

Authority: Toronto and East York Community Council
Item TE28.12, as adopted by City of Toronto Council on
February 4, 2026
City Council voted in favour of this by-law on February 4,
2026
Written approval of this by-law was given by Mayoral
Decision 3-2026 dated February 4, 2026

CITY OF TORONTO

BY-LAW 127-2026

To adopt Amendment 879 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2025 as 353-355 Sherbourne Street and 157 Carlton 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 879 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on February 4, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 879 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 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, Site and Area Specific Policy 778, as it pertains to the lands municipally known in the year 2025 as 353-355 Sherbourne Street and 157 Carlton Street, is amended as follows:

- a) Policy 1 is amended by deleting the words "generally does not exceed 42 metres" and replacing them with "generally does not exceed 166 metres."

Such that it reads as follows:

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 166 metres, excluding mechanical penthouse.

- b) Policy 8 is amended by deleting the words "the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions" and replacing them with "Tier 2 of the Toronto Green Standard Version 4, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site."

Such that it reads as follows:

New development on the lands will meet or exceed Tier 2 of the Toronto Green Standard Version 4, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site.