



**John D. Elvidge**  
City Clerk

**City Clerk's Office**  
Registrar Secretariat  
2<sup>nd</sup> Floor, West Tower  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Tel: 416-394-8101  
Fax: 416-392-2980  
e-mail: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://www.toronto.ca/council)

---

## **NOTICE OF PASSING OF ZONING BY-LAW 1567-2025 AND NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 868 PURSUANT TO SUBSECTION 17(23) (Under the Planning Act)**

---

TAKE NOTICE that the City of Toronto, on December 17, 2025, adopted:

Zoning By-law 1567-2025, with respect to the lands known as 149 College Street.

By-law 1566-2025 to adopt Amendment 868 to the Official Plan of the City of Toronto (“**OPA 868**”) with respect to 149 College Street, and associated maps, in a delineated Protected Major Transit Station Area, pursuant to subsections 16(15) and 17 of the *Planning Act* for Ministerial Approval.

OPA 868 amends the Toronto Official Plan as follows:

The purpose and effect of this Official Plan Amendment to permit the proposed residential use within the Institutional Area designation.

The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to subsections 16(18) and 17(31) of the *Planning Act*.

Pursuant to subsection 17(15) of the *Planning Act*, the appropriate approval authority and prescribed public bodies were consulted in the preparation of the Official Plan Amendment and were given an opportunity to review all supporting information and material and any other prescribed information and material.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law, and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number: 24 214131 STE 11 OZ.

A statutory public meeting was held on November 27, 2025. The Toronto and East York Community Council and Toronto City Council considered three oral and five written submissions in making the decision. Please see item TE27.6 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.6>.

**Detailed information regarding the Official Plan Amendment may be obtained by contacting Konain Edhi, Planner at 416-396-4254, or by e-mail at [Konain.Edhi2@toronto.ca](mailto:Konain.Edhi2@toronto.ca). The By-law and Official Plan Amendment is also available at: <https://www.toronto.ca/ourplan>.**

The Official Plan Amendment will be submitted for Ministerial approval to Carly Basu, Manager, Community Planning and Development, Ministry of Municipal Affairs and Housing, College Park, 16th Floor, 777 Bay Street, Toronto, Ontario, M7A 2J3, [Carly.Basu@ontario.ca](mailto:Carly.Basu@ontario.ca).

Any person or public body is entitled to receive notice of the decision of the approval authority, which is the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision (including the person's or public body's address) is made to the Ministry of Municipal Affairs and Housing at the address provided. The Decision of the Minister of Municipal Affairs and Housing on this proposed Official Plan Amendment with a Protect Major Transit Station Area is not appealable to the Ontario Land Tribunal, pursuant to subsections 17(36.1.4) and 17(36.5) of the *Planning Act*.

**IF YOU WISH TO APPEAL THE ZONING BY-LAW AMENDMENT TO THE ONTARIO LAND TRIBUNAL:**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2<sup>nd</sup> Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **January 19, 2026**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

**A Notice of Appeal must:**

- (1) set out the reasons for the appeal of the proposed Zoning By-law; and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal in the amount of \$1,100.00 for each application appealed payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

**Who Can File An Appeal:**

Only an applicant, a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council, or in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Getting Additional Information:**

A copy of the by-law and background information about the application may be obtained by contacting **Konain Edhi** at 416-396-4254 or, [Konain.Edhi2@toronto.ca](mailto:Konain.Edhi2@toronto.ca).

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on December 30, 2025.

John D. Elvidge  
City Clerk

Owner: 149 COLLEGE STREET LP  
Authority: Item TE27.6, Toronto and East York Community Council

### **PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 868 AND ZONING BY-LAW 1567-2025**

The purpose and effect of Official Plan Amendment 868 is to permit the proposed residential use within the Institutional Area designation. Residences associated with institutional uses, like student residences, are permitted in Institutional Areas. The purpose and effect of Zoning By-law 1567-2025 is to permit a 60-storey mixed-use building that integrates the existing six-storey heritage designated Stewart Building and includes 620 private student residence units, 225 dwelling units and 4,817 square metres of institutional space for the property at 149 College Street.

Further information may be obtained by contacting **Konain Edhi** at 416-396-4254, or [Konain.Edhi2@toronto.ca](mailto:Konain.Edhi2@toronto.ca).

