

Authority: Toronto and East York Community Council
Item TE13.2, as adopted by City of Toronto Council on
June 26 and 27, 2024

City Council voted in favour of this by-law on October 9,
2025

Written approval of this by-law was given by Mayoral
Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1167-2025

To adopt Amendment 731 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2023 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 731 to the City of Toronto Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk

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. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in the year 2023 as 74 and 76 Henry Street from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is further amended by amending SASP 533 as follows:
 - a. Adding 74 and 76 Henry Street within the area boundary as shown in Schedule B.
 - b. Character Areas Map, Character Area F, is amended to identify "Area A", "Area B", and "Area C", as shown in Schedule C.
 - c. Section 2.b).i).F. is amended by adding the following:

VII. On lands municipally known as 191, 193, 195, 197 and 199 College Street, and 74 and 76 Henry Street, the following site-specific policies will apply:

The maximum permitted building height shall be 96 metres (31 storeys) for Area A, 0 metres (0 storeys) for Area B, and 13 metres (3 storeys) for Area C, in accordance with height measurement requirements specified in the implementing Zoning By-law Amendment. The City's Zoning By-law shall implement additional building height and setback requirements.

A minimum residential gross floor area totaling 10,500 square metres for affordable dwelling units shall be provided for a period of 40 years, as implemented through and in accordance with the Municipal Housing Project Facility Agreement (the "Contribution Agreement") entered into with the City and subject to the provision of affordable housing incentives by the City;

Existing dwelling rooms in 76 Henry Street will be replaced as new rental dwelling rooms, provided 400 square meters of residential gross floor area is replaced and maintained at the dwelling room rents in effect at the time the development application was submitted for at least 15 years. Eligible tenants reserve the right to return to replacement housing at similar rents.

3. Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands known municipally in 2023 at 191, 193, 195, 197, and 199 College Street and 74 and 76 Henry Street, as shown on the map shown as Schedule B.

Schedule A: Land Use Map



Official Plan Amendment #731

Proposed revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Mixed Use Areas

**191, 193, 195, 197 and 199 College Street, and
74 and 76 Henry Street**

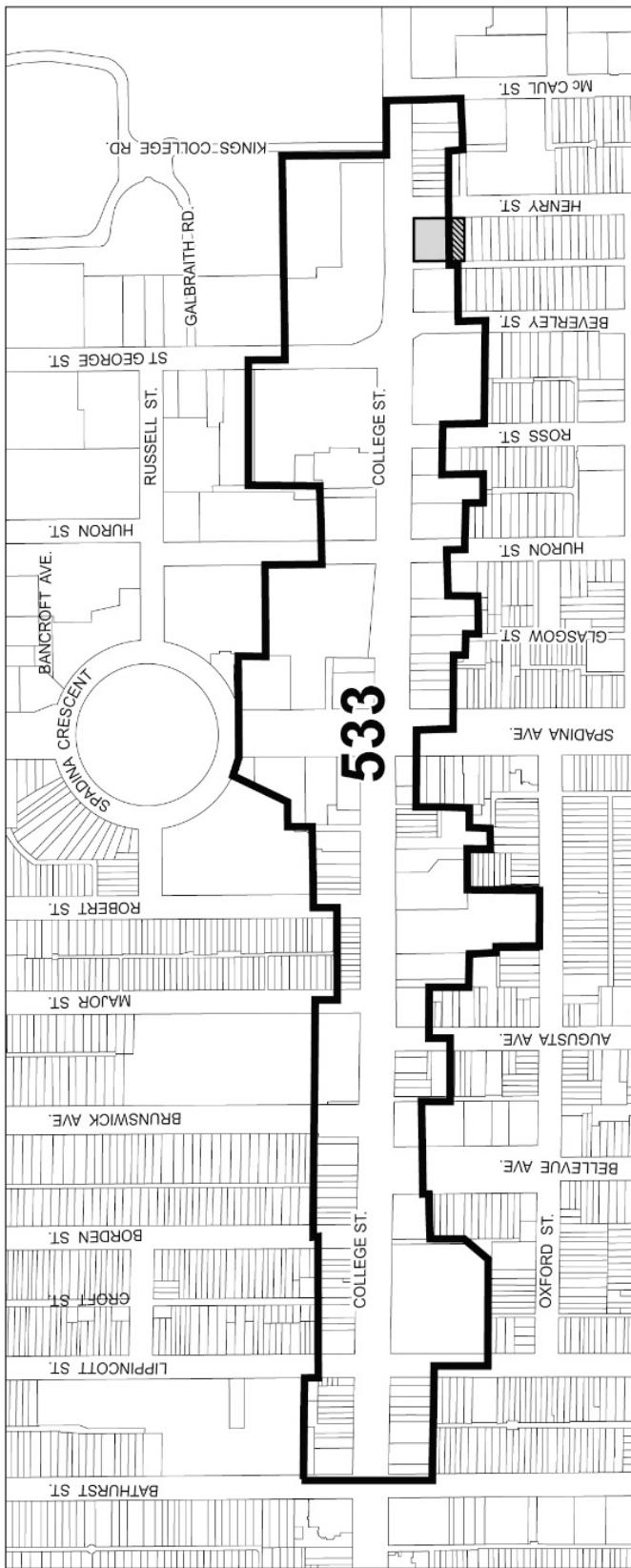
File # 22 150580 STE 11 02

- Subject Site
- Mixed Use Areas



04/15/2024

Schedule B: SASP 533 Boundary



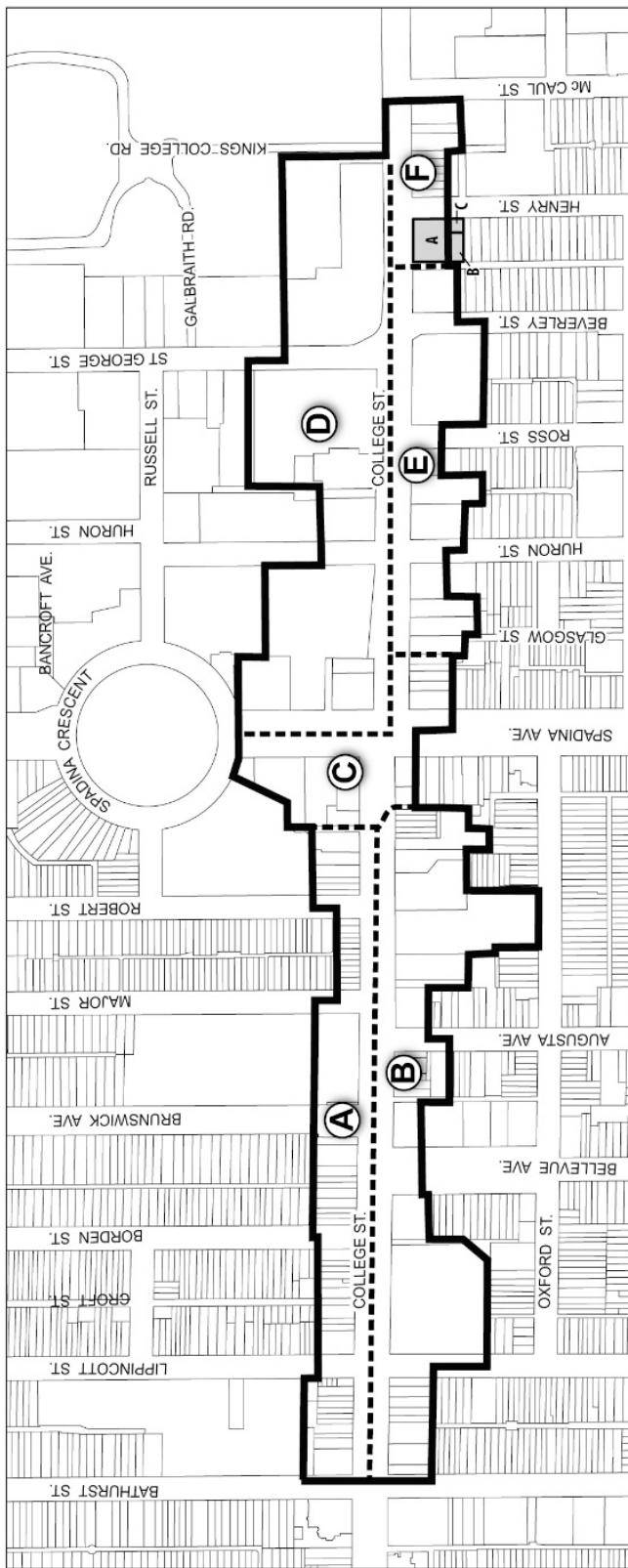
TORONTO
College Street Study - SASP Boundary

191, 193, 195, 197 and 199 College Street, and
74 and 76 Henry Street

File # 22 150580 STE 11 0Z

- ↑ Not to Scale
04/09/2024
- Subject Site
- SASP 533 Boundary
- ▨ Area added to SASP 533 (74 & 76 Henry Street)

Schedule C: Character Areas



191, 193, 195, 197 and 199 College Street, and
74 and 76 Henry Street

College Street Study - Character Areas

File # 22 150580 STE 11 02

Not to Scale
04/09/2024

Not to Scale

Not to Scale

- Subject Site
- SASP 533 Boundary
- SASP 533 Character Areas