

Authority: Toronto and East York Community Council
Item TE18.8, as adopted by City of Toronto Council on
December 17 and 18, 2024
City Council voted in favour of this by-law on
December 18, 2024
Written approval of this by-law was given by Mayoral
Decision 26-2024 dated December 18, 2024

CITY OF TORONTO

BY-LAW 1393-2024

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 307 Sherbourne Street.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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 lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 219 as follows:
 - (A) Subsection (D)(ii) is deleted and replaced with the following:

"(ii) A maximum of 223 **dwelling units** are provided for the "private student residence";"
 - (B) Subsection (I) is deleted and replaced with the following:

"(I) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 9,250 square metres, of which:

 1. the permitted maximum **gross floor area** for residential uses is 9,200 square metres; and
 2. the required minimum **gross floor area** of a "geo-energy facility" is 25 square metres"

4. Diagram 3 of By-law 1300-2023 is deleted and replaced with Diagram 3 of By-law 1393-2024.

Prevailing By-laws and Prevailing Sections: (None Apply)

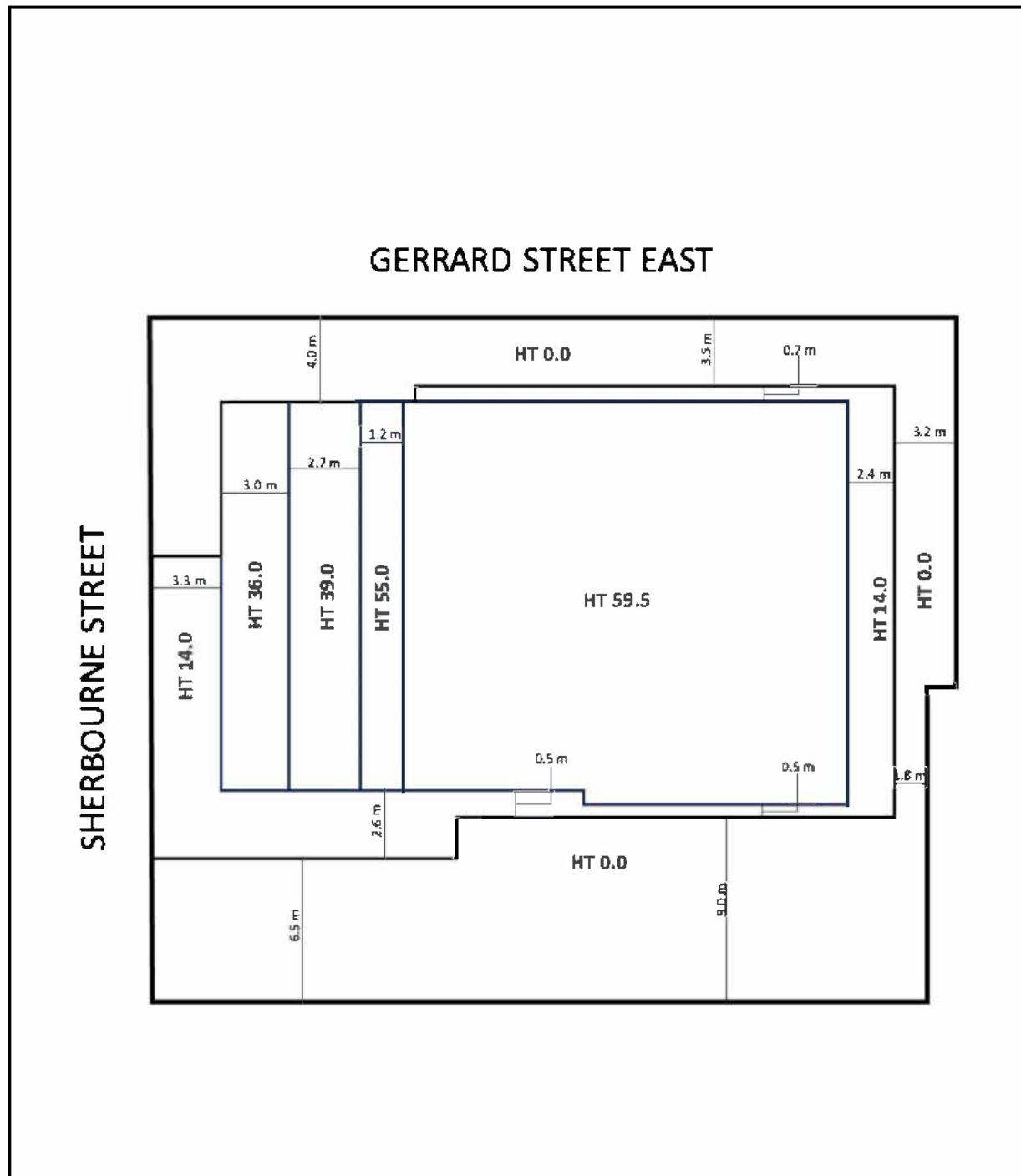
Enacted and passed on December 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 3



Toronto
Diagram 3

307 Sherbourne Ave.

File # 24 200889 STE 13 OZ

