

Authority: Toronto and East York Community Council  
Item TE34.49, as adopted by City of Toronto Council on  
July 19 and 20, 2022

**CITY OF TORONTO**

**Bill 777**

**BY-LAW XXX-2022**

**To adopt Amendment 607 to the Official Plan of the City of Toronto with respect to the lands municipally known in the year 2021 as 353 – 355 Sherbourne Street and 157 Carlton Street.**

Whereas Council of the City of Toronto has the authority to pursuant to 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 607 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July XX, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

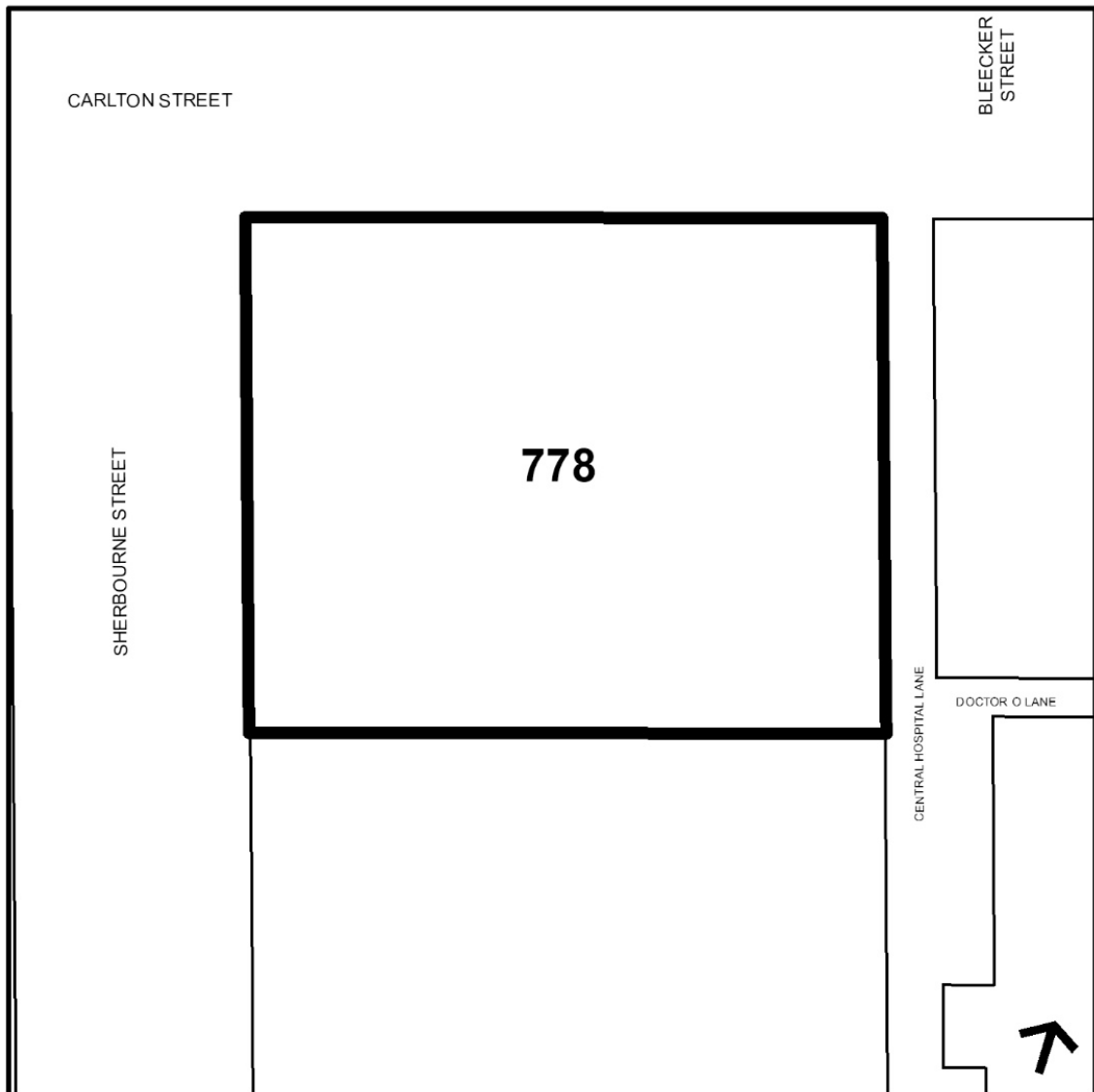
**AMENDMENT 607 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS  
353 - 355 SHERBOURNE STREET AND 157 CARLTON STREET**

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

1. Chapter 7, Site and Area Specific Policies, Policy 461, including associated maps, is amended by removing the lands municipally known in the year 2021 as 353 – 355 Sherbourne Street and 157 Carlton Street.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 778 for the lands known municipally in the year 2021 as 353 – 355 Sherbourne Street and 157 Carlton Street as follows:

**"778. 353-355 Sherbourne Street and 157 Carlton Street**



1. New development with a height greater than the Sherbourne Street and Carlton Street right-of-way widths (whichever is lesser) may be permitted, provided the overall building height generally does not exceed 42 metres, excluding mechanical penthouse.
  2. The heritage buildings located on the lands are retained in situ and conserved in any new development in accordance with an agreement, or an amending agreement registered on the lands and entered into by the owner of such lands with the City, to the City's satisfaction, pursuant to Section 37 of the Ontario Heritage Act.
  3. New buildings and additions to buildings on all or any portion of the lands will be designed to integrate with the heritage buildings.
  4. No net new shadows are permitted on Allan Gardens as measured on March 21 and September 21 from 10 a.m. to 6 p.m.
  5. No net new shadows are permitted on conservatory buildings in Allan Gardens or any significant permanent structures that exist or are planned at the time of the development application, as measured on March 21, September 21, June 21 and December 21 at all times of the day.
  6. New development on the lands shall provide a minimum 30 percent of all new dwelling units as affordable rental housing on-site to contribute toward a full range of housing, in terms of form, tenure and affordability.
  7. New development on the lands will protect and enhance the public realm, including through the provision of privately owned public space along the Sherbourne Street frontage.
  8. New development on the lands will meet or exceed the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions.
  9. No new surface parking lots, above-grade parking structures or boulevard parking spaces are permitted on the lands.
  10. Publicly operated institutional uses delivering services and supporting the current and future needs of residents will be encouraged on the lands.
  11. For purposes of Site and Area Specific Policy 778, "net new shadow" means shadow cast by a proposed development in excess of the shadow already cast by existing buildings and structures, including those permitted by in-force Zoning By-laws as of the day prior to the passing of this amendment."
3. Map 29 in Chapter 7 of the City of Toronto Official Plan, entitled Site and Area Specific Policies, is amended by adding the lands shown above to the 'Areas affected by the Site and Area Specific Policies' as Policy 778.