

Toronto Preservation Board

Meeting No.: 39

Meeting Date: Monday, January 19, 2026

Start Time: 9:30 AM

Location: Committee Room 3, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB39.4 - 405 Sherbourne Street - Alterations to a Designated Heritage Property under Section 42 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage property at 405 Sherbourne Street, in accordance with Section 42 of the Ontario Heritage Act, to allow for the construction of a 35-storey mixed use building, with such alterations substantially in accordance with plans and drawings dated December 15, 2025, prepared by architects-Alliance and Allison Brooks Architects, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment, prepared by ERA Architects Inc., dated March 9, 2021, and revised November 20, 2025, and December 19, 2025, subject to the following additional conditions:

a. that prior to Site Plan Approval for the proposal, for the property located at 405 Sherbourne Street, the owner shall:

1. provide final site plan drawings, including a detailed landscape plan, to the satisfaction of the Senior Manager, Heritage Planning; and
2. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning; and

b. that prior to the issuance of any permit for all or any part of the property at 405 Sherbourne Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing parking lot as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. provide building permit drawings, including a description of materials and finishes, and the approved Landscape Plan, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

Decision Advice and Other Information

Neil MacKay, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 405 Sherbourne Street - Alterations to a Designated Heritage Property under Section 42 of the Ontario Heritage Act.

Origin

(December 29, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 19, 2026 the Toronto Preservation Board considered Item [PB39.4](#) and made recommendations to City Council.

Summary from the report (December 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage property municipally known as 405 Sherbourne Street under Section 42 of the Ontario Heritage Act, in connection with a proposed development of the subject property. The Zoning By-law Amendment application is subject to a Heritage Permit application under the Ontario Heritage Act, as the subject site is designated under Part V of the Ontario Heritage Act as part of the Cabbagetown Northwest Heritage Conservation District.

The proposed development application for the subject site contemplates the construction of a 35-storey mixed-use building, replacing an existing surface parking lot. This is a City-owned property that is part of the City Council directed Toronto Builds (formerly Housing Now) initiative to develop housing, including affordable housing, on City-owned land.

In July 2021, City Council approved a Zoning By-law Amendment Application to permit a 25-storey mixed-use building on the subject site. The new Zoning By-law Amendment application has been submitted to allow for additional density on the site and to permit a built form that allows for additional two and three-bedroom units to be provided.

The impacts of the proposed development on the Cabbagetown Northwest Heritage Conservation District are appropriately mitigated through the compatible design of the new construction. The proposal will serve the public interest by providing 301 new rental housing units (including up to 90 affordable housing units) and 229 square metres of community space on the ground floor.

Background Information

(December 29, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 405 Sherbourne Street - Alterations to a Designated Heritage Property under Section 42 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-261429.pdf>)

Staff Presentation on 405 Sherbourne Street - Alterations to a Designated Heritage Property under Section 42 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-284138.pdf>)

Communications

(January 19, 2026) E-mail from Nicole Corrado (PB.New)

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - Member's employer is the planning consultant for Toronto Community Housing for a related development application for this property.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12841>

