

Authority: Toronto and East York Community Council
Item TE.15.9, adopted as amended by City of Toronto
Council on July 24 and 25, 2024
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 80-2025

To adopt Amendment 749 to the Official Plan of the City of Toronto respecting the lands known municipally in the year 2024 as 191 and 201 Sherbourne 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 749 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 5, 2025.

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk

AMENDMENT 749 TO THE OFFICIAL PLAN

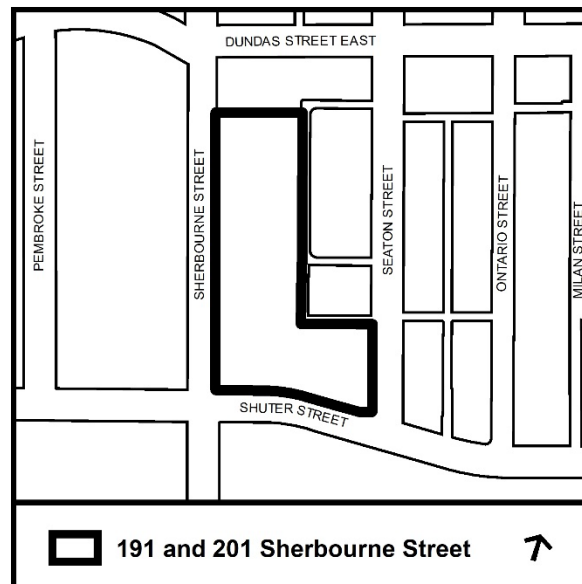
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 191 AND 201 SHERBOURNE STREET

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

1. Map 18, Land Use Plan is amended by re-designating a portion of the lands municipally known as 191 and 201 Sherbourne Street from *Neighbourhoods* to *Apartment Neighbourhoods* and *Parks*, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policy 461, is amended by adding Site Specific Policy 7.4 for the lands known municipally in 2024 as 191 and 201 Sherbourne Street as follows:

7.4 191 and 201 Sherbourne Street (4 on Map 7)

- i. Two tall buildings are permitted with maximum heights of 138.90 and 140.52 metres respectively, inclusive of mechanical penthouse;
- ii. Tall buildings may be developed without a tower-base typology;
- iii. Minimum separation distance will be secured through the implementing Zoning By-law;
- iv. Minimum setback from areas designated *Neighbourhoods* in the Official Plan will be secured through the implementing Zoning By-law.



3. Chapter 7, Site and Area Specific Policy 461, Map 7 – Site Specific Policy Areas is amended by adding the lands known municipally in 2023 as 191 and 201 Sherbourne Street as Site Specific Policy 4, as shown on the attached Schedule B.

4. Chapter 7, Site and Area Specific Policy 461, Map 1 – Garden District Area Specific Policy Character Areas, is amended by modifying the Study Area Boundary to include the lands shown in grey, as shown on the attached Schedule C.
5. Chapter 7, Site and Area Specific Policy 461, Map 5 – Sherbourne Corridor Character Area, is amended by modifying the Study Area Boundary to include the lands shown in grey, as shown on the attached Schedule C.
6. Chapter 7, Site and Area Specific Policy 461, Map 6 – Garden District Public Realm Plan, is amended by modifying the Study Area Boundary to include the lands shown in grey, as shown on the attached Schedule C.
7. Map 29 – Site and Area Specific Policies, is amended by modifying the boundaries of SASP 461 to include the lands shown in grey as shown on the attached Schedule C.


Schedule A

191 and 201 Sherbourne Street

Official Plan Amendment 749

Proposed changes to redesignate lands from Neighbourhoods to Apartment Neighbourhoods and Parks

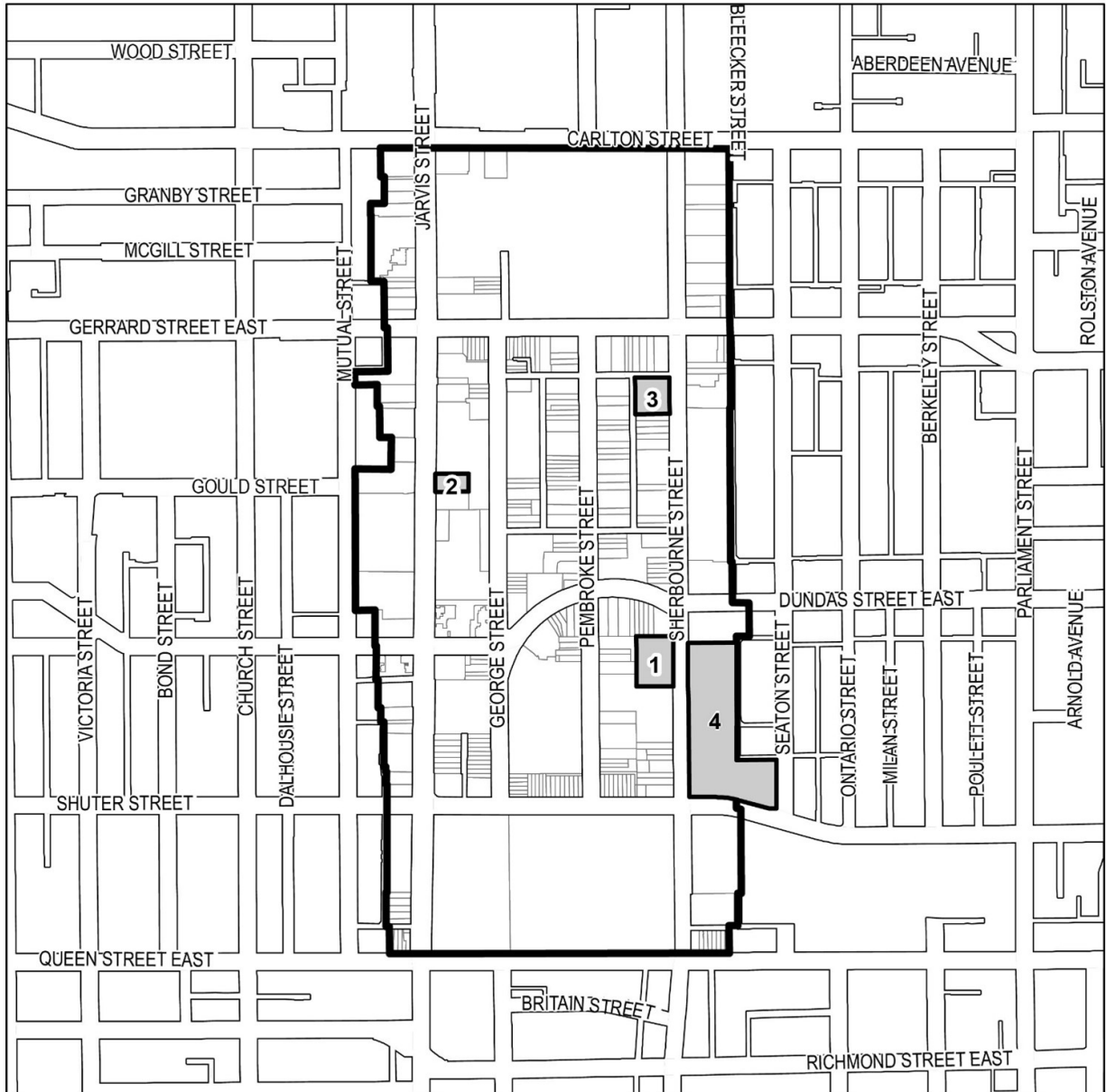
File # 20 224753 STE 13 OZ

-  Subject Site
-  Apartment Neighbourhoods
-  Parks



Not to Scale
01/29/2025

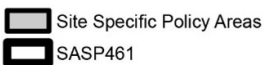
Schedule B



Site Specific Policy Areas 191 and 201 Sherbourne Street

The shaded areas on the map are subject to the specific policies
set out in the Garden District Site and Area Specific Policy, Section 7

File # 20 224753 STE 13 0Z



06/12/2024

Schedule C

