

## **307 Sherbourne Street – Zoning By-law Amendment – Supplementary Report**

Date: December 13, 2023  
To: City Council  
From: Chief Planner and Executive Director, City Planning  
Ward: 13 - Toronto Centre

**Planning Application Number: 23 201185 STE 13 OZ**

### **SUMMARY**

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On November 15, 2023, Toronto and East York Community Council adopted a report recommending approval of an amendment to site specific zoning by-law 1192-2020 to permit a private student residence and associated performance standards for a development that had been previously approved by the Local Planning Appeal Tribunal (LPAT). The draft by-law included with the report contained a Holding provision to require a functional servicing report to be reviewed and accepted by Engineering and Construction Services prior to the development proceeding. The applicant has since provided Engineering and Construction Services with a revised report to their satisfaction. A Holding symbol is no longer required.

This report recommends a revised draft Zoning By-law for 307 Sherbourne Street that does not include a Holding symbol.

### **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

### **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete Toronto and East York Community Council recommendation 1 and adopt the following:

1. City Council amend City of Toronto Zoning By-law 1192-2020 for the lands at 307 Sherbourne Street substantially in accordance with the draft Zoning By-law Amendment Supplementary Report - 307 Sherbourne Street

attached as Attachment 1 to the supplementary report (December 13, 2023) from the Director, Community Planning, Toronto and East York District.

## **DECISION HISTORY**

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On November 15, 2023, Toronto and East York Community Council adopted Staff Recommendations for the Zoning By-law Amendment Application located at 307 Sherbourne Street.

The report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE9.17>

## **COMMENTS**

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In a Decision Report - Approval, dated November 10, 2023, City Planning Staff recommended that City Council amend site specific by-law 1192-2020 to permit a private student residence and implement associated performance standards at 307 Sherbourne Street. The report also recommended a Holding symbol be applied to the property subject to the applicant providing a revised Functional Servicing Report to demonstrate water and sewer capacity to accommodate the proposed development. Staff included a Holding symbol and associated conditions for its removal in the draft by-law which was included as Attachment 5 to the report.

On November 10, 2023, the applicant provided a revised Functional Servicing Report which was circulated to Engineering and Construction Services. Staff have reviewed and accepted the revised report. Accordingly, it is no longer necessary to apply a Holding symbol to the subject site.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Draft Zoning By-law Amendment