

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

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

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

RECOMMENDATIONS

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

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 attached as Attachment 1 to the revised report (December 12, 2023) from the Director, Community Planning, Toronto and East York District.

DECISION HISTORY

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

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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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment