

191-199 College Street and 74-76 Henry Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 19, 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: 26 120321 STE 11 OZ

SUMMARY

This Report recommends approval of an application to amend Official Plan Amendment 731 and Site-Specific Zoning By-law 1166-2025 to permit an increase in height from 31 to 45 storeys (90 to 158.5 metres, excluding mechanical penthouse), changes to the building massing, and an increase from 490 to 684 residential dwelling units, including 545 affordable rental units.

An Official Plan Amendment is required to amend policies within Chapter 7 Site and Area Specific Policy (SASP) 533 to reflect the revised building height.

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 191-199 College Street and 74-76 Henry Street substantially in accordance with the draft Official Plan Amendment included as Attachment 7 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 191-199 College Street and 74-76 Henry Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 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 authorize the City Solicitor to amend or replace the existing agreements related to the dwelling room replacement requirements, affordable housing provisions, and the securing of additional affordable housing units, including:

- a. the Dwelling Room Replacement and Tenant Relocation and Assistance Agreement to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor; and
- b. the Municipal Housing Project Facilities Agreement (the “Contribution Agreement”) with the Housing Secretariat to confirm the financial assistance being provided and set out the terms of operation of the affordable housing units, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

In 2024, City Council approved amendments for 191-199 College Street and 74-76 Henry Street (the Project) through the item [2024.TE13.2](#) to permit a minimum residential gross floor area of 10,500 square metres, comprising 408 affordable rental dwelling units, to be secured at 100 percent of Average Market Rent (AMR) for a minimum affordability period of 40 years. These 408 affordable rental units were approved by City Council for approximately \$27.7 million in financial incentives under the Open Door Affordable Housing Program, including approximately \$17.5 million in waivers of planning application and building permit fees, parkland dedication, an exemption of Development Charges (DCs), and approximately \$10.2 million in property tax exemptions (Net Present Value) to support a 40-year affordability period.

The current proposal will add 194 units, of which 137 are affordable rental dwelling units, increasing the total number of units of the project to 684, of which 545 are affordable units. These 137 additional affordable units are proposed to be secured through the Rental Housing Supply Program's (RHSP) Affordable Rental and Rent-Controlled Housing Incentives (ARRCHI) stream, with rents set at the City's Affordable Rent levels for a 40-year affordability period.

The 137 additional affordable dwelling units may be eligible for financial incentives under the RHSP's ARRCHI stream, including waivers of planning application and building permit fees, and an exemption of Development Charges (DCs), Community Benefits Charges (CBCs), and parkland dedication (where not already exempted under provincial legislation).

These incentives are not direct cash payments from the City but rather reflect forgone revenues in the form of waived or exempted fees and charges, including planning application fees and building permit fees, DCs, CBCs, parkland dedications and property taxes.

The total estimated value of financial incentives, based on 2026 rates, is \$54,940,054 and are shown in Table 1. The value of the estimated incentives may vary depending on the timing of development applications, confirmation and final approval of the applicant's

RHSP application and eligibility for statutory exemptions from DCs, CBCs and parkland dedication requirements for affordable housing units under section 4.1 of the Development Charges Act, 1997, and the Planning Act through Bill 23. The planning application fees for the development (including all affordable units) have already been paid by the Applicant and are not eligible for reimbursement.

Table 1. Estimated financial incentives provided to the project

	Previously approved 408 affordable units	Proposed additional 137 affordable units	Total 545 affordable units
Forgone Fees & Charges			
Estimated Forgone Building Permit (A)	\$288,019	\$237,825	\$525,844
Estimated Forgone Development Charges (B)	\$13,666,776	\$6,616,963	\$20,283,739
Estimated Forgone Parkland Dedication Fees and CBCs (C)	\$7,588,800	\$2,548,200	\$10,137,000
Subtotal - Forgone Fees & Charges (A+B+C)	\$21,543,595	\$9,402,988	\$30,946,583
Property Tax Exemption*			
Estimated Net Present Value (NPV) of Property Tax Exemption - City portion	\$12,830,556	\$7,622,141	\$20,452,698
Estimated Net Present Value (NPV) of Property Tax Exemption - Education portion**	\$2,221,227	\$1,319,546	\$3,540,773
Subtotal - Property Tax Exemption (NPV)	\$15,051,784	\$8,941,687	\$23,993,471
Total financial incentives provided (Forgone Fees & Charges and NPV of Property Tax Exemption)	\$36,595,379	\$18,344,675	\$54,940,054

* 3% discount rate assumption.

**The education portion is a flow through to the Province, which the City would not collect or remit once the property tax exemption takes effect.

Forgone property tax revenue for the first year of occupancy in 2030 is estimated to be \$695,414.00 (NPV), of which \$549,010.00 represents municipal property taxes and the remaining \$146,403.00 reflects the provincial education portion of property taxes.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

On June 26, 2024, City Council approved an Official Plan and Zoning By-law Amendment application permitting a 31-storey mixed-use building (96 metres, including mechanical penthouse) containing 490 dwelling units and 1,356 square metres of non-residential gross floor area (Site-Specific Zoning [By-law 1166-2025](#)). The City Council Decision is available here: [City Council Decision](#)

At the same meeting, City Council also approved alterations to the associated heritage properties at 191-199 College Street and 74-76 Henry Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act to conserve heritage resources at the subject development site. The City Council Decision is available here: [City Council Decision](#)

On February 4, 2026, City Council requested the Mayor to direct the Community Benefits Charge from the redevelopment of 191-199 College Street and 74-76 to Transportation Services, in consultation with the Little Italy Business Improvement Association to implement streetscape improvements along College Street per their Streetscape Master Plan. The City Council Decision is available here: [City Council Decision](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located on the southwest corner of College and Henry Streets. It is generally square in shape with an area of approximately 1,617 square metres, with frontages of 37-metres on College Street and 44-metres on Henry Street. See Attachment 2 for the Location Map.

The owner has acquired 72 Henry Street, immediately south of the site. The existing detached dwelling at 72 Henry Street is not part of the application and will not be altered as a result of the proposed development.

Existing Uses

The site contains four, 3-storey buildings that are currently undergoing partial demolition and stabilization work as part of the 2024 approved development. The three pairs of semi-detached house-form buildings on College Street previously contained commercial uses and one residential rental unit. The vacant semi-detached houses on Henry Street

previously contained a home residence at 74 Henry Street and 13 dwelling rooms at 76 Henry Street.

Heritage

The properties at 191-199 College Street and 74-76 Henry Street were designated under Part IV, Section 29 of the Ontario Heritage Act in 2023 for their cultural heritage value representing late 19th-century semi-detached house form buildings in the Bay-and-Gable architectural style.

Surrounding Uses

North: The University of Toronto's St. George Campus, with 3-4 storey institutional buildings along the north side of College Street.

South: Low-rise residential Neighbourhood generally consisting of 2-to 3-storey residential buildings.

East: 3-storey semi-detached house form buildings containing commercial uses at-grade and residential uses above. Further east along the south side of College Street are institutional use buildings.

West: Immediately west of the site is a north-south public laneway (Lane East Beverly South College). On the opposite side of the laneway is a 30-storey mixed-use building at 203 College Street. Further west along College Street are a mix of low to high-rise residential and institutional use buildings fronting College Street.

Access

Existing vehicular access is provided from the north-south public laneway (Lane East Beverly South College) to the west of the site, which can be access from College Street and Cecil Street to the south. 74-76 Henry Street maintains frontage and access from Henry Street.

Transit Infrastructure

The site is served by the 506 Carlton streetcar route along College Street, with the nearest stop located at College Street and St. George Street.

The site is in close proximity to higher order transit, including Line 1 (Yonge-University), with Queen's Park Station located approximately 350 metres to the east and St. Patrick Station approximately 700 metres to the southeast.

Surrounding Applications

An application to construct a 19-storey, mixed-use building at 240 McCaul Street with a four-storey element fronting onto Henry Street, will be considered at the July meeting of the Toronto East York Community Council in a separate report.

THE APPLICATION

Description

The application seeks an amendment to the existing Site Specific Zoning [By-law 1166-2025](#) to permit a 45-storey (158.5 metres, excluding mechanical penthouse) mixed-use building.

Some of the modifications from the previous application include:

- An increase in height from 31 to 45 storeys (90 metres to 158.5 metres);
- An increase in the number of residential units from 490 to 684, including an additional 137 affordable two-bedroom units, and 57 market two- and three-bedroom units;
- An increase in overall retail space from 1,356 to 1,931 square metres; and
- An increase in the tower floorplate from approximately 630 square metres to 800 square metres.

Density

The proposal has a density of 23.40 times the area of the lot.

Residential Component

The proposal includes 684 residential dwelling units, 408 affordable studio (60%), 4 one-bedroom (0.6%), 137 affordable two-bedroom (20%), 133 market two-bedroom (19%) and 2 three-bedroom units (0.3%).

The change in unit mix compared to the 2024 approved development is shown in the Table 2 below:

Table 2. Residential Unit Mix Comparison

Unit Type	2024 Approved Development Units	Proposed Development Units	Net Change in Units
Studio Units (Affordable)	408	408	-
1 Bedroom Units (Market)	12	4	- 8
2 Bedroom Units (Affordable)	0	137	+137
2 Bedroom Units (Market)	66	133	+67
3 Bedroom Units (Market)	4	2	-2

Unit Type	2024 Approved Development Units	Proposed Development Units	Net Change in Units
Total Units	490	684	+194

Dwelling Room Replacement

Consistent with the 2024 approval for the site and the existing Dwelling Room Replacement and Tenant Relocation and Assistance Agreement, a total of 12 replacement rental dwelling rooms will continue to be provided in the proposed development, representing a full replacement of the existing rental dwelling room gross floor area being demolished. Eligible tenants would reserve the right to return to replacement rental housing at similar rents and the replacement dwelling rooms will be secured as rental housing.

Affordable Housing

In 2024, City Council approved an Official Plan and Zoning By-law amendment for 191-199 College Street and 74-76 Henry Street to permit 408 affordable rental dwelling units under the Open Door Affordable Housing Program, secured at 100 percent of Average Market Rent (AMR) for a minimum affordability period of 40 years.

The current proposal builds on this approval by introducing 137 additional affordable two-bedroom rental units, representing approximately 20 percent of the 684 proposed residential units. These units would be secured through the Rental Housing Supply Program (RHSP) Affordable Rental and Rent-Controlled Housing Incentives (ARRCHI) stream, with rents set at the City's Affordable Rent levels for a 40-year affordability period.

Non-Residential Component

The proposal includes 1,931 square metres of retail space located at-grade fronting College Street and on second and third levels.

Amenity Space

The proposal includes a total of 2,278 square metres of amenity space (3.2 square metres per dwelling unit) with 1,977 square metres of indoor amenity space (2.8 square metres per dwelling unit) and 301 square metres of outdoor amenity space (0.4 square metres per dwelling unit).

This reflects an increase in indoor amenity provision from the previously approved 1.2 square metres per dwelling unit (approximately 820 square metres), with no change to the outdoor provision of 0.4 square metres per dwelling unit.

Access, Vehicular and Bicycle Parking and Loading

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

The proposal includes a total of 6 vehicular parking spaces (including 1 accessible space) at-grade. A total of 695 bicycle parking spaces are proposed, including 70 short-term spaces located at-grade and 625 long-term spaces located below grade.

Two internalized loading spaces (including 1 Type G and 1 Type C) are proposed at the rear of the building and would be accessed from the public laneway.

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/191CollegeSt

Reasons for Application

The Official Plan Amendment is required to amend Site and Area Specific Policy 533 to allow the revised building height.

The Zoning By-law Amendment is required to amend the existing Exception CR 1010 to allow for the increased density, height, massing, in addition to other performance standards.

APPLICATION BACKGROUND

The current application was submitted on February 23, 2026, and deemed complete on May 7, 2026, 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/191CollegeSt

Agency Circulation Outcomes

The application together with the applicable reports noted above, have 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 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 as Downtown and Central Waterfront, and designates it as Mixed-Use Areas on Land Use Map 18. 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 two delineated Protected Major Transit Station Areas (PMTSA). Site and Area Specific Policies (SASP) 610 and 611 delineate the St. Patrick and Queen's Park PMTSAs, respectively. Specifically, the site is within 500 metres of Queens Park Station, and greater than 500 metres from St. Patrick Station. Map 2 of SASP 610 and 611 identifies the properties on 191-199 College Street as requiring a minimum of 2.5 FSI and the properties of 74-76 Henry Street requiring a minimum of 0.9 FSI.

The area is planned for a minimum population and employment target of 1,500 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that land designated Mixed Use Areas located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to Planning and Housing Committee when the work is finalized.

Downtown Plan

The [Downtown Plan Secondary Plan](#) designates the site as Mixed-Use Areas 2 - Intermediate, and identifies College Street as a Great Street and a Priority Cycling Route.

Site and Area Specific Policy 533

The entirety of the site is subject to Site and Area Specific Policy 533 (SASP 533), as amended by OPA 731. The site is located within Character Area F, which is generally characterized by low-rise commercial and institutional buildings.

The policies in the SASP direct that new buildings in Character Area F will have a maximum height of 30 metres with limited opportunities for additional height where specific built form criteria are satisfied.

Through the 2024 approval, City Council approved Official Plan Amendment 731 to permit a building height of 96 metres (31 storeys), including a mechanical penthouse, subject to height limitations at the rear of the site.

Zoning

The site is zoned Commercial Residential (CR 2.5 (c1.0; r2.5) SS2 (x1010) under Zoning By-law 569-2013, as amended by By-law 1166-2025. The "CR" zone permits a range of residential and commercial uses. Site Specific By-law 1166-2025 permits a mixed-use building with a maximum height of 90.0 metres (31 storeys, excluding mechanical). 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:

- Tall 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. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges.

Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting took place on April 28, 2026, with approximately 16 people in attendance. The following comments and issues were raised during the meeting:

- Support for additional affordable housing and questions related to securing the units, affordability criteria and future management of the units;
- Comments related to the need for more green space with the additional density;
- Pedestrian, vehicular and loading access to the site, with particular concerns about the impacts of rideshare and deliveries on Henry Street;
- Concern that the additional height is out of scale with the surrounding area;
- Insufficient parking spaces to accommodate the site and the potential impacts on neighbouring streets;
- Concerns about the heritage restoration on the site; and,
- Support of the acquisition of the additional property at 72 Henry Street to allow for opportunities to improve the functionality of the building and provide additional green space.

Staff also met with the Residents' Association and other interested residents to discuss concerns and address questions related to the application. These discussions were similar to the items above.

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

The proposal would deliver 545 affordable housing units, making it one of the largest affordable housing development proposed in a single building in Canada. In addition to delivering affordable housing, the base building integrates the existing designated heritage buildings into the design, respecting the site's historic and contextual character and providing grade-related retail and public realm improvements along College Street.

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

Affordable Housing

Affordable housing is a significant priority for the City. The proposal builds on the previously secured affordable housing provisions by adding 137 additional two-bedroom units, resulting in a total of 545 affordable rental units, representing approximately 80 percent of the 684 proposed residential units.

The affordable rental units will have access to all residential amenities within the building and will be operated and maintained by the private owner. Staff recommend that City Council authorize amendments to the existing agreements with the owner, including the Municipal Housing Project Facilities Agreement (Contribution Agreement), to secure the additional affordable units, establish affordability requirements, and implement the associated financial incentives and operational terms.

Dwelling Room Replacement

The dwelling room replacement strategy was reviewed and accepted as part of the 2024 approval and remains in effect. The applicant will continue to provide 12 replacement dwelling rooms within 74-76 Henry Street, secured for a minimum 20-year rental tenure, together with previously established tenant relocation and assistance, including the right for eligible tenants to return at similar rents, and rent restrictions in accordance with the existing Dwelling Room Replacement and Tenant Relocation and Assistance Agreement.

Staff recommend that City Council authorize amendments to the existing Dwelling Room Replacement and Tenant Relocation and Assistance Agreement in order to reflect the current Official Plan and Zoning By-law amendment, all to the satisfaction of the City Solicitor.

Unit Mix

The applicant proposes to retain the 408 studio units in the 2024 approval as affordable rental housing secured through the Open Door Affordable Housing Program and to add 137 additional affordable two-bedroom units secured through the Rental Housing Supply Program (RHSP) Affordable Rental and Rent-Controlled Housing Incentives (ARRCHI) stream, both secured for a 40-year period.

While, the Downtown Plan requires a minimum of 15% two-bedroom and 10% three-bedroom units and an additional 15% of the total number of units to be a combination of

2- bedroom and 3-bedroom units or units that can be converted to 2- and 3-bedroom units through the use of accessible or adaptable design measures, the policy provides an exemption for proposals that include new social housing or other public funded housing.

Built Form

Development Review staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area.

Height and Density

Staff find the proposed Official Plan Amendment to SASP 533 to permit an increase in height from 31 to 45 storeys to be acceptable and are satisfied that the built form fits within the existing and planned context along College Street.

The height is consistent with surrounding approvals, including a 60-storey building at 149 College Street and a 57-storey building at 700 University Avenue, and provides a transitional step-down from the height peak at College Street and University Avenue. The proposed 45-storey height and 23.40 FSI are appropriate given the site's location within 500 metres of a PMTSA, where growth is directed and tall buildings are anticipated.

Massing

The proposal generally retains the previously approved base building massing, including the integration of the existing three-storey semi-detached heritage buildings and a low-rise streetwall along College Street and a portion of Henry Street. Changes are limited to an increase in the base building height to six storeys (23.5 metres to 28 metres) and an increase in the reveal located above the retained heritage buildings from 3.3 metres to 7.2 metres, which enhances the separation between the retained heritage buildings and the upper portion of the base building.

Tower setbacks of 1.7 metres from the north property line and 2.0 metres from the east property line are maintained from the previous approval. A revised 11.5 metre rear setback is provided to the property line to the south, with a small portion of the building cantilevering above 74 Henry Street. The massing provides an appropriate transition to the adjacent low-rise neighbourhood to the south. The positioning of the tower toward the north helps reduce potential shadow impacts on the surrounding context and supports the preservation of sky view. Privacy, overlook, and building relationship concerns between taller built form elements will be further addressed through the Site Plan Control process.

To the west, the base building is set back 1.33 metres from the property line, with a tower setback of 7.6 metres to the centre line of the laneway, providing approximately 20 metres of total separation from the building at 203 College Street. To further mitigate potential privacy and overlook impacts associated with the reduced separation, balconies are restricted on the west side of the tower.

Heritage Impact and Conservation

The designated properties at 191–199 College Street and 74–76 Henry Street are to be retained and incorporated into the proposed development, with no new or additional heritage impacts identified.

The conservation strategy remains consistent with the approved approach. The base building step-backs at both College Street and Henry Street remain unchanged, with a modification resulting in an increase in the base building reveal height from two to three storeys, which maintains overall compatibility with the conservation approach.

Above 191-199 College Street, the tower maintains the approved 2.0 metre step-back behind the retained roof ridge line at the third and fourth storeys. Beginning at the sixth storey, the tower continues to cantilever above, set back behind the retained heritage building fabric. At 74-76 Henry Street, the buildings will continue to be retained in-situ. The rear portions of these structures will be removed as part of the approved conservation approach.

Heritage Planning staff are satisfied that the proposed alterations continue to conserve the onsite and adjacent heritage properties and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy which includes restoration and rehabilitation.

The applicant has also acquired the neighbouring property at 72 Henry Street, though it has not be included in the development proposal, which has been identified as a potential heritage resource. This property will be further evaluated by staff for its heritage value and consideration for inclusion on the City's Heritage Inventory.

Streetscape and Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan.

The approved development incorporated public realm and landscape improvements, including wide pedestrian clearways along both street frontages and new street tree planting where feasible. The proposed development maintains this approach.

A 2.5-metre pedestrian clearway is maintained along the College Street frontage, with a minimum 5.9-metre distance from the building face to the curb. Along Henry Street, a 2.1-metre pedestrian clearway is provided. The proposal includes commercial and retail space along the College Street frontage, supporting an active street edge and contributing to pedestrian activity and animation along the corridor.

Tree Preservation

As part of the 2024 approved development, an arborist report was submitted, indicating that there are a total of 13 trees on and within six metres of the subject property. Of these trees, all 4 were regulated under Toronto Municipal Code, Chapter 813, 8 were privately owned, and 4 were trees growing on the City road allowance. All of the existing

trees were removed as part of ongoing demolition and stabilization works as part of the approved redevelopment. Urban Forestry issued the necessary permits for the removal of the trees, subject to applicable fees and compensation requirements, and the submission of a satisfactory replanting plan.

A total of 9 new City street trees are proposed to be planted. Tree protection measures and replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

Shadow Impacts

The shadow impacts resulting from the additional height and massing are acceptable. Queen's Park is identified as a Sun Protected Park in the Downtown Plan, and the shadow study submitted by the applicant does not impact the Park. The extent and duration of the incremental shadowing from the additional height impact is appropriately limited.

Wind Impacts

A Pedestrian Level Wind Study submitted in support of the application indicates that the wind conditions for all ground level areas will be acceptable for their intended uses throughout the year. The outdoor amenity terrace on level 8 demonstrates uncomfortable wind conditions requiring mitigation. The study recommends a windscreen be installed around the perimeter of the terrace to improve the wind condition.

Additional mitigation opportunities on the terrace level will be pursued through the Site Plan Control process.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess traffic impacts, site access, parking, and loading arrangements for the proposed development. Transportation Review staff have reviewed the proposal and are satisfied that the proposed parking supply and loading configuration are appropriate for the site.

The Planning Act prohibits minimum parking requirements in PMTSAs. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

Servicing

The applicant has submitted a Functional Servicing, Stormwater Management, Hydrogeological reports in support of the proposal. Development Review staff have reviewed the submitted materials and have identified outstanding items for review to determine if there is sufficient site servicing capacity. Staff are recommending that the Zoning By-law be subject to a holding provision pending the revision, review, and

acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

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:

- i. The owner or applicant shall submit a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- ii. If the accepted and satisfactory Functional Servicing and Stormwater Management Report from (i) above identifies any new required municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - b. The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review.

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 Plan Secondary Plan Mixed-Use Areas Map
- Attachment 6: SASP 533
- Attachment 7: Draft Official Plan Amendment
- Attachment 8: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 9: Site Plan
- Attachment 10: Ground Floor Plan
- Attachment 11: Elevations
- Attachment 12: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 191-199 COLLEGE STREET and 74-76 HENRY STREET

Date Received: February 23, 2026

Application Number: 26 120321 STE 11 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 45-storey mixed-use building.

Applicant	Agent	Architect	Owner
THE PLANNING PARTNERSHIP	BRANDON SIMON	1721 ARCHITECTS	11145045 CANADA CORP

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas **Site Specific Provision:** SASP 533 and OPA 731

Zoning: CR 2.5 (c1.0; r2.5) SS2 (x1010) **Heritage Designation:** Y

Height Limit (m): 90 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 1,617 **Frontages (m):** 37 **Depth (m):** 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	775	94	796.5	890.5
Residential GFA (sq m):	480		36,703	35,827
Non-Residential GFA (sq m):	600		1,931	1,931
Total GFA (sq m):	1,080		37,758	37,758
Height - Storeys:	3	3	45	45
Height - Metres:	12	12	158.5	158.5

Lot Coverage Ratio (%): 60.88 **Floor Space Index:** 23.4

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,827	910

Retail GFA: 1,931
Office GFA:
Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2		684	684
Freehold:				
Condominium:				
Total Units:	2		684	684

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	12	408	4	270	2
Total Units:	12	408	4	270	2

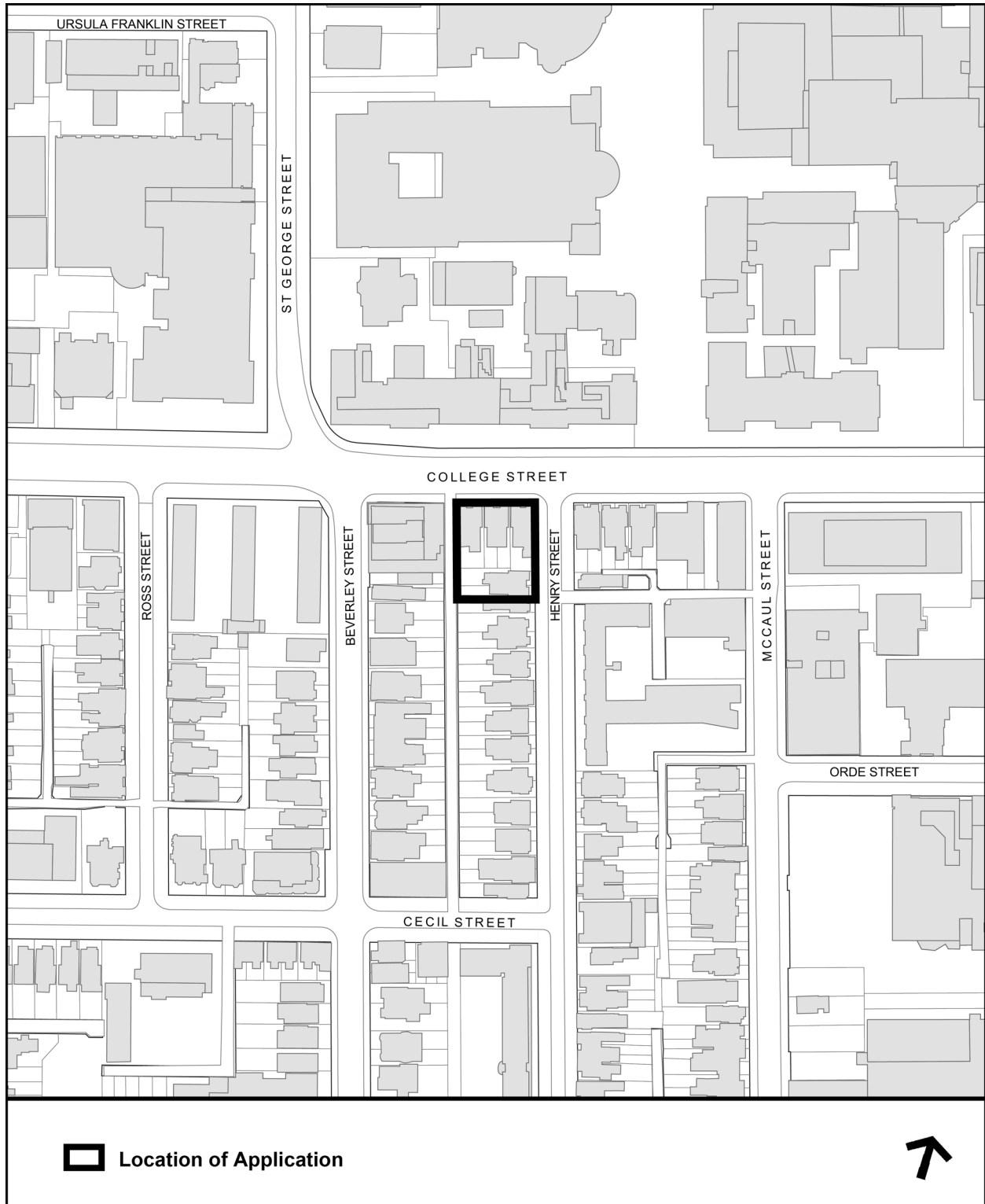
Parking and Loading

Parking Spaces: 6 Bicycle Parking Spaces: 695 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

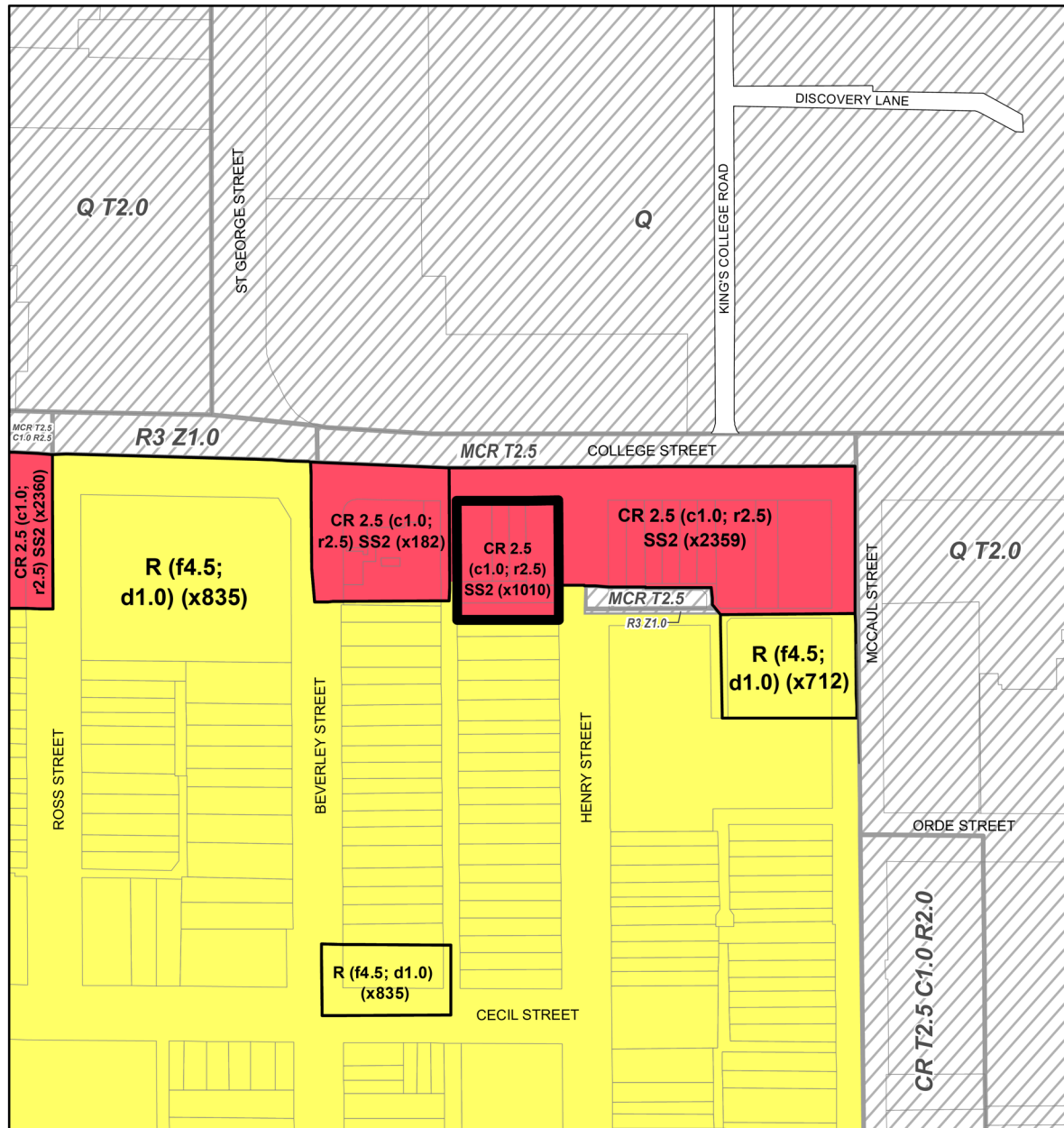
191-199 College St & 74-76 Henry Street

File # 26 120321 STE 11 0Z




 Not to Scale
 Extracted: 05/19/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

191-199 College St & 74-76 Henry Street

File # 26 120321 STE 11 0Z

Location of Application

R Residential

CR Commercial Residential

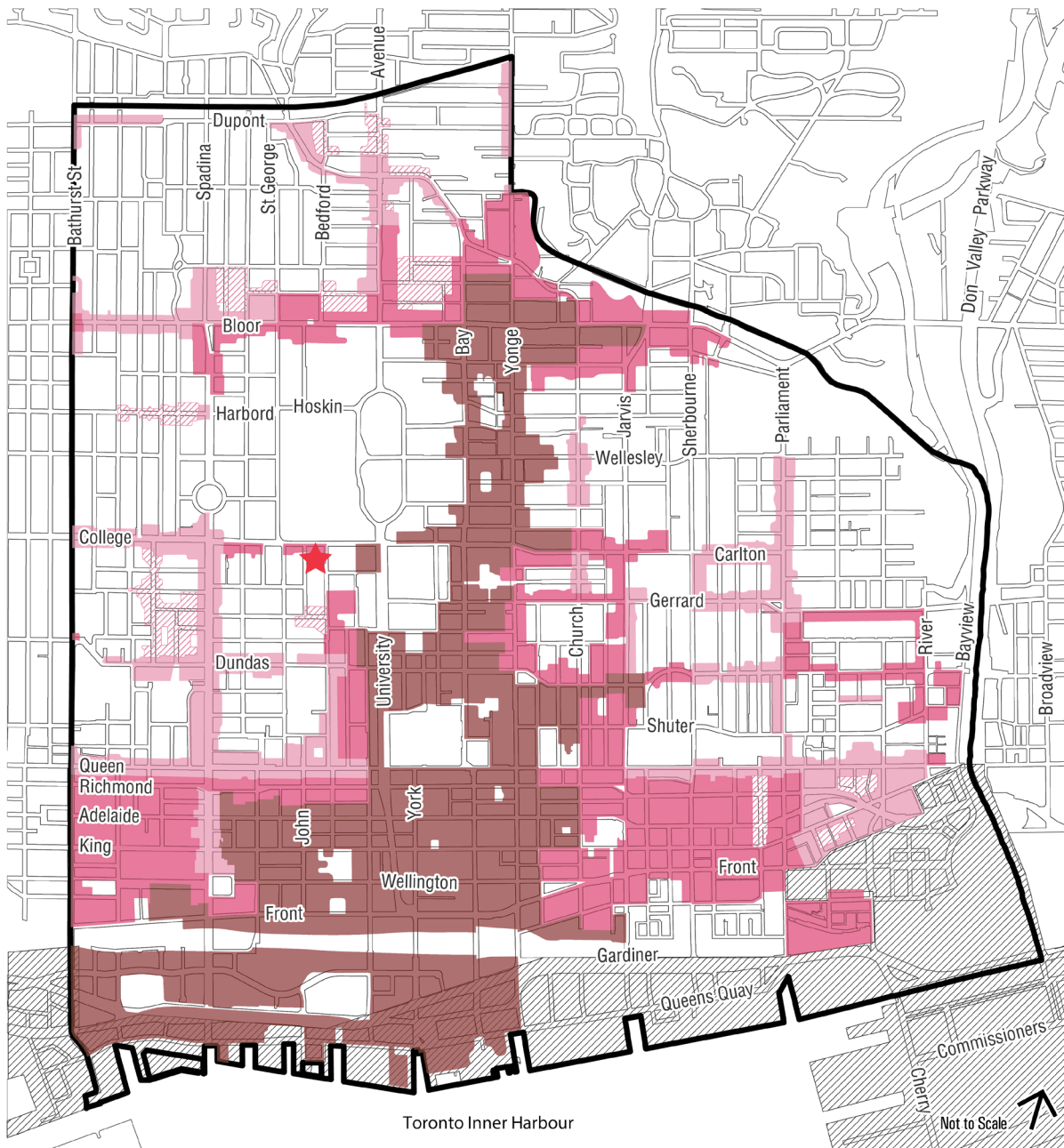
See Former City of Toronto By-law No. 438-86

R3 Residential District
CR Mixed-Use District
MCR Mixed-Use District
Q Mixed-Use District



Not to Scale
 Extracted: 05/19/2026

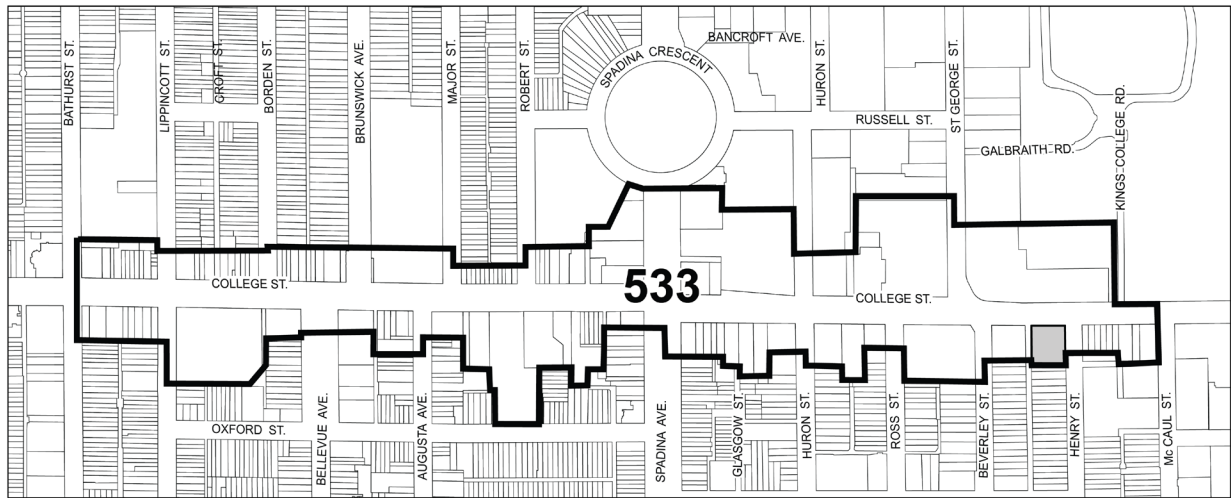
Attachment 5: Downtown Plan Secondary Plan Mixed-Use Areas Map



Downtown Plan MAP 41-3 Mixed Use Areas

- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Central Waterfront Secondary Plan
- Subject Site

Attachment 6: SASP 533



Toronto
College Street Study - SASP Boundary

191-199 College St & 74-76 Henry Street

File # 26 120321 STE 11 OZ

 Subject Site
 SASP 533 Boundary


Not to Scale
04/09/2024

Attachment 7: 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 ###
for the City of Toronto
respecting the lands known municipally in the year 2025, as
191, 193, 195, 197, and 199 College Street and 74 and 76 Henry 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. ### 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 731 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 191, 193, 195, 197, and 199 COLLEGE STREET AND 74 and 76 HENRY STREET

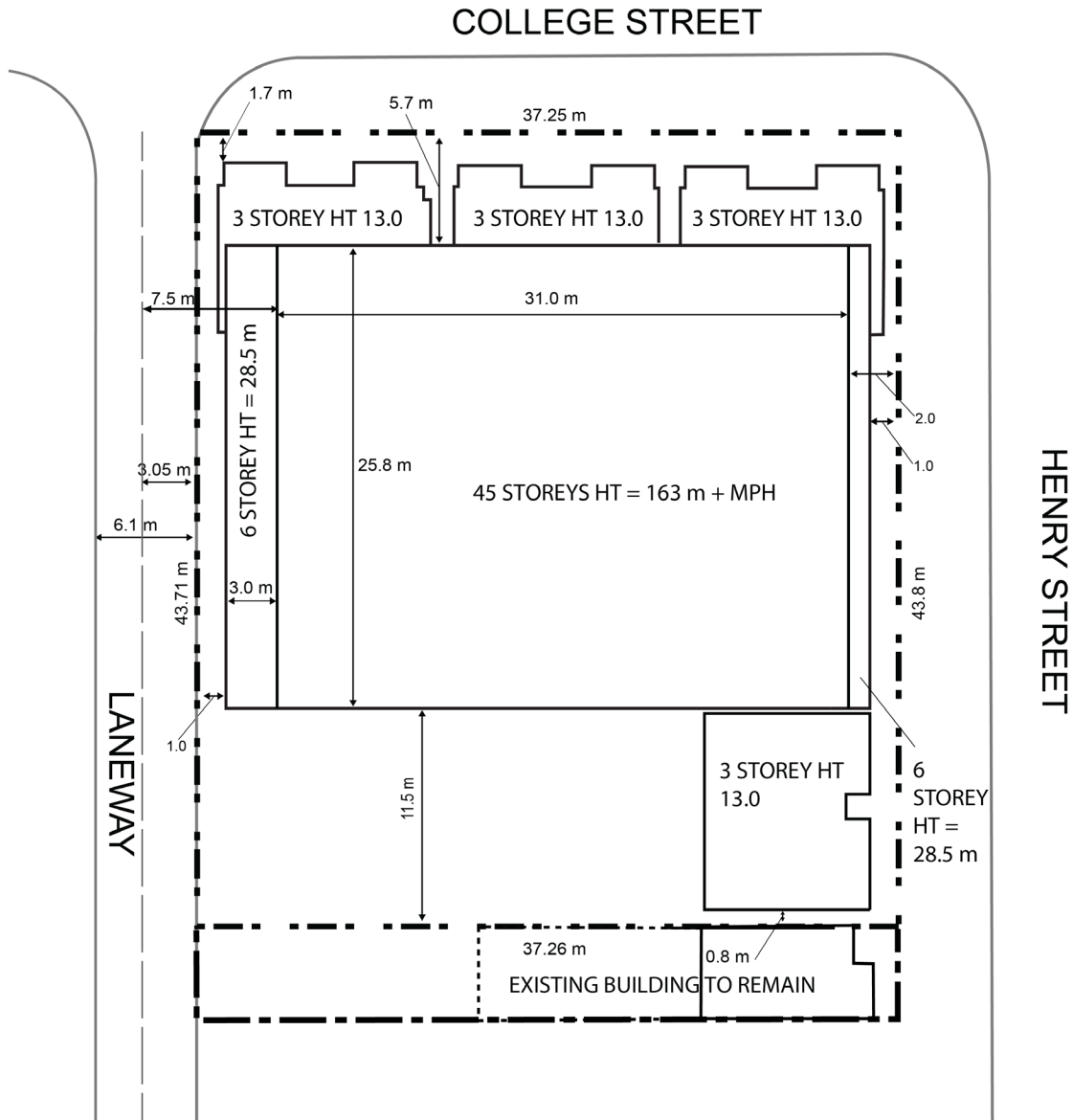
The following text and map constitute Amendment 731 to the City of Toronto Official Plan. The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 533, Policy 2.b) i) F) is amended by:
 - a. Replacing the number “96” with “170” before the words “The maximum permitted building height shall be”
 - b. Replacing the words “31 storeys” with “inclusive of the mechanical penthouse” after the words “The maximum permitted building height shall be 170 metres”

Attachment 8: Draft Zoning By-law Amendment

The Draft Zoning Bylaw Amendment is available under separate cover.

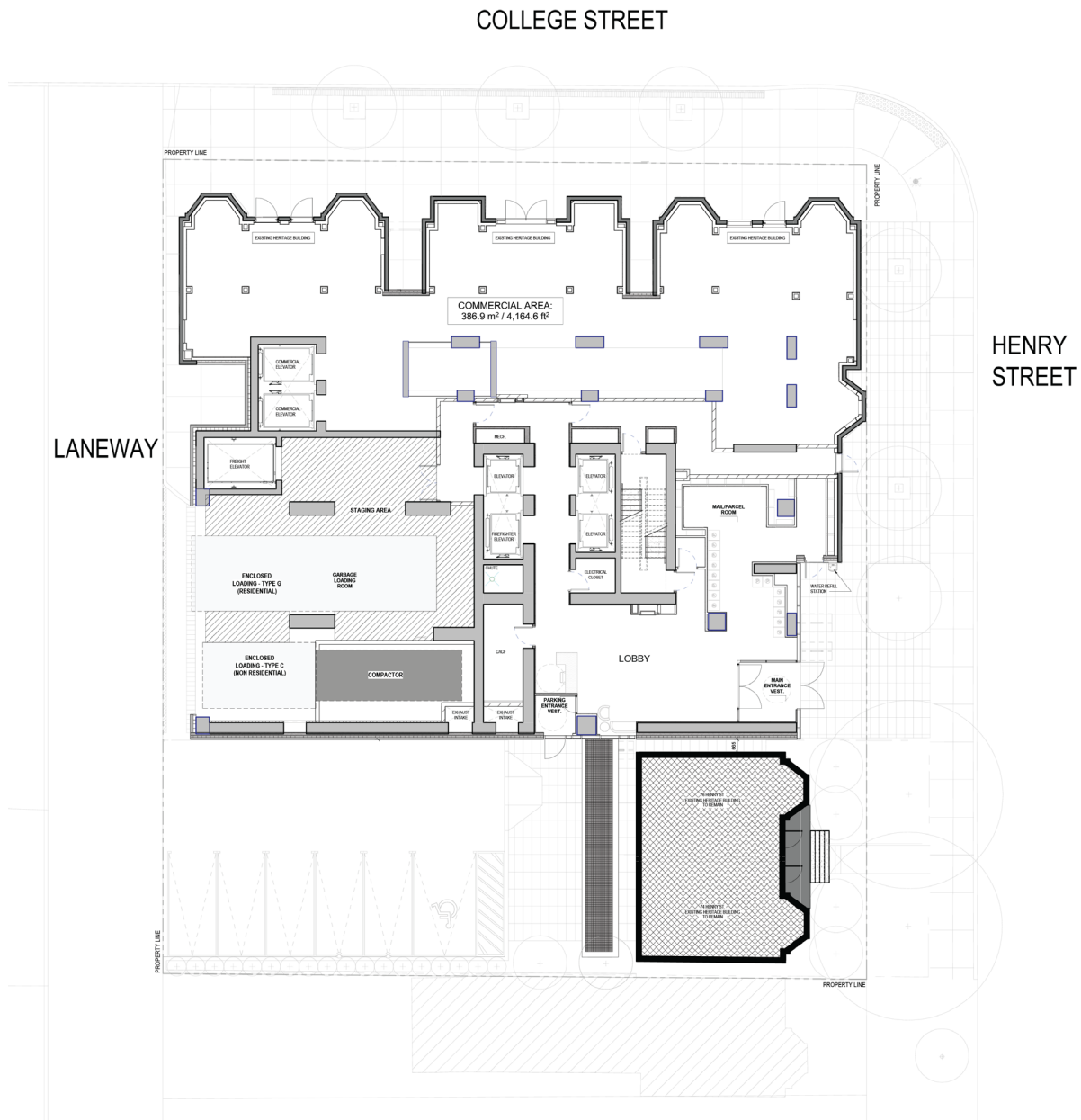
Attachment 9: Site Plan



Site Plan



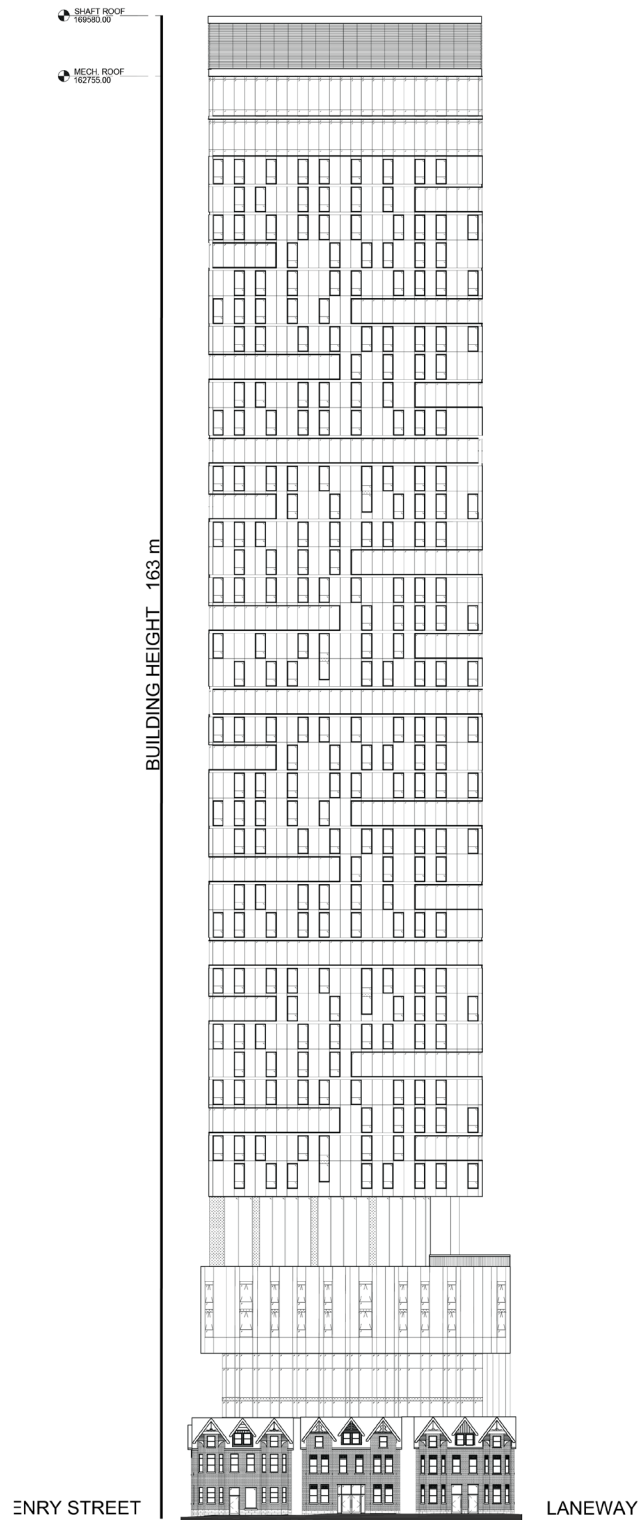
Attachment 10: Ground Floor Plan



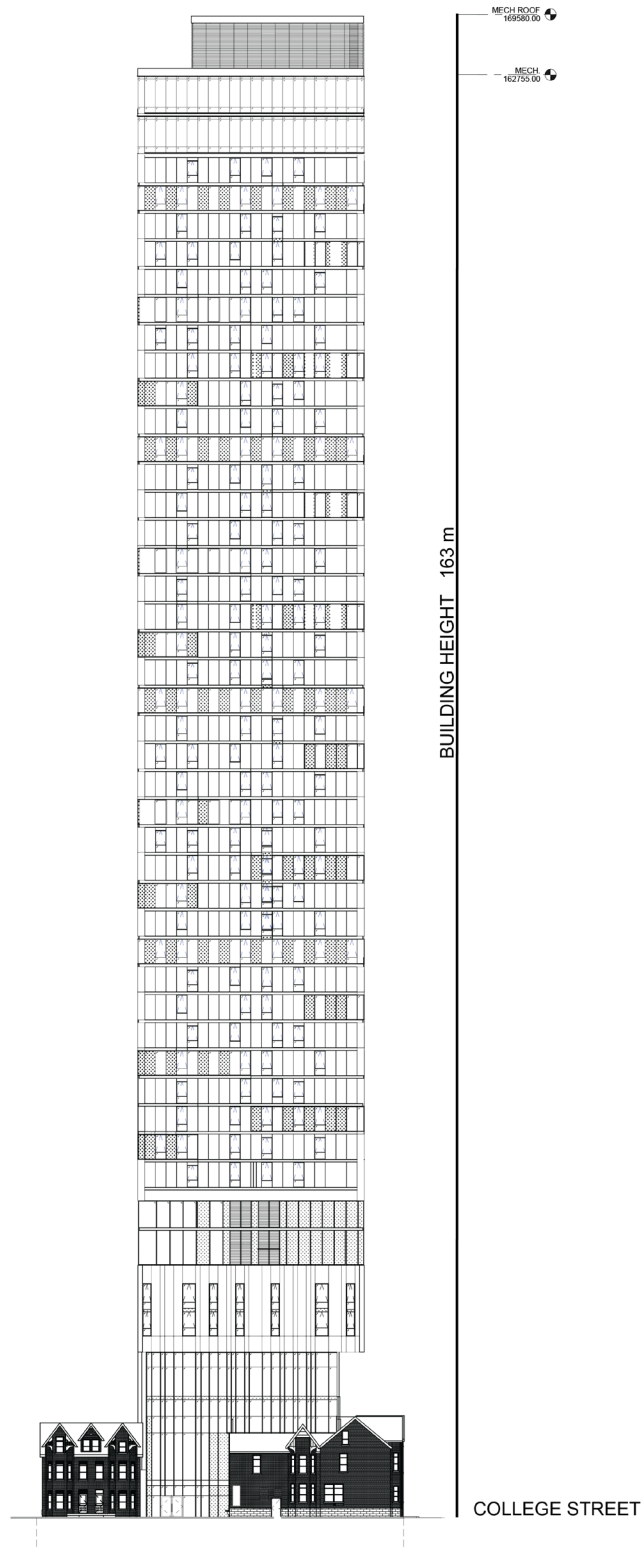
Ground Floor Plan



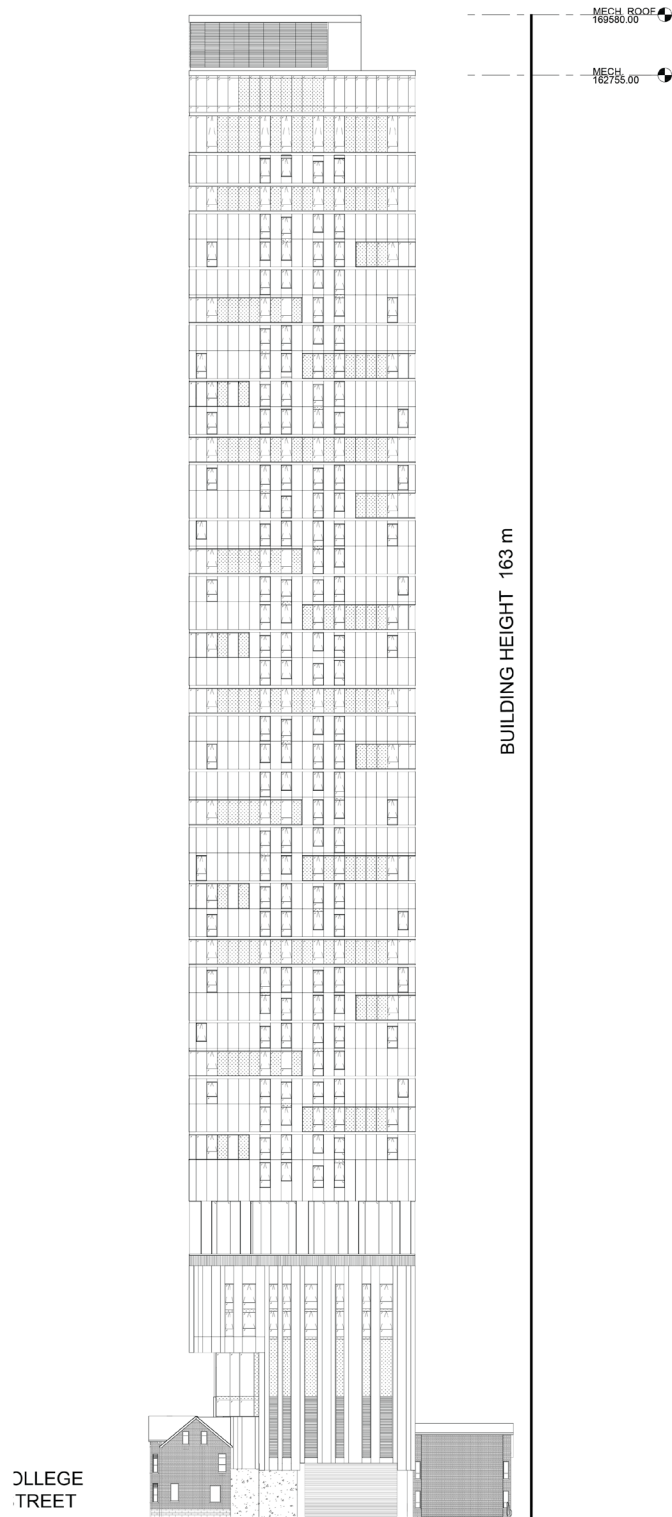
Attachment 11: Elevations



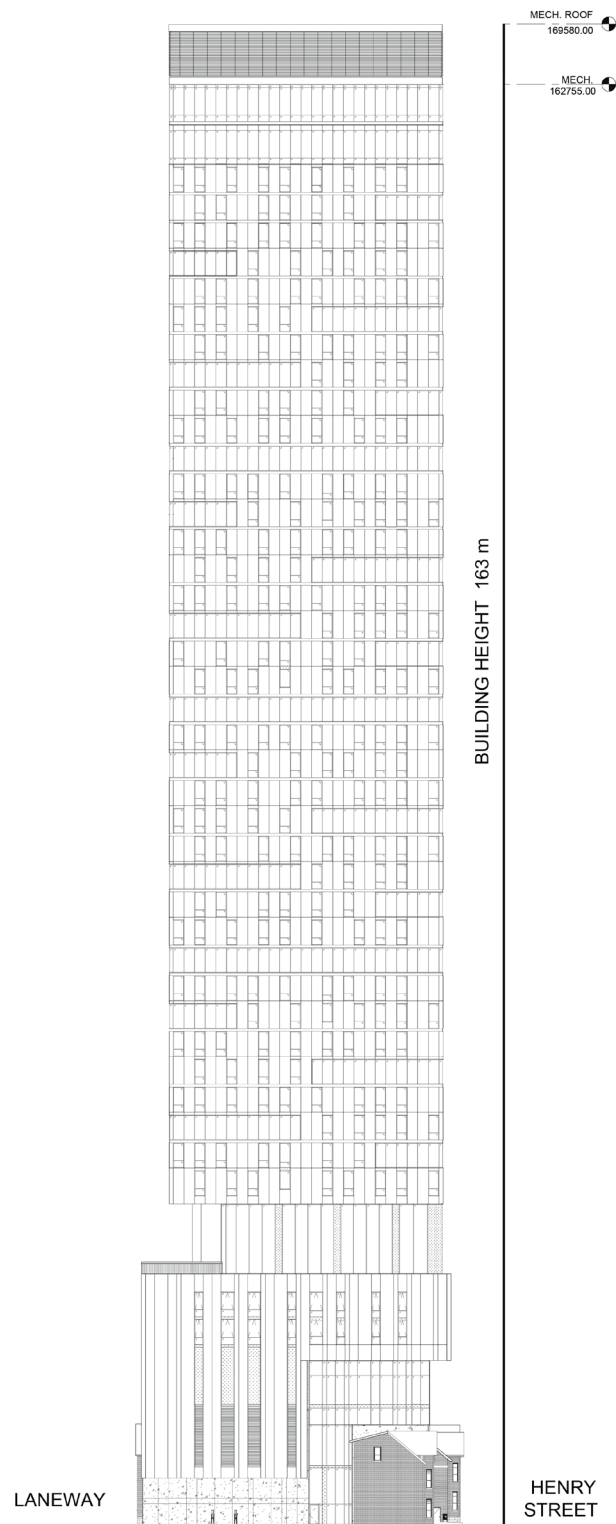
North Elevation



East Elevation

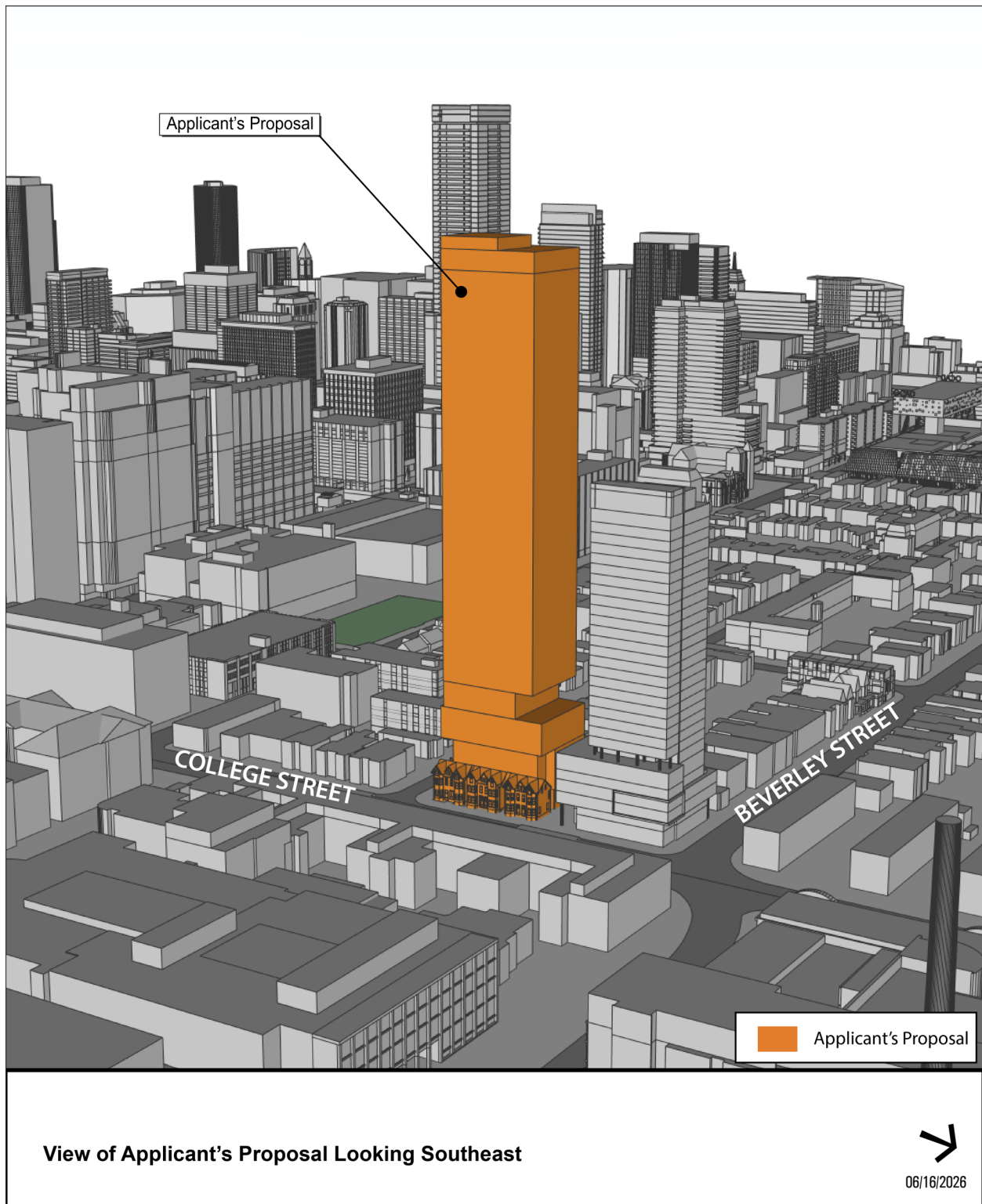


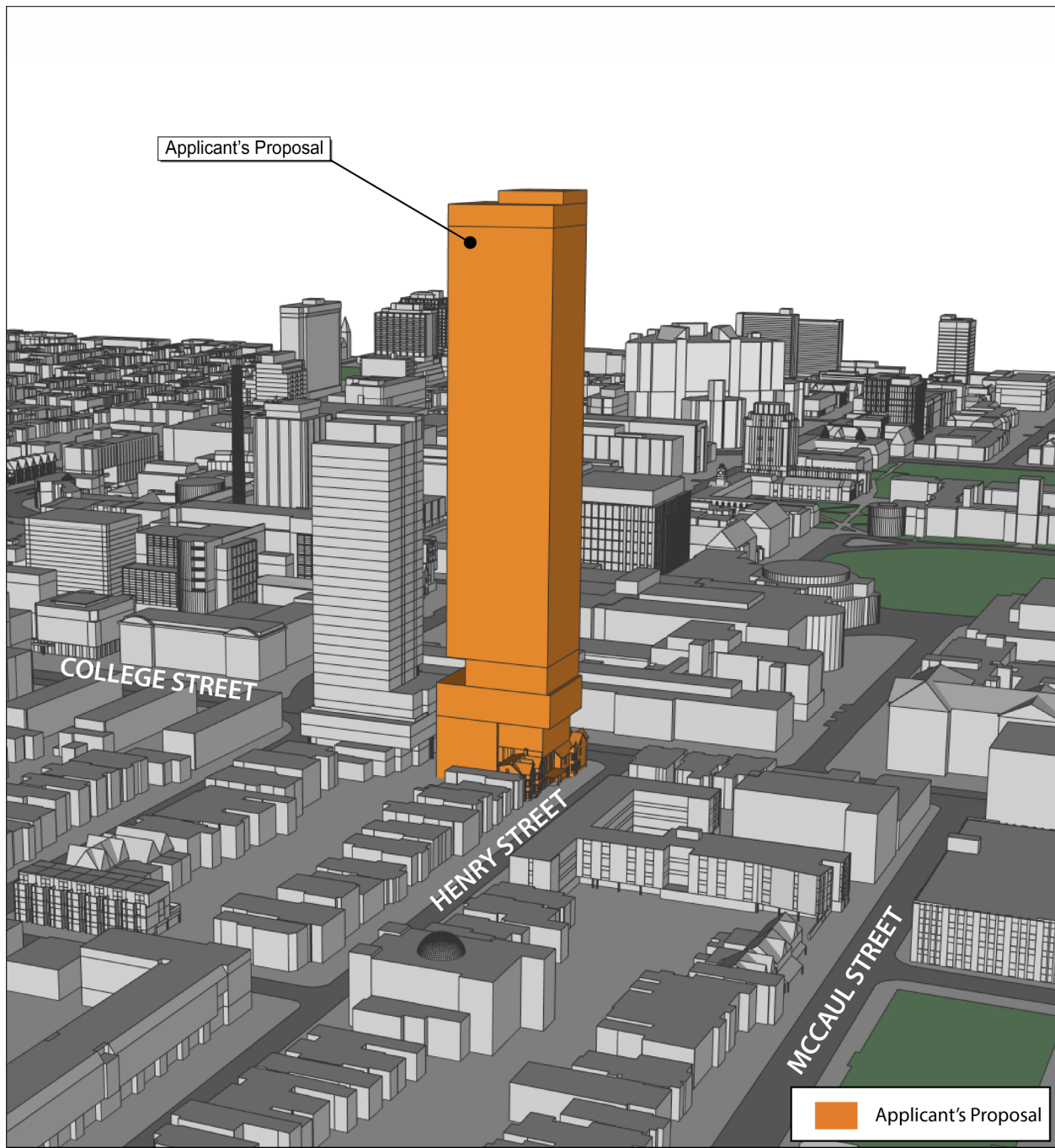
West Elevation



South Elevation

Attachment 12: 3D Massing Model





View of Applicant's Proposal Looking Northwest



06/16/2026