling units. The applicant has indicated there are 2 occupied rental dwelling units on the site. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The accepted tenant assistance plan includes extended notice to move out, rent gap assistance, moving allowances, and the services of a leasing agent. Replacement of the rental units is not required as there are fewer than 6 existing rental units proposed to be demolished.

Staff are recommending that the Zoning By-law be subject to a holding provision requiring the owner enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan.

Built Form

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Development Review staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area.

The intersection of College Street and Bathurst Street is a location where the Official Plan Avenues framework converges with the western edge of the Downtown Plan, both of which anticipate growth and intensification. The site is also subject to site-specific policy direction within SASP 465 and SASP 533, which together establish a layered planning framework intended to balance growth and intensification with an active pedestrian-oriented mixed-use corridor and appropriate transition to adjacent lower-scale neighbourhoods.

While the height of the proposed building exceeds the anticipated height in the SASPs, the existing and planned context includes buildings up to 20 storeys (62 metres) in height along College Street. The proposed built form also mitigates the additional height through setbacks and stepbacks that maintain the intent of the midrise guidelines.

Along the College Street frontage, the base building is set back 1.3 metres from the property line, providing a curb-to-building face distance of 6.3 to 8.3 metres. The proposed 4-storey streetwall on College Street responds to the surrounding 2- to 3-storey low-scale built-form. Above the streetwall, the building steps back 3 metres from

the property line and additional step backs are provided at the 7th, 10th, and 15th storeys, appropriately reducing the physical and visual impacts of the built form on the public realm along College Street.

At the intersection of Bathurst Street and College Street, the proposed building incorporates a setback at the corner to provide an approximately 40 square metre expansion of the public realm. The remainder of the Bathurst frontage is setback 3.4 metres at grade with 4-storey base building and additional stepping above the 8th and 15th storeys.

Along the eastern lot line, a 5.5-metre setback is proposed from the 8th to the 15th storeys, increasing to 10.8 metres at the 16th storey. These setbacks provide separation to the east lot line and allow sky views from Lippincott Street to the south.

Along the rear, the public lane (Lane South College East Bathurst) will be widened to be 6 metres in width. The building is set back 3.8 metres from the southern property line, with an additional 3.2-metre setback above the 3rd storey and an 8.3-metre setback above the 7th storey. The result is that the base building will be separated from the residential properties to the south by 7.5 metres with taller elements setback a total of 12 metres. This transition is greater than what is envisioned in the midrise guidelines and provides appropriate transition to the adjacent low rise neighbourhood.

Staff are satisfied that the proposed height and massing are appropriate for the corner site. The proposed setbacks and setbacks minimize negative impacts over neighbouring properties, expand and improve the public realm along Bathurst and College Street and provide a built form that provides an appropriate transition to *Neighbourhood* designated lands.

Heritage

The view along College Street of the Toronto Fire Station 315 Clock Tower is a protected view identified on Map 7B of the City's Official Plan. This protected view is from the southwest corner of College Street and Robert Street and the southeast corner of College Street and Bathurst Street. While the subject site is within the view corridor, the proposed development will not obstruct views of the Clock Tower from the southeast corner of College Street and Bathurst Street due to the proposed building setbacks, and is acceptable.

Streetscape and Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and will improve the overall public realm along College Street and Bathurst Street through increased building setbacks and the provision of increased sidewalks and enhanced landscaping opportunities.

The proposal is consistent with the public realm objectives of SASP 533 and the College Street Urban Design Guidelines, which encourage widened sidewalks, enhanced corner conditions, and improved pedestrian experience along College Street. The proposed setbacks and stepbacks reinforce the existing streetwall while improving views toward the Toronto Fire Station 315 Clock Tower.

The public realm at the northwest corner of the proposed building will have an area of approximately 40 square metres, dedicated to expanding the pedestrian realm at the intersection of College Street and Bathurst Street. This area will remain free of structures, contributing to an open corner condition and improved public realm.

The expanded pedestrian zone will provide additional space for pedestrian movement, landscaping, street furniture, bicycle parking, and transit-supportive infrastructure, including opportunities to support the 511 Bathurst streetcar operations.

Staff will continue to review the design and programming of the public realm improvements through the Site Plan Control process.

Tree Protection

The Tree Inventory indicates that there are a total of six trees on and within six metres of the subject property. Of these trees, five are regulated under Toronto Municipal Code, Chapter 813. The proposal is for 5 trees to be maintained on College Street and 2 new street trees to be introduced on Bathurst Street. Any required permits to injure or remove trees under Chapter 813 will be secured and replacement planting provided to meet compensation requirements. Tree protection measures will be secured through the applicable permit process.

Shadow Impacts

The proposal conforms with the policy direction of the Official Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes. The shadow impact resulting from the proposal is acceptable.

Wind Impacts

A Pedestrian Wind Assessment for the original 13-storey proposal was submitted by the applicant and reviewed by staff. The Assessment identified that appropriate wind conditions were expected along the surrounding sidewalks and entrances throughout the year. However, staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review, and acceptance a Pedestrian Level Wind Study for the proposed 16-storey proposal, to the satisfaction of the Executive Director, Development Review.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Traffic, Parking, and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, and parking arrangements for the proposal. Transportation Review Staff has reviewed the Transportation Impact Study and are satisfied with the conclusions.

Lane Widening

The site abuts a rear public laneway with an approximate width of 3.66 metres. To satisfy the Official Plan requirement for a 6.0-metre-wide laneway, a 2.34 metre strip of land along the south edge of the site is required and proposed to be conveyed to the City.

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.

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:

- Revision, review, and acceptance of a Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- Revision, review, and acceptance of a Pedestrian Level Wind Study to the satisfaction of the Executive Director, Development Review.

- Enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning.

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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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Downtown Secondary Plan
- Attachment 6: SASP 465 Character Area
- Attachment 7: SASP 533 Character Area
- Attachment 8: Draft Official Plan Amendment
- Attachment 9: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 10: Site Plan
- Attachment 11: Ground Floor Plan
- Attachment 12: North Elevation
- Attachment 13: South Elevation
- Attachment 14: East Elevation
- Attachment 15: West Elevation
- Attachment 16: 3D Model in Context - Southeast
- Attachment 17: 3D Model in Context - Southwest

Attachment 1: Application Data Sheet

Municipal Address: 419-431 COLLEGE STREET Date Received: September 4, 2020
Application Number: 20 190121 STE 11 OZ
Application Type: Official Plan Amendment and Zoning By-law Amendment
Project Description: A 16-storey mixed-use building.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP	MICHELLE CHARKOW	BDP. QUADRANGLE	1175874 ONTARIO LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 465 & 533
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2363)	Heritage Designation:	NO
Height Limit (m):	14	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq m): 1,960 Frontage (m): 57 Depth (m): 34

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,385	1,385
Residential GFA (sq m):	432		15,575	15,575
Non-Residential GFA (sq m):	2,689		1,235	1,235
Total GFA (sq m):	3,121		16,810	16,810
Height - Storeys:			16	16
Height - Metres:			53	53

Lot Coverage Ratio (%): 70.66 Floor Space Index: 8.58

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,575	
Retail GFA:	429	279
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	232	295

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Condominium:			203	203
Total Units:			203	203

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			130	52	21
Total Units:			130	52	21

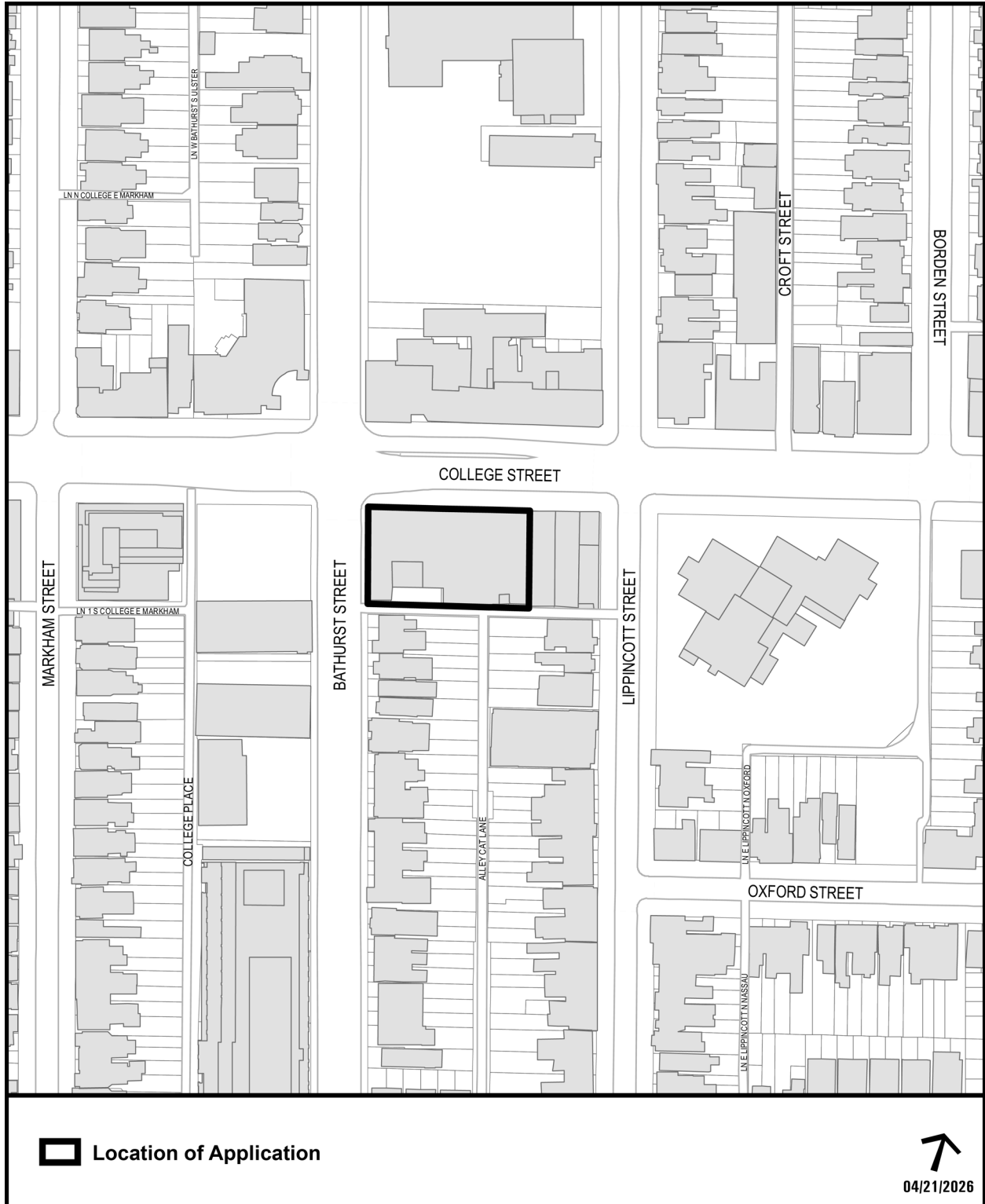
Parking and Loading

Parking Spaces:	61	Bicycle Parking Spaces:	205	Loading Docks:	1
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CONTACT:

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konain.edhi2@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

419-431 College Street

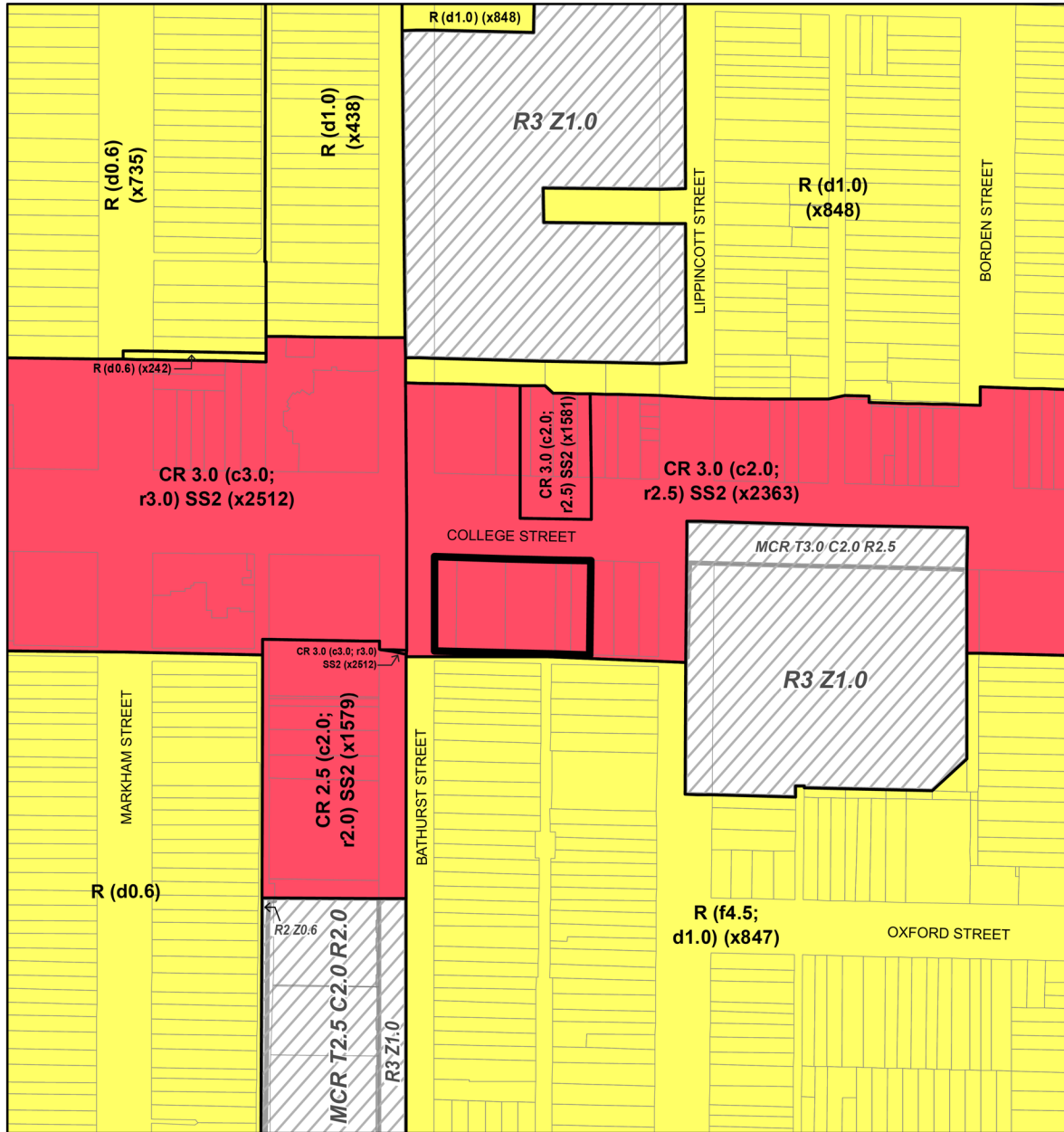
File # 20 190121 STE 11 OZ

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas



Not to Scale
Extracted: 04/21/2026




Attachment 4: Existing Zoning By-law Map








Zoning By-law 569-2013

419-431 College Street

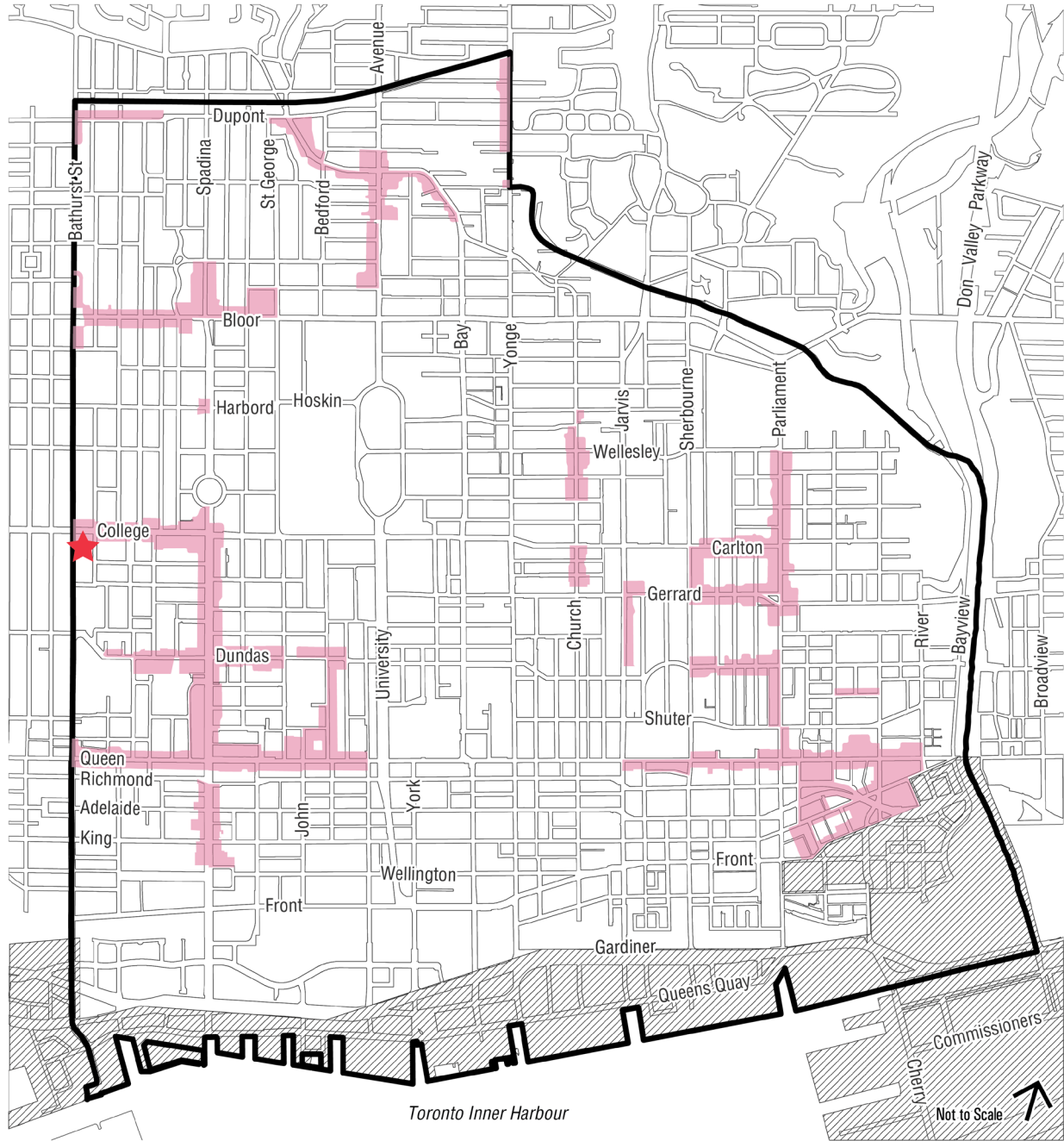
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-  Location of Application
-  R Residential
-  CR Commercial Residential

-  See Former City of Toronto By-law No. 438-86
-  R2 Residential District
-  R3 Residential District
-  MCR Mixed-Use District


 Not to Scale
 Extracted: 04/21/2026

Attachment 5: Downtown Secondary Plan

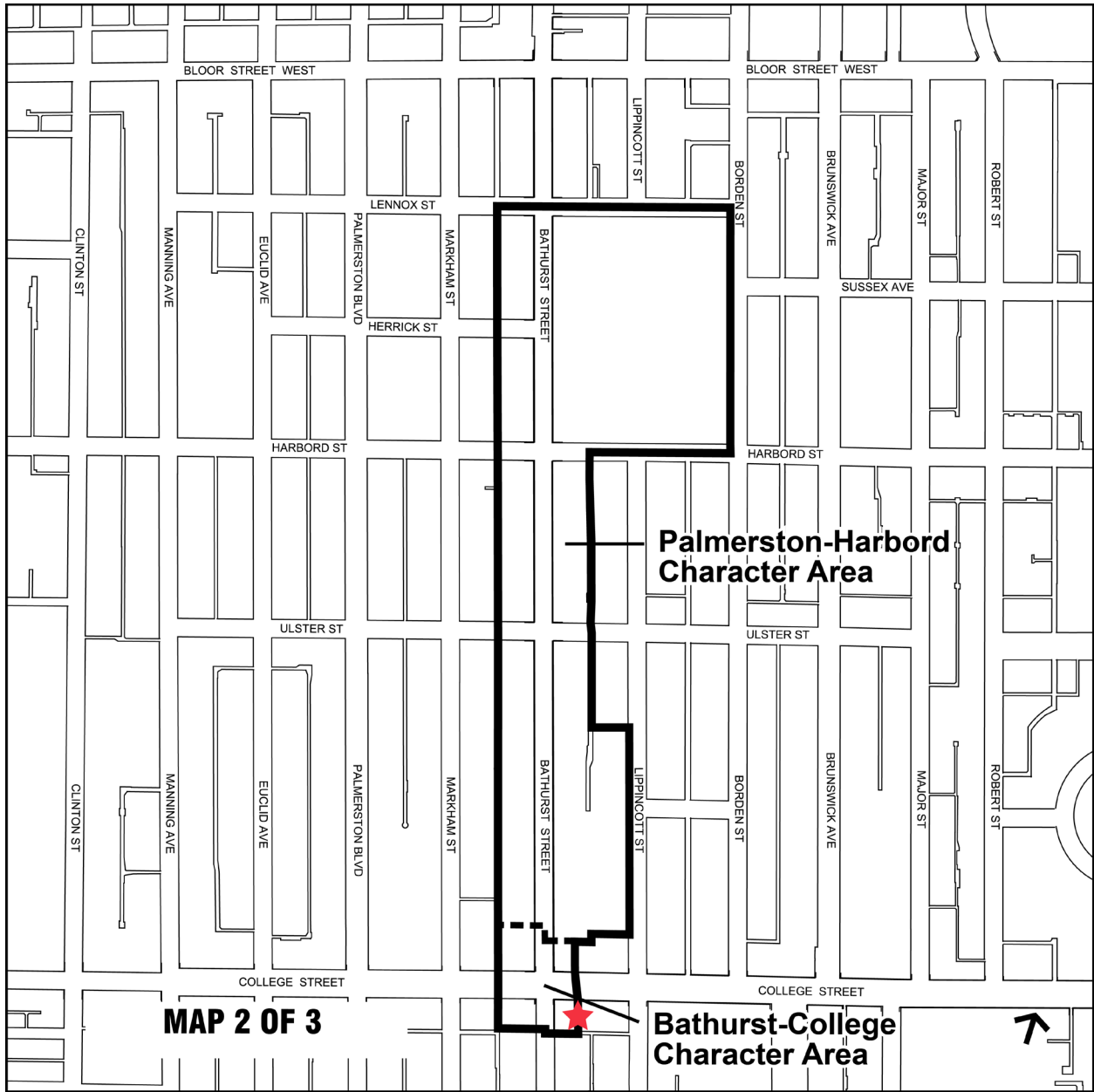


Downtown Plan

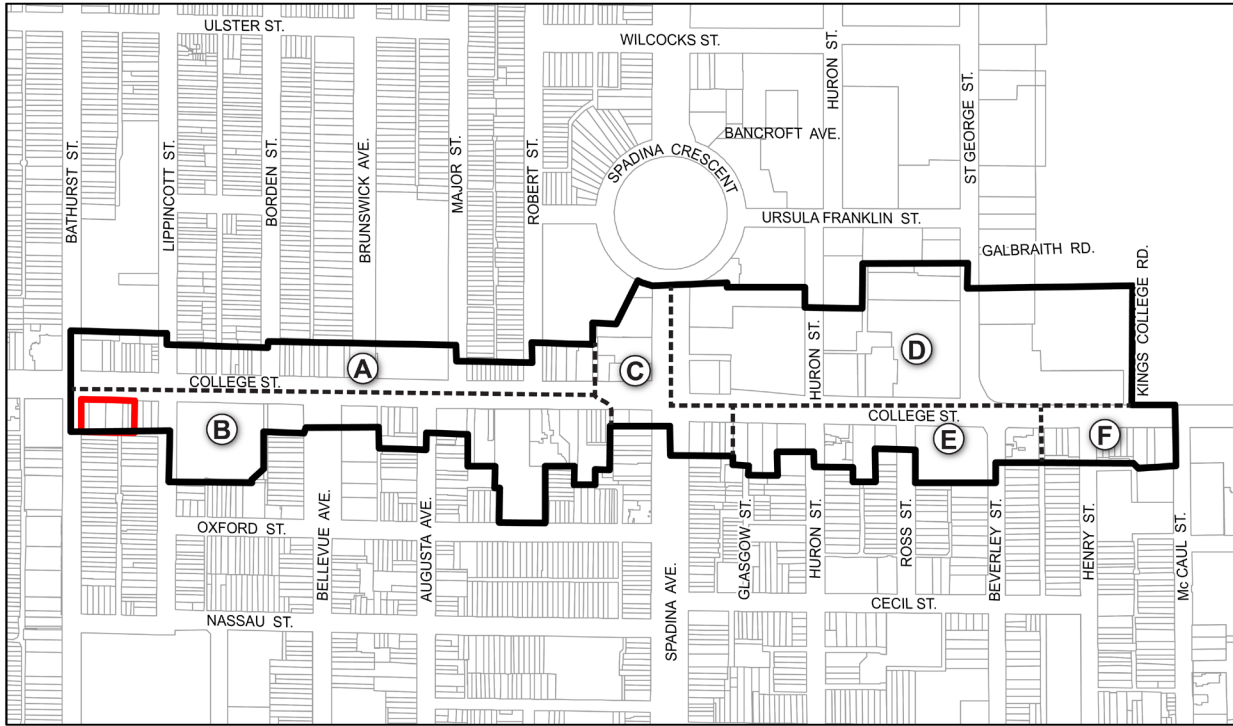
MAP 41-3-C Mixed Use Areas 3 - Main Street

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Mixed Use Areas 3 - Main Street
- Subject Site

Attachment 6: SASP 465 Character Area






Attachment 7: SASP 533 Character Area



Toronto
Character Areas

419-431 College Street

File # 20 190121 STE 11 0Z

-  Study Area Boundary
-  Subject Site
-  Character Areas

↑
Not to Scale
Extracted: 04/28/2026

Attachment 8: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 918 for the City of Toronto respecting the lands known municipally in the year 2025, as 419, 421, 423, 429 and 431 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. 918 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, John D. Elvidge,
Speaker City Clerk

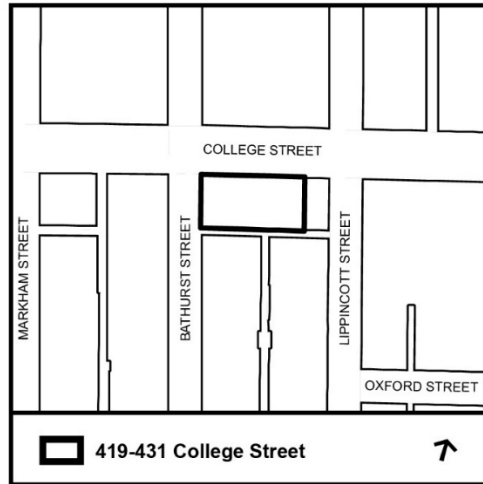
(Seal of the City)

AMENDMENT NO. 918 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 419, 421, 423, 429 and 431 COLLEGE STREET

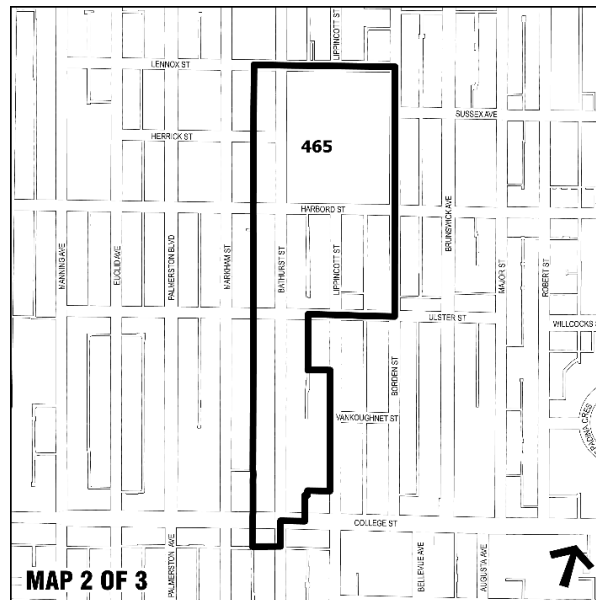
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy 465, is amended by removing the lands known municipally in 2025 as 429 and 431 College Street as shown in Appendixes 1 to 3.



KEY MAP

2. Map 29, Site and Area Specific Policies, is amended by removing the lands known municipally in 2025 as 429 and 431 College Street from Site and Area Specific Policy 465.



SASP 465 MAP

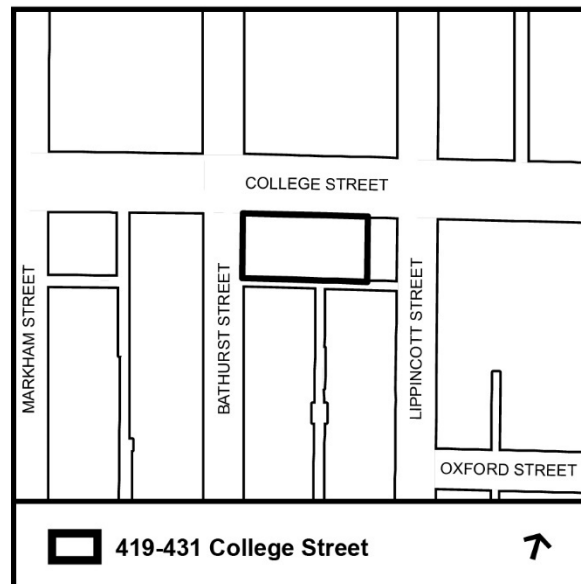
3. Chapter 7, Site and Area Specific Policy 533, is amended by adding new Policy 533.4.2, as follows:

2. 419, 421, 423, 429 and 431 College Street

a) A new mixed-use building may provide transition to the existing buildings in Neighbourhoods without a rear angular plane.

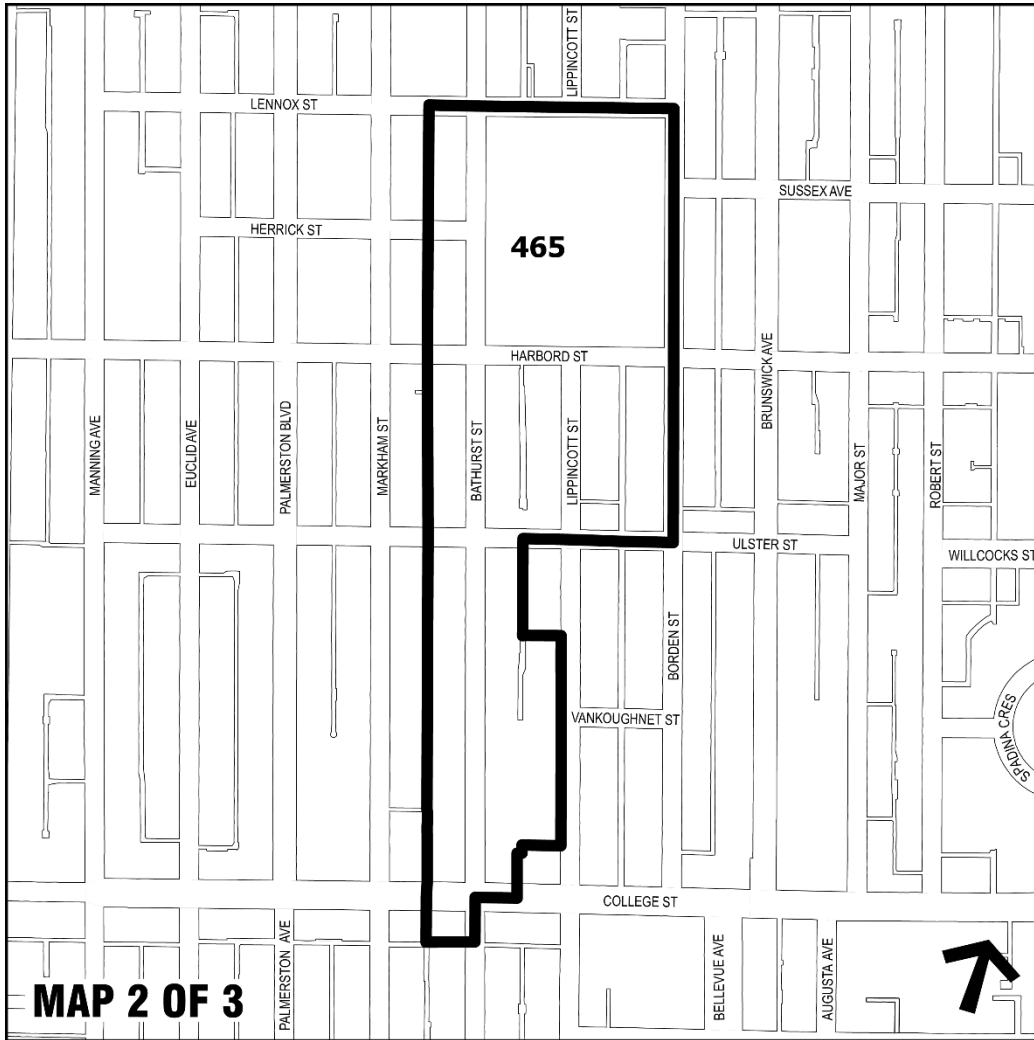
b) A podium height of 4 storeys is permitted.

c) A new mixed-use building may have a maximum height of 53 metres, including any mechanical penthouse.



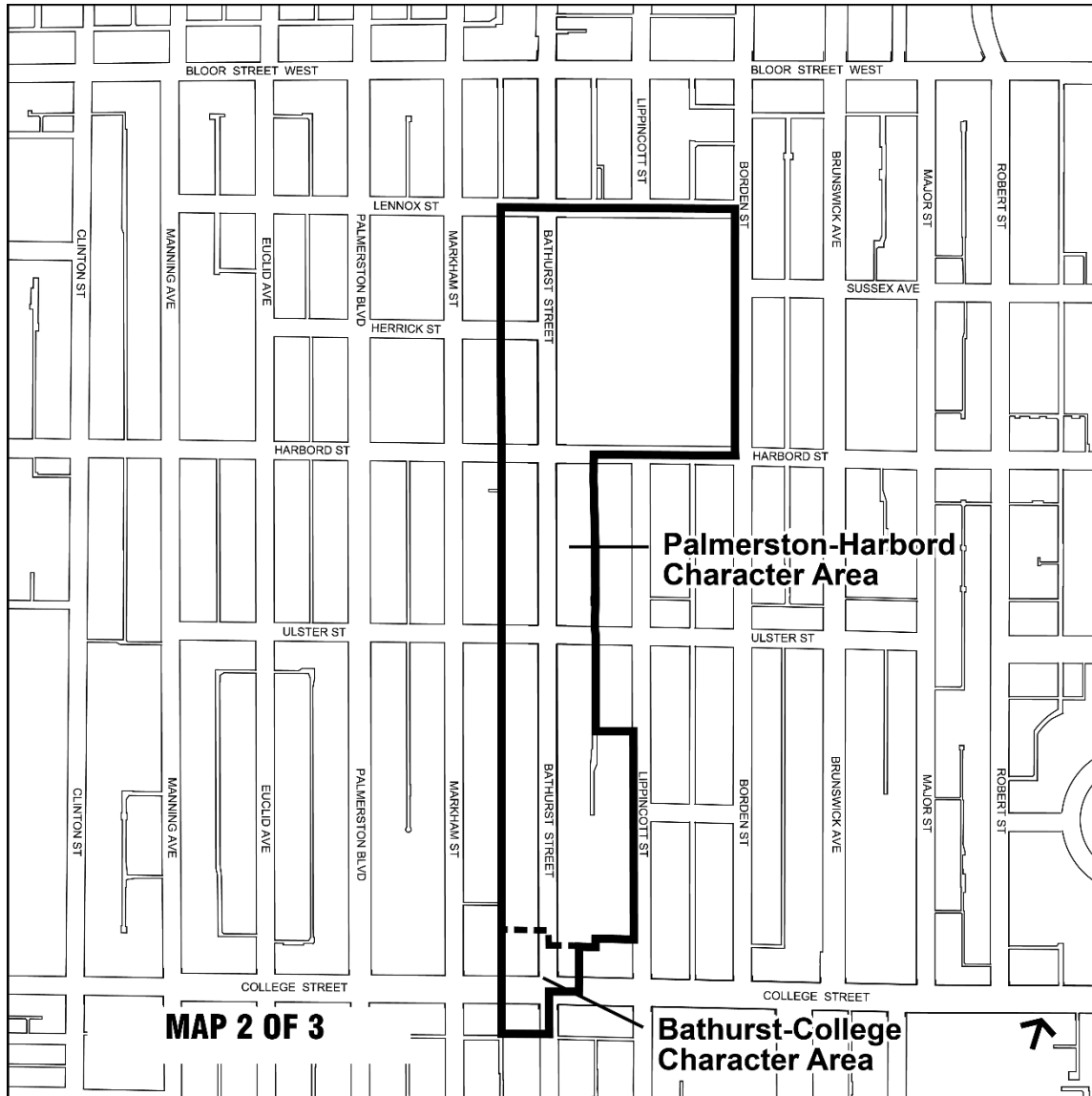
Appendix 1

SASP 465: Schedule A (Map 2 of 3)



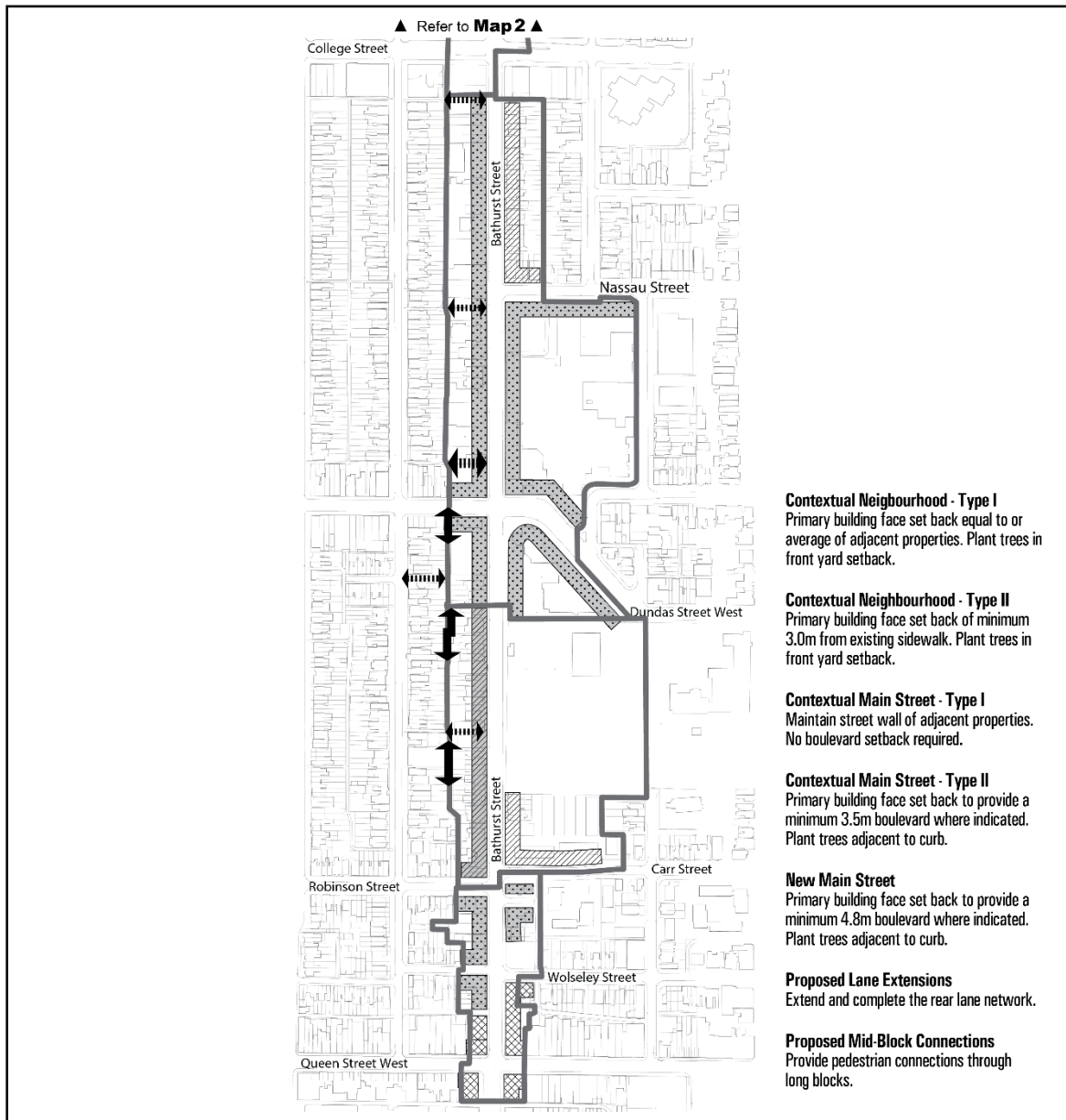
Appendix 2

Schedule B (Map 2 of 3)



Appendix 3

Schedule C (Map 3)



Contextual Neighbourhood - Type I
Primary building face set back equal to or average of adjacent properties. Plant trees in front yard setback.

Contextual Neighbourhood - Type II
Primary building face set back of minimum 3.0m from existing sidewalk. Plant trees in front yard setback.

Contextual Main Street - Type I
Maintain street wall of adjacent properties. No boulevard setback required.

Contextual Main Street - Type II
Primary building face set back to provide a minimum 3.5m boulevard where indicated. Plant trees adjacent to curb.

New Main Street
Primary building face set back to provide a minimum 4.8m boulevard where indicated. Plant trees adjacent to curb.

Proposed Lane Extensions
Extend and complete the rear lane network.

Proposed Mid-Block Connections
Provide pedestrian connections through long blocks.



Pedestrian Improvements: Map 3

**Bathurst Street:
Queen Street West to Dupont Street**

File # 20 190121 STE 11 0Z

	Contextual Neighbourhood - Type I		New Main Street.
	Contextual Neighbourhood - Type II		Proposed Lane Extensions
	Contextual Main Street - Type I		Proposed Mid-Block Connections
	Contextual Main Street - Type II		Character Area Boundary

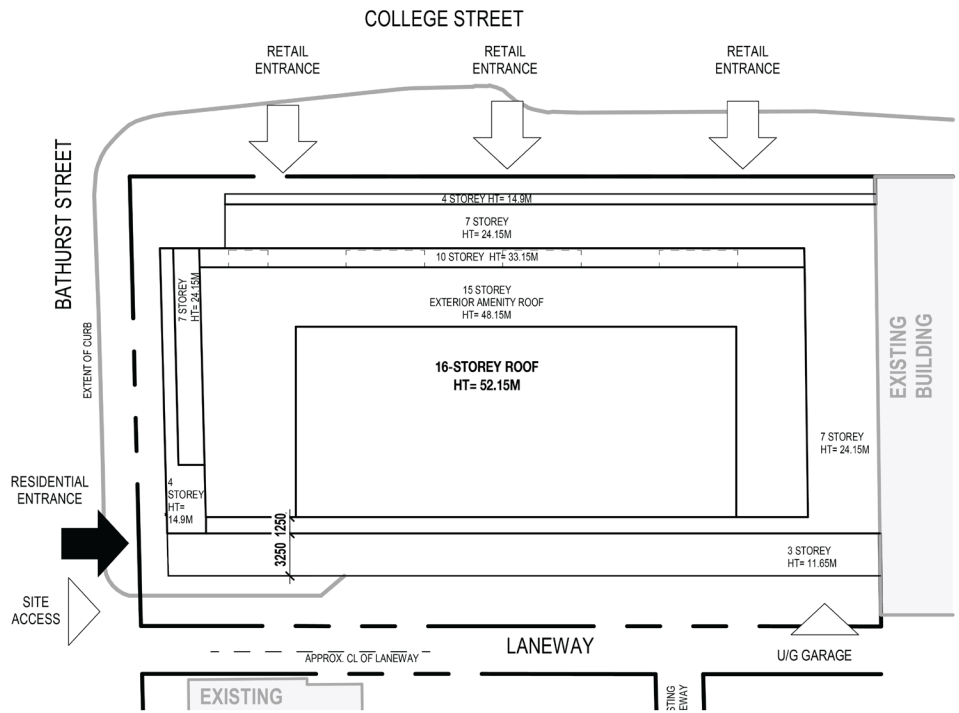


Not to Scale
07/24/2014

Attachment 9: Draft Zoning By-law Amendment

To be available prior to the May 28, 2026, Toronto and East York Community Council Meeting.

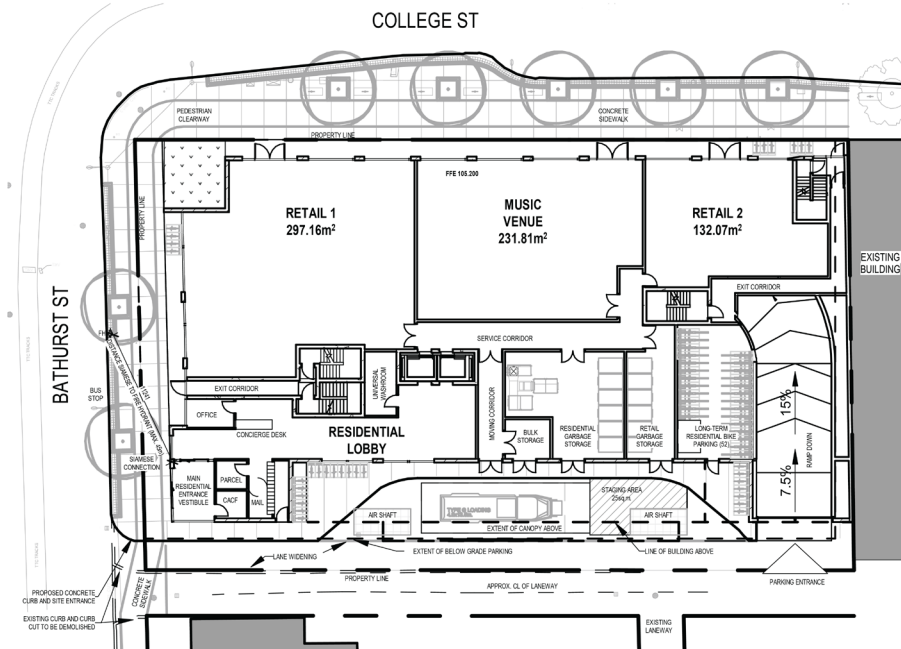
Attachment 10: Site Plan



Site Plan



Attachment 11: Ground Floor Plan



Ground Floor Plan

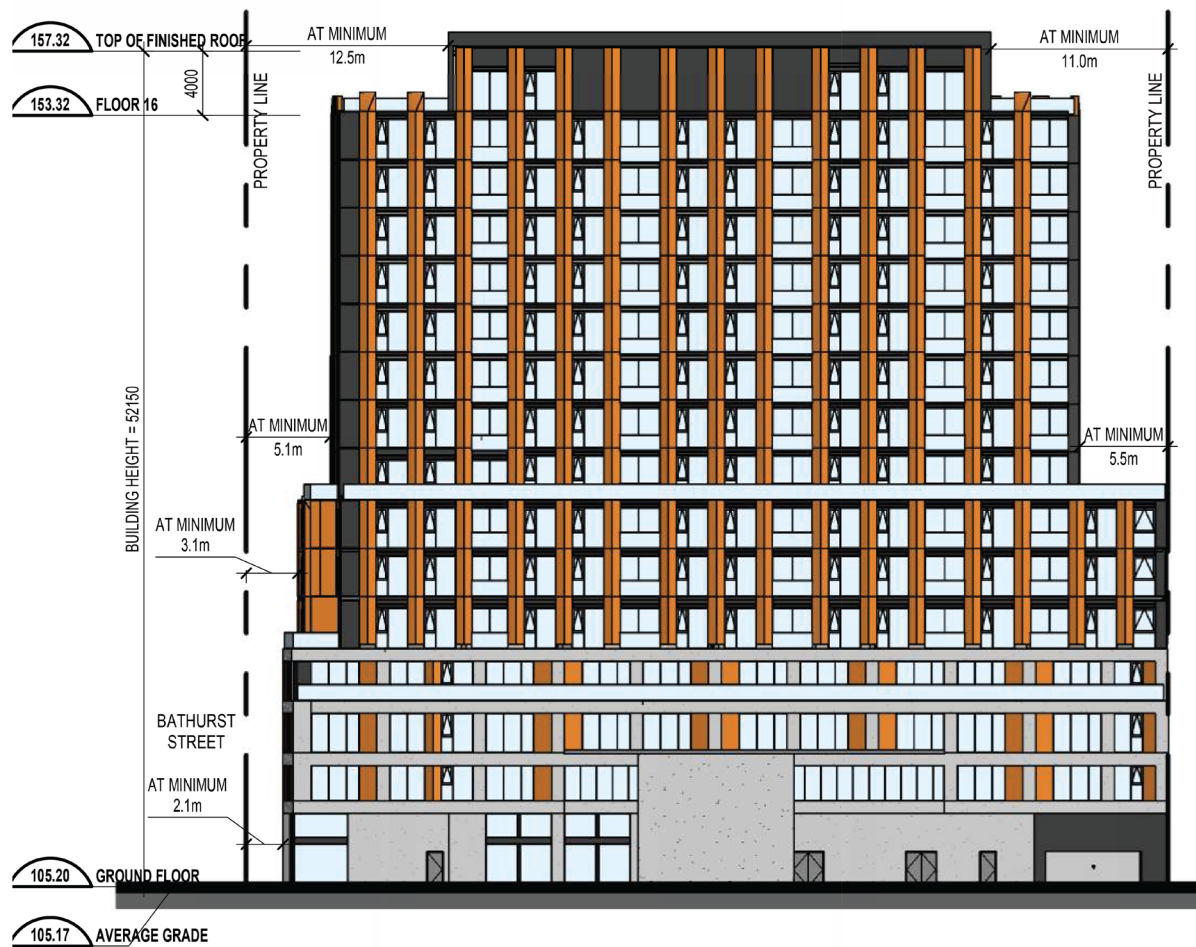


Attachment 12: North Elevation



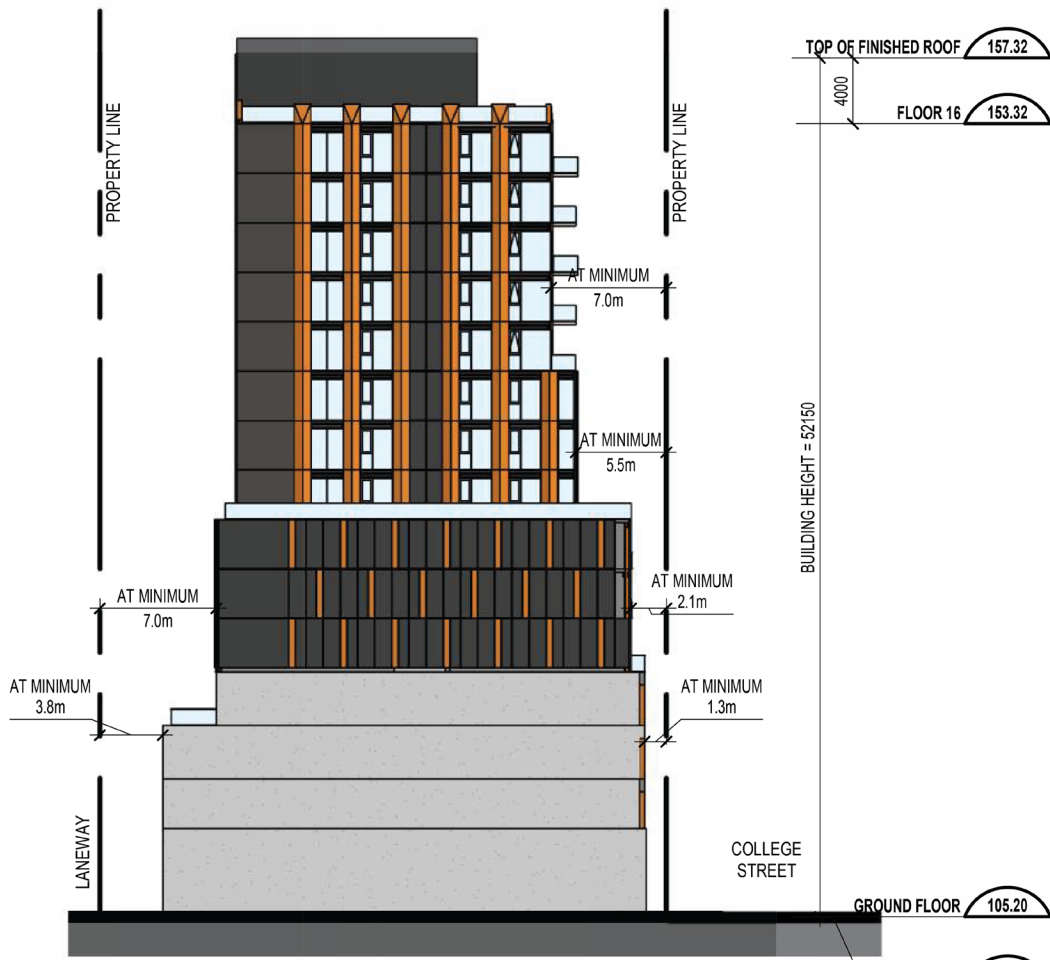
North Elevation

Attachment 13: South Elevation



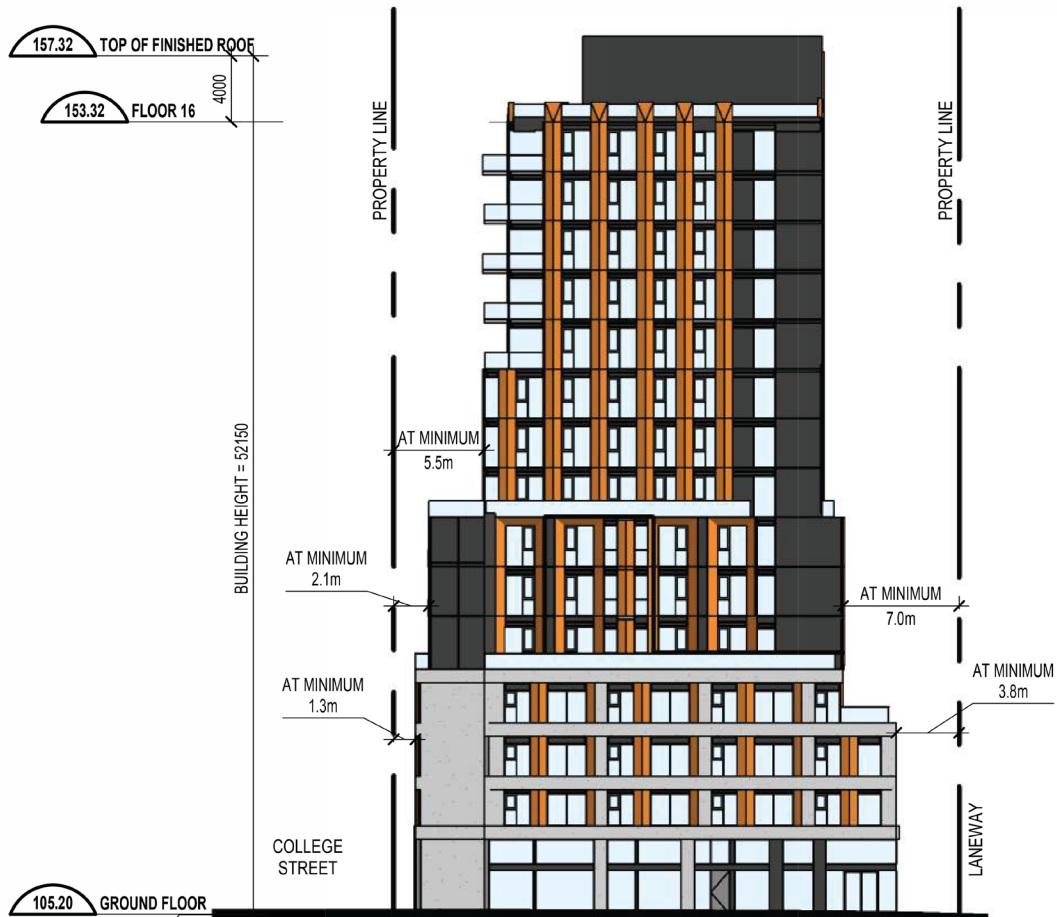
South Elevation

Attachment 14: East Elevation



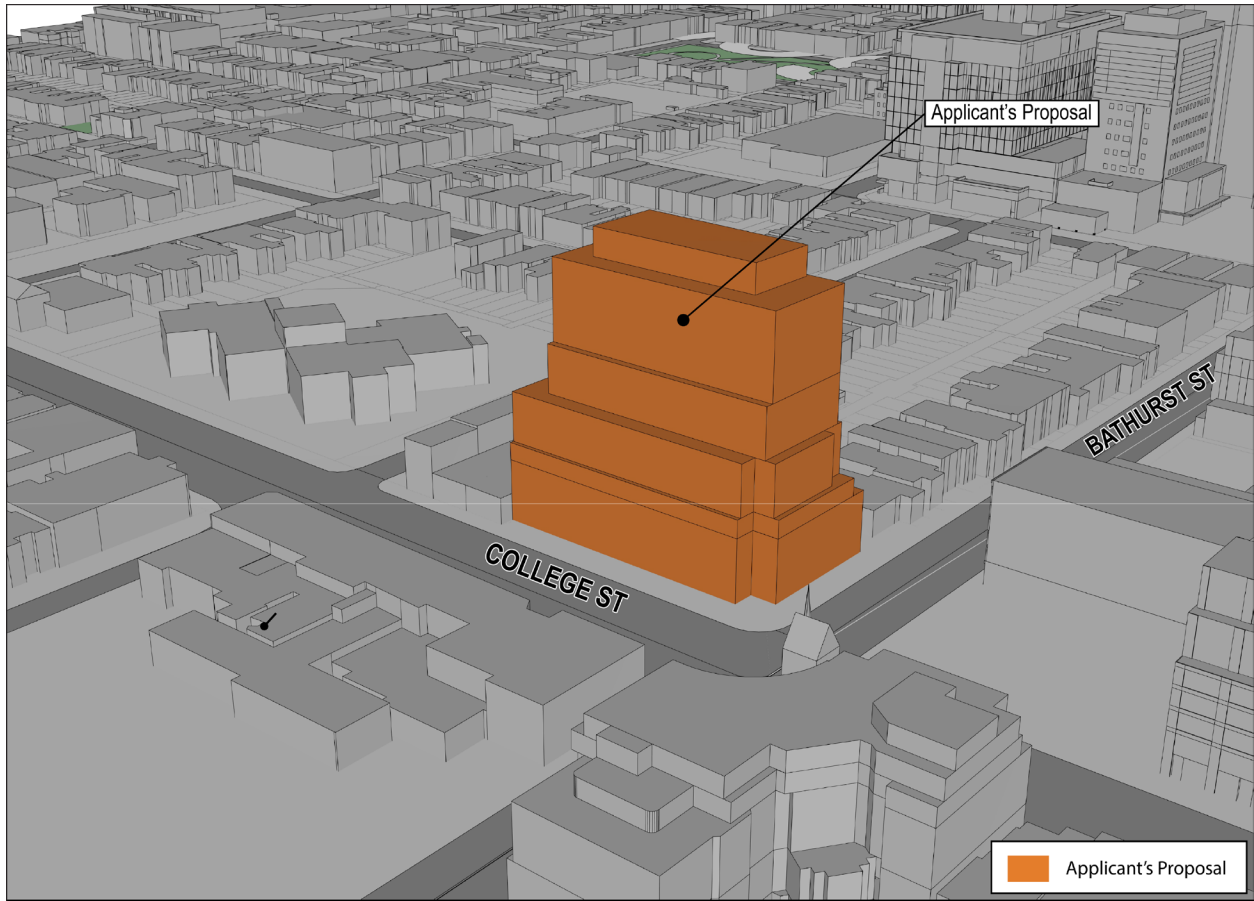
East Elevation

Attachment 15: West Elevation



West Elevation

Attachment 16: 3D Model in Context - Looking Southeast

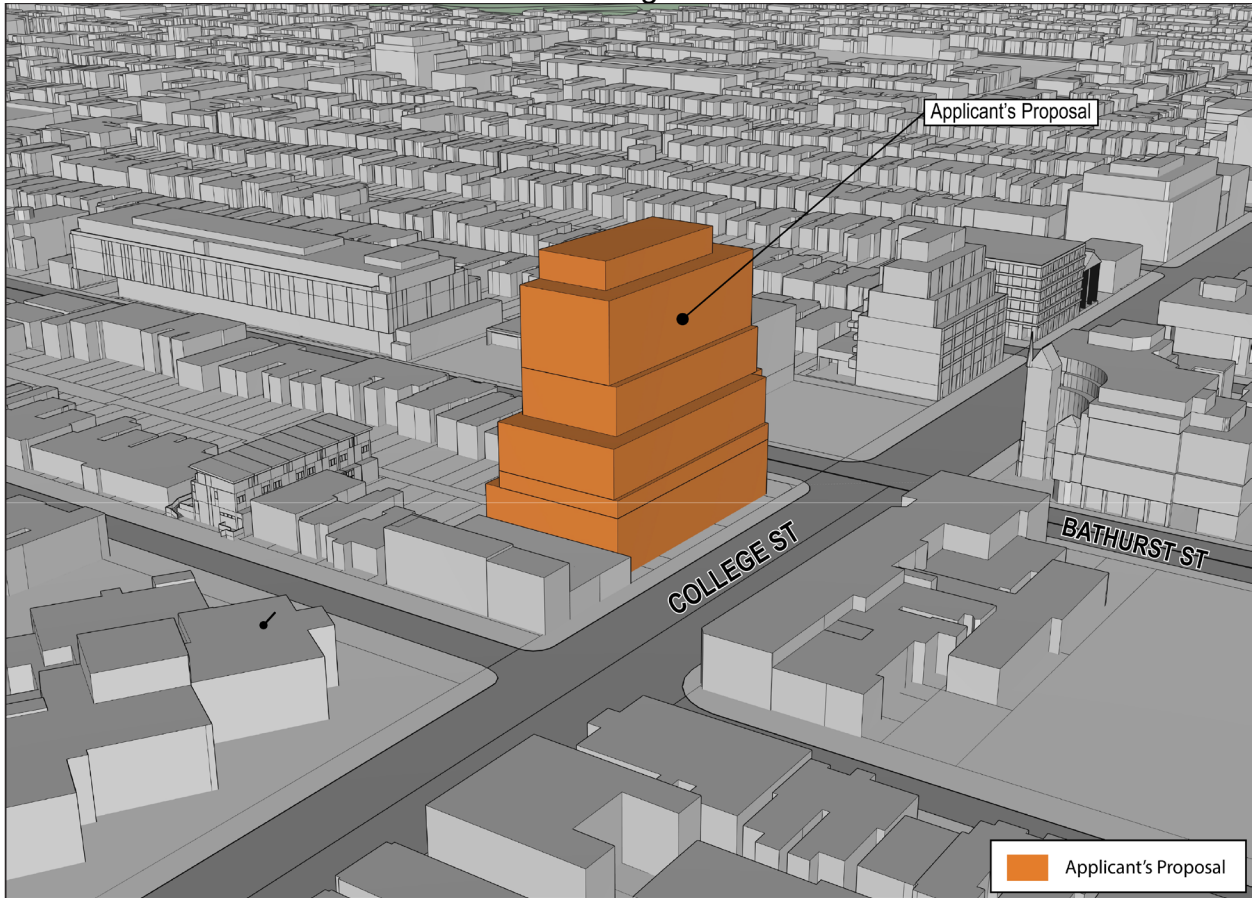


View of Applicant's Proposal Looking Southeast



05/07/2026

Attachment 17: 3D Model in Context - Looking West



View of Applicant's Proposal Looking Southwest

↘
05/07/2026