

**From:** [Cabbagetown South Residents' Association](#)  
**To:** [Toronto East York Community Council](#)  
**Cc:** [Cabbagetown South Board](#)  
**Subject:** [External Sender] Application No. 22 204780 STE 13 OZ  
**Date:** September 16, 2024 8:34:30 AM  
**Attachments:** [214-230 Sherbourne St. TEYCC.pdf](#)

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Hi,

Please find attached our letter of support for Application No. 22 204780 STE 13 OZ relating to 214-230 Sherbourne St. I will be grateful if you can confirm receipt of this letter.

Thanks,

James McKay



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[info@cabbagetownsouth.ca](mailto:info@cabbagetownsouth.ca)



September 11, 2024

**RE: Support for the Development at 214-230 Sherbourne Street (Official Plan and Zoning By-law Amendment Application No. 22 204780 STE 13 OZ)**

Dear Members of the Toronto and East York Community Council,

The Cabbagetown South Residents Association (CSRA) is writing to express our continued and enthusiastic support for the proposed development at 214-230 Sherbourne Street, as detailed in the Notice of Public Meeting scheduled for September 25, 2024. This proposal aligns with the City of Toronto's Official Plan and addresses critical urban growth needs, including housing diversity, community services, and urban intensification along a major street.

**Planning Rationale & Alignment with Toronto's Official Plan**

Sherbourne Street, classified as a "Major Street" in the Official Plan, is a key arterial road that supports growth, redevelopment, and higher densities to foster more complete communities. The proposed 46-storey residential development will not only contribute to the City's housing supply with its 615 units but also help meet the intensification targets set out by all three levels of government. This growth is particularly crucial as our area faces increasing demands due to its central location and proximity to transit, educational institutions, and key amenities.

The CSRA recognizes that this development proposal strikes a balanced approach to urban growth. It is thoughtfully designed to blend with the existing historical context while supporting the broader city goals of accommodating population increases, providing housing, and revitalizing under-utilized land. The heritage restoration component of the project, which repurposes the existing building into community space, ensures that the project enhances the neighbourhood's cultural fabric and reflects a sensitivity to the areas rich architectural history.

**Revitalization and Economic Growth**

The Dundas and Sherbourne corridor has long required revitalization, and this project with others recently approved, will undoubtedly serve as a catalyst for positive change. The introduction of mixed-use residential and commercial space will not only meet housing demands but also contribute to the economic viability of our commercial owners in the area.

We are particularly impressed with the architectural approach taken by Hariri Pontarini, which integrates the new development with the surrounding built form while enhancing the area's heritage features. The thoughtful design and inclusion of public amenities will ensure that the development serves as a cornerstone of the neighbourhood's revitalization efforts.

We strongly encourage the Toronto and East York Community Council to approve the Official Plan and Zoning By-law Amendments for 214-230 Sherbourne Street. The proposed development not only addresses key planning objectives outlined in Toronto's Official Plan but also responds to the community's evolving needs, including housing affordability, childcare, and economic growth.

The CSRA remains fully supportive of this project and looks forward to seeing it move forward to improve the quality of life for residents in our neighbourhood and contribute to the broader growth of the City of Toronto.

Thank you for your attention and consideration of this important development.

Sincerely,

The Cabbagetown South Residents' Association Board  
[info@cabbagetownsouth.ca](mailto:info@cabbagetownsouth.ca)