

File No.: 20-OP-258306
Municipality: City of Toronto
Subject Lands: 191-199 College Street and
74-76 Henry Street

Date of Decision: April 10, 2026
Date of Notice: April 10, 2026

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(34) and Section 26 of the *Planning Act*

A decision was made on the date noted above to approve the City of Toronto Official Plan Amendment No. 731 (OPA 731), as adopted by By-law 1167-2025 without modifications.

Purpose and Effect of the Official Plan

OPA 731 redesignates lands municipally known as 191-199 College Street and 74-76 Henry Street within the City of Toronto, located within the St. Patrick and Queen's Park Protected Major Transit Station Areas (PMTSAs), from "Neighbourhoods" to "Mixed Use Areas" to support residential and commercial uses and to permit a new 31-storey mixed-use building and retain existing heritage designated buildings, for a total of 490 residential units, including 408 affordable units. OPA 731, without modifications, is consistent and conforms with the *Planning Act*, Provincial Planning Statement, 2024, and complies with applicable legislation.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the *Planning Act*, the decision of the Minister of Municipal Affairs and Housing regarding an official plan amendment adopted in accordance with section 26 of the *Planning Act* is final and not subject to appeal. Accordingly, the City of Toronto OPA 731, as approved by the Minister, came into effect on April 10, 2026.

Other Related Applications: As approved by the Minister on August 15, 2025, OPA 524 established the boundaries and minimum densities for residents and jobs within the St. Patrick and Queen's Park PMTSAs.

Getting Additional Information

Additional information is available on the City of Toronto website:
www.toronto.ca

Additional information is available during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below.

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario (MSO-C)
777 Bay Street, 16th Floor Toronto, Ontario, M7A 2J3