

Authority: Toronto and East York Community Council
Item TE16.5 adopted as amended, by City of Toronto
Council on October 9 and 10, 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 99-2025

To adopt Amendment 737 to the Official Plan of the City of Toronto respecting the lands known municipally in the year 2023 as 214, 218, 220, 222, 224, 226 and 230 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 737 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 737 TO THE OFFICIAL PLAN LANDS MUNICIPALLY KNOWN IN
THE YEAR 2023 AS 214, 218, 220, 224, 226 and 230 SHERBOURNE STREET**

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

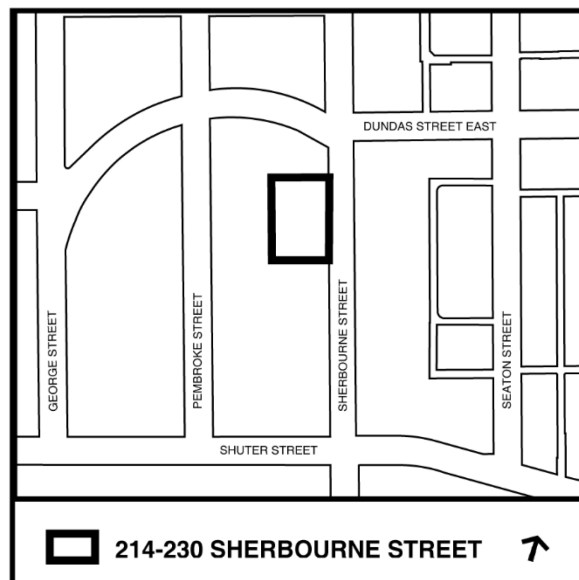
1. Chapter 7, Site and Area Specific Policy 461, is amended by adding a Section 7 - Site Specific Policies, and adding Site Specific Policy 7.1 for the lands known municipally in 2023 as 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street as follows:

7. Site Specific Policies

This section contains site specific policies which apply to the lands respectively identified in the following policies and Map 7.

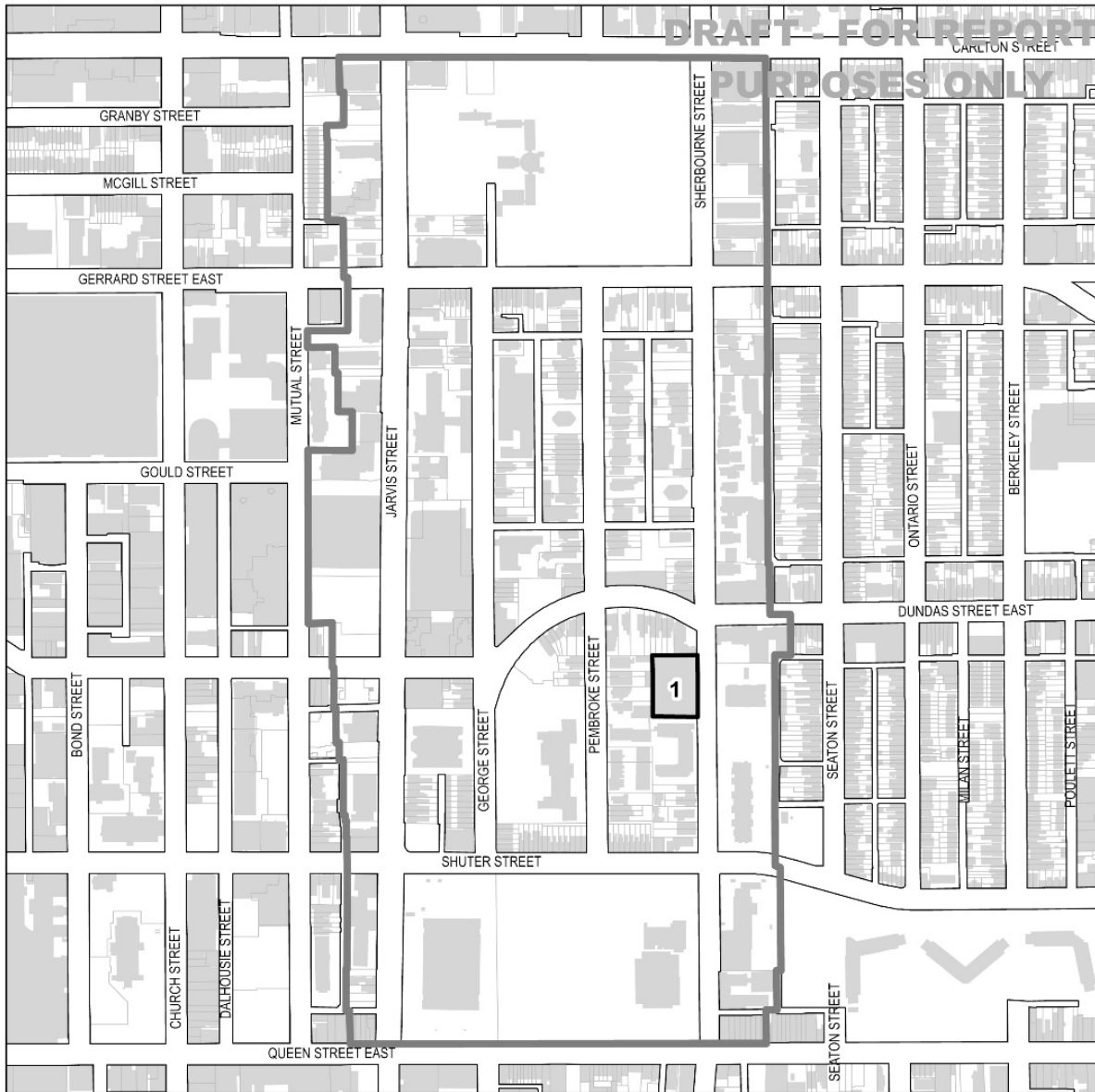
7.1 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street (1 on Map 7)

- i. a maximum building height of 149.45 metres is permitted;
- ii. the minimum building setbacks from the south property line abutting lands designated *Neighbourhoods* is as follows:
 - a) the base portion of a *tall building* will be setback a minimum of 5.5 metres;
 - b) the tower portion of a *tall building* will be setback a minimum of 12.5 metres; and
 - c) the top portion of a *tall building* will be setback a minimum of 10 metres; and
- iii. the base portion of a *tall building* will be setback a minimum of 1.5 metres from the rear property line.



2. Chapter 7, Site and Area Specific Policy 461, is amended by adding a Map 7 – Site Specific Policies, and showing the lands known municipally in 2023 as 214, 218, 220, 222, 222, 224, 226 and 230 Sherbourne as Site Specific Policy 1 as shown on the attached Schedule A.

Schedule A



Site Specific Policies

Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street, and Queen Street East

File # 12 294720 SPS 00 02

-  Study Area Boundary
-  Site Specific Policy Areas*

*The shaded areas on this map are subject to the specific policies set out in Section 7 Site Specific Policies of SASP 461.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.



Not to Scale
05/08/2024