



City Clerk, Attention: Cathrine Regan, Administrator,
Toronto and East York Community Council,
100 Queen Street West, 2nd Floor West,
Toronto ON, M5H 2N2

Subject: Opposition to a request to Amend the Official Plan and Zoning By-law
Application Number 24 200889 STE 13 OZ

Dear Chair and Committee Members,

I am writing to formally object to the request to Amend the Official Plan and Zoning By-law for the proposed development at 307 Sherbourne Street (Application Number 24 200889 STE 13 OZ), which proposes to increase the building height from the recently approved 15 stories to 18 stories. This objection is based on the public consultation process that led to the current Zoning by-law and the city's official plan's directive that no new net shadows be allowed on Allan Gardens.

In December 2020, the Local Planning Appeal Tribunal (LPAT) issued an order that allowed for the construction of a 14-story (47 metre) building at 307 Sherbourne over City Council's objections. In 2023, the developer returned to request an additional increase to a 48 metre, now 15 stories with 199 dwelling units. Past members of the Cabbagetown South Residents' Association (CSRA) worked to ensure a mix of units within the building, supported the reduction in parking requirements and to ensure proper access for servicing and pick up at the building. The public consultation process is a cornerstone of Toronto's Official Plan and Zoning By-law framework. It ensures that development aligns with community values and interests, fostering

transparency and accountability in urban planning. A year later, the developer has returned to again request an additional 3 stories in height. The CSRA has worked in good faith to consult and collaborate with the developer on this project and we urge the committee to respect this process.

Site and Specific Policy 461 (SASP 461) part of Official Plan Amendment 82 (OPA 82), was adopted in 2015 and approved (with modifications) by the then Ontario Land Tribunal in 2018. OPA 82 calls for the intensification of the Garden district, redesignating lands from Neighbourhoods to Apartment Neighbourhoods, and numerous apartment buildings are now being erected in those areas. Toronto Centre's population increased 30.4% between 2021 and 2011, compared with 7.2% for the city as a whole. Its population density is 200 people per hectare compared with approximately 40 for the city as a whole. This is why in tandem with increasing as-of-right development in the district, the OPA recognized Allan Gardens as public realm anchor. With an increasing number of high-rise residents relying on the Ward's limited open spaces, City Council and the then Ontario Land Tribunal directed that no new net shadows be allowed on the park. In policy 3.4, SASP 461 specifies that this is particularly important for the conservatory buildings themselves.

The Local Planning Appeal Tribunal has already approved a 15-storey building that casts significant shadows on the park, including between the key hours of 10am and 6pm March/September 21. The developers' consultants acknowledge as much in their shadow study, but argue that as the SASP predates the College Station PMTSA's goal to have a density of 1200 people and jobs per net hectare, the SASP should be reconsidered in light of College Station PMTSA's goals. On the contrary, Council was aware of the Ontario Land Tribunal's modified SASP 461 when it passed the College Station PMTSA, so the College Station PMTSA's goals should be interpreted within the framework of SASP 461. Specifically, that means that densification should occur along the newly- designated apartment neighbourhoods and Allan Gardens and its historic conservatory, safe-guarded as places of sunlight where vegetation can grow for the benefit of an increasing number of Torontonians.

While we support the redevelopment of 307 Sherbourne and are pleased to see this building within our neighbourhood, we urge the Committee to respect Official Plan and Zoning By-law Application Number 24 200889 STE 13 OZ and reject the requested changes.

Thank you for considering my objection. Sincerely,

Adam Pounder,
Cabbagetown South Residents' Association