

405 Sherbourne Street – Zoning By-law Amendment – Supplementary Report

Date: February 3, 2026

To: City Council

From: Executive Director, Development Review

Ward: 13 - Toronto Centre

Planning Application Number: 25 256557 STE 13 OZ

SUMMARY

On January 22, 2026, The Planning and Housing Committee adopted recommendations ([2026.PH27.6](#)) to approve a Zoning By-law Amendment application to permit a 35-storey mixed-use building at 405 Sherbourne Street containing approximately 301 residential units (including up to 90 affordable housing units) and 229 square metres of community space on the ground floor.

The draft Zoning By-law Amendment included a holding provision (“H”) to restrict the proposed use of the lands until a revised Functional Servicing Report had been reviewed and accepted by the Director, Engineering Review, and the applicant had entered into an agreement with the City to provide any required municipal infrastructure upgrades.

The applicant has since provided City staff with a revised report to their satisfaction and has entered into a Municipal Infrastructure Agreement to secure the required infrastructure improvements. A holding provision (“H”) is no longer required.

This report recommends a revised draft Zoning By-law Amendment for 405 Sherbourne Street that does not include a holding provision (“H”).

RECOMMENDATIONS

The Executive Director, Development Review recommends that:

1. City Council delete Planning and Housing Recommendation 1 and adopt the following instead:

City Council repeal by-law 450-2022 and amend by-law 569-2013 for the lands municipally known as 405 Sherbourne Street substantially in accordance with the draft Zoning By-law Amendment, included as

Attachment 1 to the supplementary report (February 2, 2026) from the Executive Director, Development Review.

2. City Council determine that pursuant to Subsection 34(17) of the *Planning Act* that no further notice is required.

FINANCIAL IMPACT

See the Financial Impact section of [\(2026.PH27.6\)](#) 405 Sherbourne Street - Zoning By-law Amendment - Decision Report – Approval, dated January 8, 2026, from the Executive Director, Development Review.

DECISION HISTORY

On January 22, 2026, the Planning and Housing Committee adopted Staff Recommendations for the Zoning By-law Amendment Application located at 405 Sherbourne Street. The report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH27.6>

COMMENTS

On January 9, 2026, the applicant submitted a revised Functional Servicing Report to address comments previously provided by Development Engineering.

Development Engineering and Legal staff determined that it was necessary for the applicant to enter into a Municipal Infrastructure Agreement to secure necessary sewer improvements to allow for appropriate servicing of the site.

On February 2, 2026, a Municipal Infrastructure Agreement was executed between the applicant and the City to secure the required municipal infrastructure improvements. Development Engineering has advised that a holding provision (“H”) is no longer required in the draft Zoning By-law Amendment.

The proposed change to remove the holding provision (“H”) from the draft Zoning By-law Amendment is appropriate as the applicant has submitted a Functional Servicing Report, and entered into a Municipal Infrastructure Agreement, to the satisfaction of Development Engineering. The proposed changes are minor in nature and it is staff’s view that no further notice is required.

CONTACT

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SIGNATURE

Valesa Faria
Executive Director
Development Review

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

Attachment 1

Authority: Planning and Housing Committee Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 405 Sherbourne Street and to repeal By-law 450-2022.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law and repeal By-law 450-2022; 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, as amended; and

The Council of the City of Toronto enacts:

1. By-law 450-2022, being a by-law to amend “Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 405 Sherbourne Street”, is hereby repealed as it applies to the lands identified on Diagram 1 attached to this By-law on the effective date of this By-law.
2. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
3. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (d2.0) (x108) to a zone label of RAC (x230) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 230 so that it reads:

(230) Exception RAC 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 405 Sherbourne Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (B) For the purposes of this exception, the **front lot line** is the west **lot line**;
- (C) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 102.8 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the permitted non-residential uses listed in regulation 15.20.20.10(1), the following additional uses are permitted:
 - (i) **Massage Therapy**; and
 - (ii) **Wellness Centre**;
- (E) Regulation 15.20.20.100(7), with respect to conditions to eating establishment and other uses, does not apply;
- (F) Regulation 15.20.20.100(1), with respect to conditions to art gallery and other commercial and non-residential uses, does not apply;
- (G) Regulation 15.20.20.100(23), with respect to conditions for outdoor patios, does not apply;
- (H) Despite Clause 15.20.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 50 percent;
- (I) Despite regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (J) Despite regulations 15.5.40.10(2) to (6) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures**

- associated with a **green roof**, by a maximum of 2.0 metres;
- (iv) elevator overruns, lightning rods, **building** maintenance units and window washing equipment may project above the maximum height projections permitted in (i) and (ii), by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (K) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 27,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 27,000 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 150 square metres;
- (L) Despite regulation 15.20.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.0 square metres of outdoor **amenity space** for each **dwelling unit**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (M) Despite regulations 15.20.40.70(1) to (4) and 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (N) Despite regulations 15.5.40.60(1) to (3) and (M) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) decks, porches, and balconies, by a maximum of 2.5 metres;
 - (ii) balconies above a height of 6.5 metres, by a maximum of 2.5 metres;
 - (iii) canopies and awnings, by a maximum of 4.0 metres;

- (iv) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres; and
 - (vii) vents or pipes, by a maximum of 1.5 metres;
- (O) Despite regulation 200.5.1.10(2)(A)(iv), if **parking spaces** are provided on the **lot** 15 percent of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) Despite regulation 15.5.100.1(1)(B), a **driveway** exclusive of layby areas, **vehicle** ramps to below-grade parking areas, turnaround areas and required auxiliary turn lanes within 10.0 metres of a **lot line** abutting a **street** must have a maximum width of 8.4 metres;
- (Q) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (R) Despite Clause 200.15.10.5 and Table 200.15.10.5, if **parking spaces** are provided on the **lot**, accessible **parking spaces** must be provided at a minimum rate of the greater of two **parking spaces** or 4 percent of the **parking spaces** on the **lot**;
- (S) Despite regulation 200.15.1(4), accessible **parking spaces** required by (R) above must be the **parking spaces** closest to a barrier free:
- (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) the shortest route from the required entrances in (i) and (ii);
- (T) Despite (S) above, where accessible **parking spaces** may be obstructed by a structural column or other **structure**, that accessible **parking space** may be located further from the closest barrier-free entrance;
- (U) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum width of a

stacked bicycle parking space is 0.4 metres;

- (V) Despite regulation 230.5.1.10(7), no shower and change facilities are required;
- (W) Regulation 230.5.1.10(15), related to “long-term” **bicycle parking spaces** restrictions, does not apply;
- (X) Regulation 230.20.1.20(2), related to the location of “short-term” **bicycle parking spaces** from a pedestrian entrance to a **building** on the **lot**, does not apply; and
- (Y) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** **must have 2** or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** **must have 3** or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) An additional 15 percent of the total number of **dwelling units** will be any combination of 2 bedroom and 3 bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of 2 and 3 bedroom **dwelling units**; and
 - (v) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number will be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)

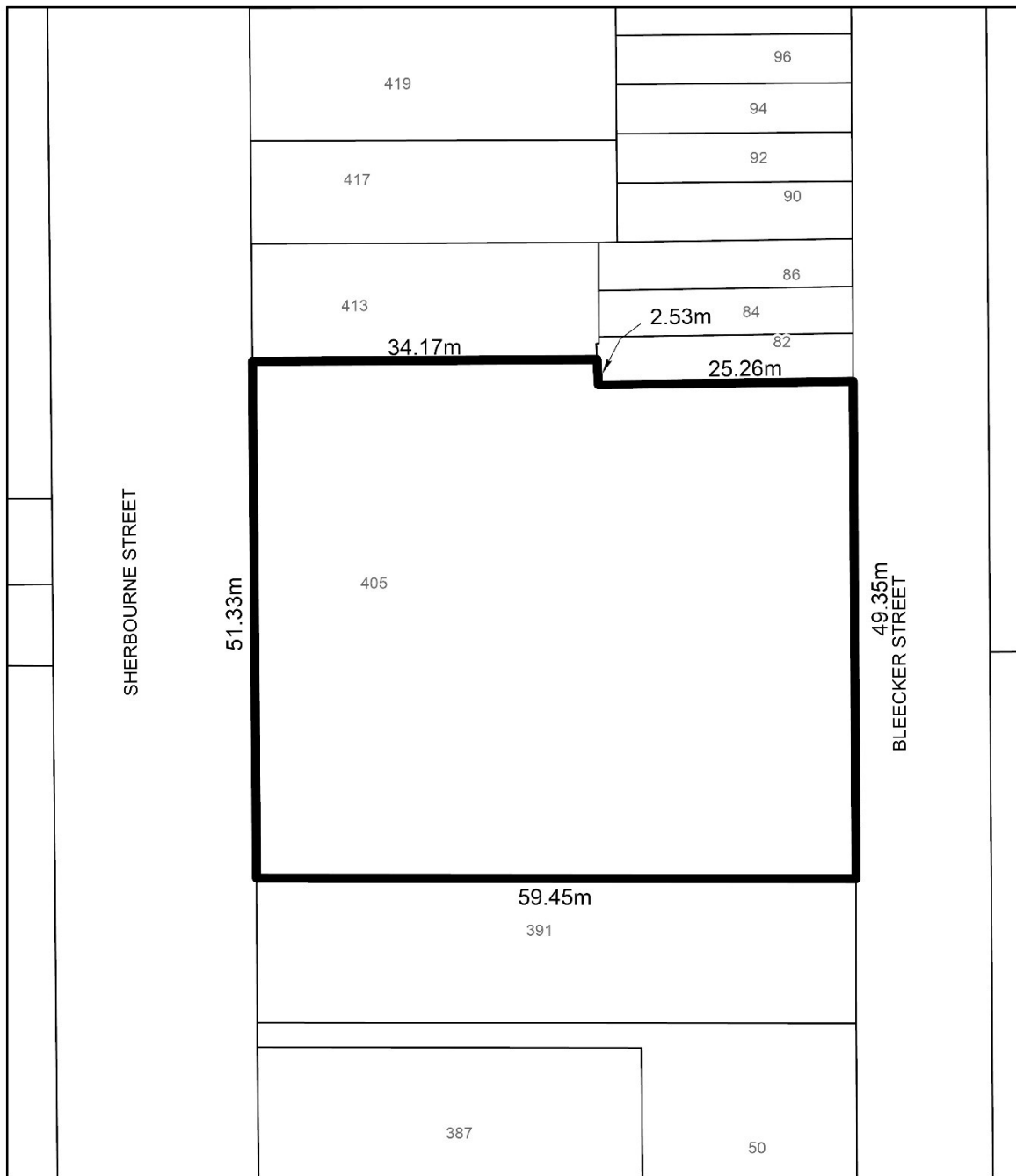
- 6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on **[Clerks to insert date]**.

[full name],
Speaker

[full name],
City Clerk


(Seal of the City)

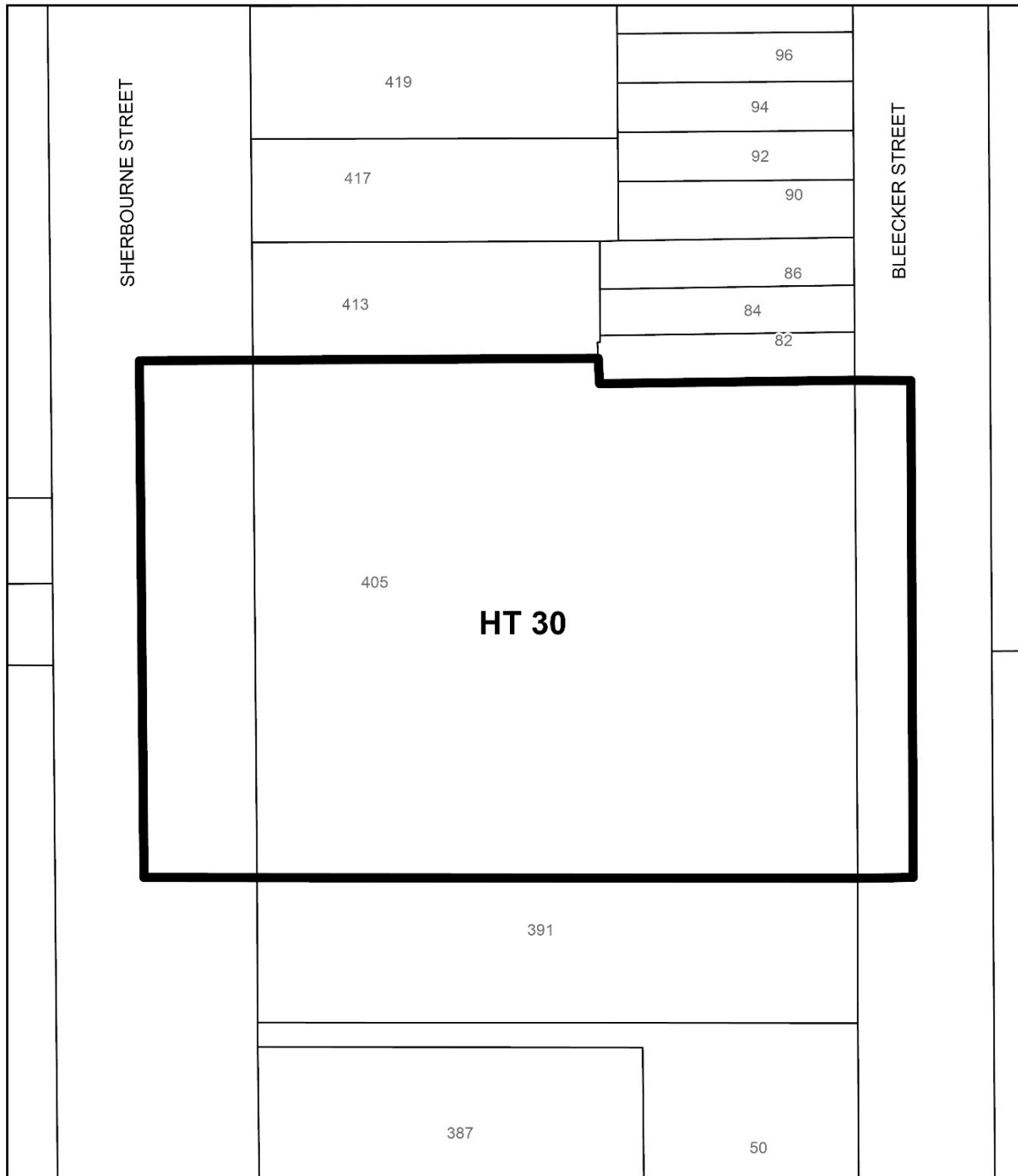


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Diagram 1

405 Sherbourne Street

File # 21 102281 STE 13 OZ


 City of Toronto By-law 569-2013
 Not to Scale
 03/19/2021



TORONTO
Diagram 3

405 Sherbourne Street

File # 21 102281 STE 13 0Z

City of Toronto By-law 569-2013
Not to Scale
03/18/2021

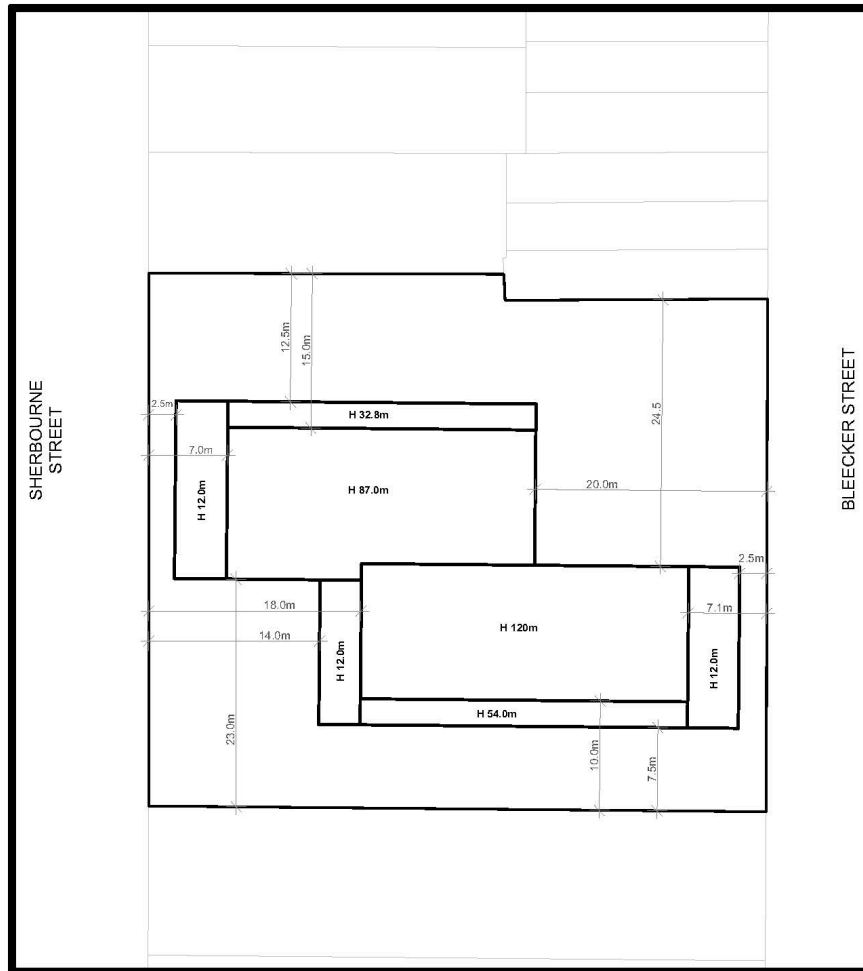


Diagram 4

405 Sherbourne Street



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City of Toronto By-Law 569-2013
Not To Scale
1/7/2026