

353-355 Sherbourne Street and 157 Carlton Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: December 18, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 25 256557 STE 13 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Site-Specific Zoning By-law 812-2022, which includes Section 37 provisions, to permit a 48-storey mixed-use building (166 metres, excluding mechanical penthouse) at 353-355 Sherbourne Street and 157 Carlton Street. The proposed building would contain approximately 440 residential dwelling units, including a minimum of 30% affordable dwelling units (presently 132 dwelling units). Schedule A to By-law 812-2022 is further recommended to be amended to allow greater flexibility in meeting higher tiers of the Toronto Green Standard.

As part of the proposed development, the existing heritage designated church, St. Luke's United Church, will be retained and adapted to provide a new residential lobby, 1,453 square metres of community space and improved public realm along Sherbourne Street, of which a minimum of 250 square metres would be secured as a Privately Owned Publicly-Accessible Space (POPS).

A separate report from Heritage Planning regarding the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this report.

The applicant continues to be eligible for exemptions from the payment of development charges and waivers of planning and building permit fees and parkland dedication fees for the affordable rental units in this project that were approved through the Open Door Program associated with the previous approval in 2021. PH21.5 provided that the applicant continues to meet the program's eligibility requirements. Thirty-one (31) affordable rental units in this development have also been approved for property tax exemptions. Staff will report back for authority on any additional property tax exemptions.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 353-355 Sherbourne Street and 157 Carlton Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands municipally known as 353-355 Sherbourne Street and 157 Carlton Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council require the owner of the lands at 353-355 Sherbourne Street and 157 Carlton Street, to enter into, and register on title, a Section 37 Agreement to secure the matters identified in Schedule A of By-law 812-2022, as amended as follows:
 - a) Schedule A, Section 3 is amended by replacing the words “Tier 3” with “Tier 2”.
5. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

FINANCIAL IMPACT

Financial incentives for this project were previously approved for up to 500 units developed by United Property resource Corporation through 2021.PH.21.5. The additional affordable units proposed within the current application are within the 500 threshold. There are therefore no immediate financial implications resulting from the recommendations in this report.

The Chief Financial Officer and Treasurer have reviewed this report and agree with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on March 10, 2021, City Council authorized the Executive Director, Housing Secretariat to negotiate and enter into, on behalf of the City, a Memorandum of Understanding with the United Property Resource Corporation (the "MOU") on terms

and conditions satisfactory to the Executive Director, Housing Secretariat, and in a form approved by the City Solicitor, to enable the development of up to 500 affordable rental housing units across seven sites in the city with financial support from the Open Door Affordable Rental Housing Program. For details, see: [Agenda Item History - 2021.PH21.5](#)

At its meeting on May 26, 2022, Toronto and East York Community Council adopted Item 2022.TE33.12 without amendment, in which the Senior Manager, Heritage Planning, Urban Design, City Planning recommended alterations to the designated heritage property at 353-355 Sherbourne Street and 157 Carlton Street be approved in accordance with Section 42 of the Ontario Heritage Act. Item 2022.TE33.12 was then adopted by City Council at its June 15 and 16, 2022 meeting. To view the alterations report and Council direction, see [Agenda Item History - 2022.TE33.12](#).

At its meeting on June 29 and 30, 2022, Toronto and East York Community Council adopted Item 2022.TE34.49, to amend the Official Plan and Zoning By-law to permit a 12-storey (42-metre, excluding mechanical penthouse), mixed use-building containing 101 residential dwelling units, of which 30%, or 31 units, would be affordable housing. Item 2022.TE34.49 was then adopted by City Council at its meeting on July 19-22, 2022. For details, see: [Agenda Item History - 2022.TE34.49](#)

THE SITE AND SURROUNDING LANDS

Description: The property is located on the southeast corner of Sherbourne Street and Carlton Street, across from Allan Gardens. It is currently occupied by St. Luke's United Church, which is used as a religious institution along with community services. A number of social programs are also currently operating out of the existing St. Luke's United Church building including the Out of the Cold Food Program and the Allen Gardens Food Bank.

The site is rectangular in shape, with an area of approximately 2,418 square metres. It has approximately 44.2 metres of frontage along Sherbourne Street and approximately 54.7 metres of frontage along Carlton Street. To the east, the subject property abuts Central Hospital Lane, a public lane, which has a width of approximately 4.27 metres. The access to Central Hospital Lane is narrower at 3.43 metres in width, due to the existing configuration of the church. [See Attachment 2 for the Location Map.](#)

Heritage Designation: The subject property occupied by St. Luke's United Church is designated under Part V of the Ontario Heritage Act and is identified as a contributing property within the Cabbagetown Northwest Heritage Conservation District.

Surrounding Uses

North: The Paroisse du Sacre-Coeur Church is directly north of the site, across Carlton Street. Further north, Sherbourne Street is characterized by a variety of primarily residential Apartment Neighbourhoods-designated built forms, ranging from detached houses to low- to high-rise apartment buildings, as well as a surface level (Green P) parking lot at 405 Sherbourne Street.

South: A four-storey long-term care home (the Rekai Centre) to the direct south. Primarily residential and institutional buildings up to six storeys in height toward Gerrard Street East, designated Mixed Use Areas. South of the Rekai Centre is the Sherbourne Health centre, a 6-storey health care facility.

East: Central Hospital Lane is directly adjacent of the site. Further east are three-storey rowhouses along the south side of Carlton Street; the north side of Carlton Street has a mixed character and is predominantly lined with two and three storey mixed-used buildings. A mix of Neighbourhoods-designated low-rise residential dwellings, and a six-storey apartment building are located beyond the lane to the east, south of the rowhouses.

West: Allan Gardens is directly west of the site, across Sherbourne Street. The park is designated as Parks and Open Space in the Official Plan.

THE APPLICATION

Description: A 48-storey mixed-use building (166 metres, excluding mechanical penthouse), mixed use-building with 30% of dwelling units being affordable dwelling units.

Density: The proposal has a density of 15.3 times the area of the lot.

Dwelling Units: 440 dwelling units, 276 one-bedroom units (62.7%), 113 two-bedroom units (25.7%), and 51 three-bedroom units (11.6%).

Heritage Conservation: the development proposes to conserve the existing heritage-designated St. Luke's Church building in situ and integrate it into the podium of the proposed tower. Later additions to the 1876 Church building are proposed to be removed, consistent with a conservation strategy previously approved by Council in 2022.

Amenity Space: The proposal includes a total of 2,280.5 square metres of residential amenity space, with 2,027.5 square metres of indoor amenity space and 253 square metres of outdoor amenity space. The indoor amenity space is proposed on Levels 3, 4, 5, 6, and 7. The outdoor amenity space is proposed on levels 3 and 5.

Non-Residential Component: The proposal includes 1,453 square metres of community space, which includes a 1,013 square metre community event hall with seating for 140 people, at the northwest portion of the building, with an adjacent 440 square metre community event space. Also proposed is a cafe at the southwest corner of the ground floor.

Access, Parking and Loading: The proposal includes a total of 39 vehicular parking spaces, including 28 residential spaces and 11 visitor spaces, which will be located on two levels of underground parking. Access to the underground garage will be from Sherbourne Street via a private driveway at the southwest corner of the lot. Controlled

access will also be gained from the southeast corner of the site via Central Hospital Lane, through bollards or gates.

One Type “G” loading space will be located at the southeast corner of the property, accessed from the private driveway from Sherbourne Street as well as controlled access from Central Hospital Lane, through bollards or gates.

484 bicycle parking will be provided, including 396 long-term spaces and 88 short-term spaces. Bicycle parking will be provided in bicycle lockers, with 88 short-term spaces being located on basement level 2, with 55 long-term spaces located on basement level 2, and the remainder of the long-term spaces being located on level 2, 3 and 4.

Additional Information: See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City’s Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5700626&pid=235876&title=355-SHERBOURNE-ST>

Reasons for Application: An Official Plan Amendment application is required to amend SASP 778 to permit a building height of 166 metres and to reduce the Toronto Green Standard Requirement, which currently requires the applicant to meet or exceed the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions.

The Zoning By-law Amendment application seeks to amend various performance standards under Site Specific Zoning By-law 812-2022 to enable the development, including, among others, building height, density and setbacks.

Schedule A to By-law 812-2022 is required to be amended to replace the requirement to construct and maintain the development of the site in accordance with Tier 3 of the Toronto Green Standard Version 4 with a requirement to construct and maintain the development of the site in accordance with Tier 2 of the Toronto Green Standard Version 4.0, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site.

See Attachment 5 for the draft Official Plan amendment and Attachment 6 for the draft Zoning By-law amendment.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on December 4, 2024. The Planning Application Checklist Package was sent to the Applicant on December 9, 2024.

The Official Plan and Zoning By-law Amendment Application were submitted on September 5, 2025, and deemed complete on October 10, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/355SherbourneSt.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments, including associated conditions of approval.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan designates the site as Mixed Use Areas. See attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Official Plan Amendment 607 (Site and Area Specific Policy 778) OPA 607 (SASP 778)

Official Plan Amendment (OPA) 607 was enacted by Council on July 22, 2022. OPA 607 removed the subject site from SASP 461 (the "Garden District" SASP) and created a new Site-Specific Policy 778. SASP 778 includes the following site-specific policies:

1. New development with a height greater than the Sherbourne Street and Carlton Street right-of-way widths (whichever is lesser) may be permitted, provided the overall building height generally does not exceed 42 metres, excluding mechanical penthouse.
2. The heritage buildings located on the lands are retained in situ and conserved in any new development in accordance with an agreement, or an amending agreement registered on the lands and entered into by the owner of such lands with the City, to the City's satisfaction, pursuant to Section 37 of the Ontario Heritage Act.

3. New buildings and additions to buildings on all or any portion of the lands will be designed to integrate with the heritage buildings.
4. No net new shadows are permitted on Allan Gardens as measured on March 21 and September 21 from 10 a.m. to 6 p.m.
5. No net new shadows are permitted on conservatory buildings in Allan Gardens or any significant permanent structures that exist or are planned at the time of the development application, as measured on March 21, September 21, June 21 and December 21 at all times of the day.
6. New development on the lands shall provide a minimum 30 percent of all new dwelling units as affordable rental housing on-site to contribute toward a full range of housing, in terms of form, tenure and affordability.
7. New development on the lands will protect and enhance the public realm, including through the provision of privately owned public space along the Sherbourne Street frontage.
8. New development on the lands will meet or exceed the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions.
9. No new surface parking lots, above-grade parking structures or boulevard parking spaces are permitted on the lands.
10. Publicly operated institutional uses delivering services and supporting the current and future needs of residents will be encouraged on the lands.
11. For purposes of Site and Area Specific Policy 778, "net new shadow" means shadow cast by a proposed development in excess of the shadow already cast by existing buildings and structures, including those permitted by in-force Zoning By-laws as of the day prior to the passing of this amendment."

Downtown Plan

The site is located within the Downtown Secondary Plan (the "Downtown Plan") area, where it is designated "Mixed Use Areas 3."

Heritage

The subject property is located within the Cabbagetown Northwest Heritage Conservation District (HCD), designated under Part V of the Ontario Heritage Act by By-law 325-2008, enacted April 29, 2008.

Protected Major Transit Station Area (SASP 603)

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within the delineated College subway station associated with SASP 603 in Chapter 8 of the Official Plan. The site has a minimum 2 FSI.

Zoning

The site is zoned CR 1.5 (c1.0; r1.0) SS2 (x671), in Site Specific Zoning By-law 812-2022, with a maximum height of 42 metres.

The Section 37 provisions currently secured through site-specific Zoning By-law 812-2022 include the following:

- The owner shall construct, provide, and maintain a privately owned publicly-accessible open space on the lands, having a minimum size of 250 square metres along the Sherbourne Street and Carleton Street frontages of the site to the satisfaction of the Chief Planner and Executive Director, City Planning. The owner shall convey to the City, for nominal consideration, easement(s) along the surface of the lands, to the satisfaction of the City Solicitor, which shall constitute the privately owned publicly accessible open space and any required public access easements to connect the privately owned publicly accessible open space to adjacent privately owned publicly accessible open space and/or public rights-of-way, where necessary. The owner shall own, operate, maintain and repair the privately owned publicly accessible open space and install and maintain a sign, at its own expense, stating that members of the public shall be entitled to use the privately owned publicly accessible open space at all times of the day and night, 365 days of the year. The specific location, configuration, design and timing of conveyance of the privately owned publicly accessible open space shall be determined in the context of site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City;
- The owner shall provide and maintain new affordable rental dwelling units in the amount that is 30 percent of the total amount of all new dwelling units on the lands at 353-355 Sherbourne Street and 157 Carlton Street (the 'Affordable Housing Units'), all to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Housing Secretariat, in accordance with such terms and conditions as specified in the Section 37 Agreement;
- The owner shall construct and maintain the development of the site in accordance with Tier 3 of the Toronto Green Standard Version 4.0, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site; and
- Prior to the issuance of the first building permit for a residential use on any part of the site, including permits for excavation and shoring, the owner shall enter into a municipal housing facility agreement with the City ('Contribution Agreement'), for the Affordable Housing Units that are approved for Open Door incentives, on terms satisfactory to the Executive Director, Housing Secretariat and in a form satisfactory to the City Solicitor. The owner shall provide such Affordable Housing Units in accordance with such agreement(s).

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS)

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. All applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

Tiers 2 and above are typically voluntary higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

Site and Area Specific Policy 778 requires the owner to meet or exceed the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions for new development on the lands.

Zoning By-law 812-2022 require the owner to meet Tier 3 Toronto Green Standard performance measures.

PUBLIC ENGAGEMENT

Community Consultation

An in-person Community Consultation Meeting was hosted by City staff on November 10, 2025, at the Wellesley Community Centre at 495 Sherbourne Street. At the meeting, City staff and the applicant's team gave presentations and answered questions from participants. The following issues were raised at the meeting:

- Overall scale and massing, including the building height;
- The carbon impact of tall buildings;
- Concern that the church could no longer be used by the congregation;
- Whether the application conforms with the Cabbagetown Northwest Heritage Conservation District;
- Whether the conservation strategy for the heritage resources was appropriate including demolition of the interior of the church, and the reconstruction of the west facade;
- Concern that approval of a tower at the intersection of Sherbourne Street and Carleton Street would set a precedent for additional towers further south on Sherbourne Street;
- Encouragement for the applicant to provide additional three-bedroom units;

- Concern that the current social programs operating out of the church would be displaced;

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this report.

The proposed development requires amendment to Site and Area Specific Policy 778 to permit a building height of 166 metres and to reduce the Toronto Green Standard requirements.

Land Use

The proposed residential tall building, with community space on the first and second levels, is an appropriate land use for the site and is consistent with the applicable Official Plan Policies for Mixed Use Areas, and the applicable Downtown Plan policies for Mixed Use Areas 3, which permits tall buildings based upon compatibility.

The new 1,453 square metre community space is proposed to continue to serve the congregation of Saint Luke's United Church and also be available to the broader community.

A number of social programs are also currently operating out of the existing St. Luke's United Church building including the Out of the Cold Food Program and the Allen Gardens Food Bank. The applicant has indicated that they will continue to work with community groups and staff through the Site Plan Control process to address potential space for the future operation of these programs in the new building, including provision of a kitchen space.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents.

The recommended Zoning By-law permits 30,000 square metres of residential gross floor area, which is estimated to provide for approximately 440 new residential units, of which 30% of the units will be affordable rental units. The proposed unit mix includes 26% two-bedroom units and 12% three-bedroom units, which meets the requirements of the Downtown Plan.

The increase in density on this site from the as-of-right zoning on this site would allow for approximately 340 additional dwelling units to be provided, including approximately 101 additional affordable dwelling units. A comparison of the units approved under the existing zoning, and the units anticipated through the proposed development are outlined in Table 1 below.

Table 1: Comparison of Unit Mix between the as-of-right approval and the proposed development.

	2022 Approval	Current Proposal
Studio Units	18 (18%)	113 (26%)
1-Bedroom Units	42 (42%)	81 (18%)
1-Bedroom Units, plus Den	0	82 (19%)
2-Bedroom Units	20 (20%)	113 (26%)
3-Bedroom Units	20 (20%)	51 (12%)
Total Units	100 (100%)	440 (100%)
Approximate Affordable Units	31 (31%)	132 (30%)

Height and Density

Height

Staff consider the proposed building height acceptable. The height of the proposed development is 48 storeys (166 metres). The current zoning permits a maximum building height of 42 metres. The proposed building fronts onto Sherbourne Street where there is an emerging planned context to the immediate north of the site which includes tall buildings within a height range of 130 to 143 metres.

The site is located northeast of Allan Gardens. As such, there would be no new shadows on either the park or the conservatory buildings. The proposed tower is, moreover, designed as a slender point tower of approximately 750 square metres, and is proposed to be set back 19 metres from the Sherbourne Street lot line, and 3 metres from the Carlton Street lot line, helping to mitigate the visual impact of its height.

Density

The site is located within the College Street Protected Major Transit Station Area (SASP 603) which is planned for a minimum population and employment target of 1200 residents and jobs combined per hectare. SASP 603 establishes a minimum density of 2 times the area of the lot resulting in a minimum gross floor area of 4,836 square metres. The proposed development exceeds the minimum density requirement with a proposed FSI of 15.3 times the area of the lot (31,245 square metres of gross floor area).

Built Form

Base Building

The proposed base building comprises the retained heritage-designated St. Luke's Church Structure, with a rebuilt interior, adjoining new construction on the south side of the site. The new construction includes three levels stepping up from a height of 4.2 metres to the west of the property to 16 metres at the east side of the property. The base building is proposed to include a 1,453 square metre community space, to be located on the first and second level and incorporating the existing heritage building. Interior amenity space is proposed to be provided on the third and fourth levels of the base building.

The base building is proposed to be set back 9 metres from the Sherbourne Street frontage and 0 metres from the Carlton Street frontage, and 0 metres from the east lot line reflecting the existing setbacks of the retained heritage resources. The base building is set back 3 to 6.2 metres from the south lot line, providing appropriate separation from any future development on the adjacent site.

Staff are satisfied that the proposed base building is scaled appropriately, conserves the existing heritage character of the site, and provides for appropriate animation of the public realm through the introduction of a community space at ground level.

Tower

The tower portion of the building is proposed to be set back 19 metres from the Sherbourne Street frontage, 3 metres from the Carlton Street frontage, 9.1 metres from the centrepont of Central Hospital Lane to the east, and 15.2 metres from the south lot line.

The building incorporates a reveal floor between the base building and level 6, with a setback of 6 metres from the Carlton Street lot line and 18.9 metres from the south lot line. The reveal floor is intended to provide additional space between the retained heritage building and the tower massing, with the tower massing being located entirely above the height of the church spire.

With the exception of the tower setback to the east, the tower setbacks meet or exceed the recommendations of the Tall Building Guidelines and meet the tower separation requirements of SASP 517.

The block to the east of Central Hospital Lane is currently occupied by a heritage-designated block of eight narrow townhouses, which staff do not anticipate being

redeveloped as a tower. Staff are therefore satisfied that a reduced tower setback of 9.1 metres to the centrepont of the public lane to the east is acceptable because it provides adequate transition to the lower-scale heritage-designated rowhouses fronting onto Carlton Street to the east.

Heritage Conservation

The subject property is located within the Cabbagetown Northwest Heritage Conservation District (HCD) and, as such, is designated under Part V of the Ontario Heritage Act.

The proposed development includes retention in situ and partial reconstruction of the existing St. Luke's Church on site. The new development on site has been designed to be compatible with the existing heritage resources. Heritage Planning staff have reviewed the proposed development and are satisfied that cultural heritage resources will be appropriately conserved on site. Heritage staff are also satisfied that the proposed development conserves the value of the Cabbagetown Northwest Heritage Conservation District.

A separate report from Heritage Planning regarding the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this report.

Public Realm

The proposed development includes a number of public realm enhancements. These include an expanded 4.09-metre sidewalk zone, five new street trees, a 1,453 square-metre community space including a cafe with patio seating provided within the base building, and the introduction of a 250-metre POPS located on the Sherbourne frontage, and extending to the corner of Sherbourne Street and Carlton Street.

Staff consider the proposed POPS to be a positive element of the proposal. It will provide an improvement to the public realm along Sherbourne Street and at the corner of Sherbourne Street and Carlton Street and provide for an enhanced transition between the public realm and the entrance to the community space and proposed cafe.

Staff will address and secure the POPS, including its final design, through the Site Plan Control approval process.

Shadow Impact

The proposed development casts limited shadow on Winchester Square Park from approximately 2:00 to 3:00pm in March and September and does not cast shadow on the park at the summer solstice. The shadow cast by the proposed development is minor in nature and minimal during the summer months. For this reason, staff consider the proposed shadow impact acceptable.

Wind Impact

The Pedestrian Level Wind Study submitted to support the proposed development identified uncomfortable wind conditions on the public realm fronting onto Carlton Street. Staff will work with the applicant through the Site Plan Control process to ensure that any uncomfortable wind conditions have been appropriately mitigated.

Servicing

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management reports and have identified that revisions are required to confirm that adequate servicing capacity is available within the existing municipal infrastructure.

Development Engineering recommends that the zoning by-law for the lands include a holding provision and that an amending by-law to remove the holding symbol be enacted when the following are fulfilled:

- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Traffic Impact

The applicant's transportation consultant, LEA Consulting Ltd., prepared a Transportation Impact Study dated July 2025. The report estimated that the proposed development will generate approximately 11 and 8 two-way trips during the weekday morning and afternoon peak hours, respectively. Given this level of estimated trip generation, the consultant concludes that the proposed development will have minimal

traffic impacts at the intersections within the study area. Transportation Review concurred with this conclusion.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the subject property is proposed off a 6-metre-wide two-way private driveway from Sherbourne Street, located approximately 50 metres south of the Carlton Street and Sherbourne Street intersection at the southwest corner of the site. The driveway will provide access to the underground parking garage and the Type “G” Loading spaces. Transportation staff find this generally acceptable.

Additional comments related to site access arrangement, site circulation and layout and the design of the proposed site entrance driveways will be provided through the site plan review process.

The proposed development includes 39 parking spaces, including 6 accessible parking spaces located within a two-level underground parking garage. There are no parking minimums associated with this site because it is located within a Protected Major Transit Station Area.

Road Widening

A 0.87-metre lane widening is required along the east limit of the property to satisfy the requirement of a 6.0-metre-wide public lane right-of-way. Central Hospital Lane has an approximate width of 4.27 metres. Taking into consideration that the heritage designated church is being retained on the site and currently encroaches onto the public lane, the 0.87-metre lane widening is only being sought along the development site frontage where the heritage facade has been set back/removed from within Central Hospital Lane.

The applicant must also convey 6.0-metre corner roundings at the northwest corner of the site (the southeast corner of Carlton Street and Sherbourne Street) to the City, for a nominal sum, free and clear of obstructions and encumbrances.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

In the event that the applicant enters into an executed Municipal Housing Project Facility Agreement, the proposal may be exempt from parkland dedication pursuant to Chapter 415, Article III for the portion of the development related to the affordable housing units.

Tree Preservation

The applicant submitted an arborist declaration in support of the application indicating that there are no existing trees on private or City property which meet the criteria under the City's tree protection by-laws. Urban Forestry staff will continue to work with the applicant regarding provision of new street trees through the Site Plan Control Process.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the recommended By-law include:

- (i) the owner or applicant, at their sole cost and expense has submitted a revised *Functional Servicing and Stormwater Management Report* to demonstrate that the existing watermain system and combined sewer system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) if the *Functional Servicing and Stormwater Management Report* accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted *Functional Servicing and Stormwater Management Report*, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory *Functional Servicing and Stormwater Management Report* in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.
- (iii) The owner has provided a detailed Conservation Plan, prepared by a qualified heritage consultant for 353-355 Sherbourne Street and 157 Carlton Street to the satisfaction of the Senior Manager, Heritage Planning; and
- (iv) The owner has entered into and registered on title to the lands a Heritage Easement Agreement for 353-355 Sherbourne Street and 157 Carlton Street

pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Chief Planner and Executive Director, City Planning, the Senior Manager, Heritage Planning and the City Solicitor.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

On March 10, 2021, Council directed staff to enter into a Memorandum of Understanding (MOU) with the United Property Resource Corporation regarding the supply of 500 affordable rental housing units through the City's Open Door Program. As part of the MOU, the City and the United Property Resource Corporation agreed that the sites containing the units approved for funding through the Open Door Program would be required to achieve a high tier of environmental performance through the Toronto Green Standard.

As part of the 2022 approval for a 42-metre tall building for the subject site, the requirement for the development to achieve Tier 3 of the Toronto Green Standard Version 4 was secured through Official Plan Amendment 778 and through the Section 37 Schedule attached to by-law 812-2022.

Since that approval, the development proposal has evolved in a manner that has made it difficult to achieve Tier 3. Staff are satisfied with the applicant's proposal to target Tier 2, recognizing that this continues to exceed the minimum performance standards and remains consistent with the City's sustainability and climate change objectives. Developments achieving Tier 2 remain eligible for financial incentives.

The proposed change represents an appropriate and balanced response to the revised development context, enabling the delivery of significant public benefits while maintaining a level of environmental performance that exceeds the City's minimum standards.

Section 37

Site-Specific Zoning By-law 812-2022, includes Section 37 provisions. The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act.

While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The proposed development largely carries forward the community benefits secured through the Section 37 Schedule to Zoning By-law 812-2022, including a 250 square metre POPS, and provision of 30% of the total dwelling units as affordable rental dwelling units.

The proposed increase in density on the site (increasing the total number of dwelling units from approximately 100 units to approximately 440 units) would result in approximately 101 additional affordable rental dwelling units being provided as a community benefit.

Appendix A, Section 3 to by-law 812-2022 is proposed to be amended to reduce the requirement for the owner to construct and maintain the development of the site in accordance with Tier 3 of the Toronto Green Standard, Version 4.0 and instead require the owner to construct and maintain the development of the site in accordance with Tier 2 of the Toronto Green Standard, Version 4.0

Staff are satisfied that the proposed amendments to the Section 37 agreement and secured community benefits are appropriate.

CONTACT

Abraham Plunkett-Latimer, Planner, Tel. No. 416-397-1942, E-mail: Abraham.Plunkett-Latimer@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 353-355 Sherbourne St.
and 157 Carlton St.

Date Received: August 22, 2025

Application Number:

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 48-storey mixed-use building

Applicant	Agent	Architect	Owner
David Huynh (C/O Bousfields)	N/A	KPMB Architects	353 Sherbourne Holdings.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed-Use Areas	Site Specific Provision:	Y
Zoning:	CR 1.5 (c1.0; r1.0) SS2 (x671)	Heritage Designation:	N
Height Limit (m):	42 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2418	Frontage (m):	44.2	Depth (m):	54.7
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	N/A	0	1292.6	1292.6
Residential GFA (sq m):			29,792	29,792
Non-Residential GFA (sq m):			1453	1453
Total GFA (sq m):			31,245	31,245
Height - Storeys:	1	0	48	48
Height - Metres:			166	166

Lot Coverage Ratio (%)	53.5	Floor Space Index:	8.91
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	30,000	0

Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	1453	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	440	440
Freehold:				
Condominium:				
Other:				
Total Units:			440	440

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	113	163	113	51
Proposed:					
Total Units:	440				

Parking and Loading

Parking Spaces: 39	Bicycle Parking Spaces: 484	Loading Docks: 1 Type G
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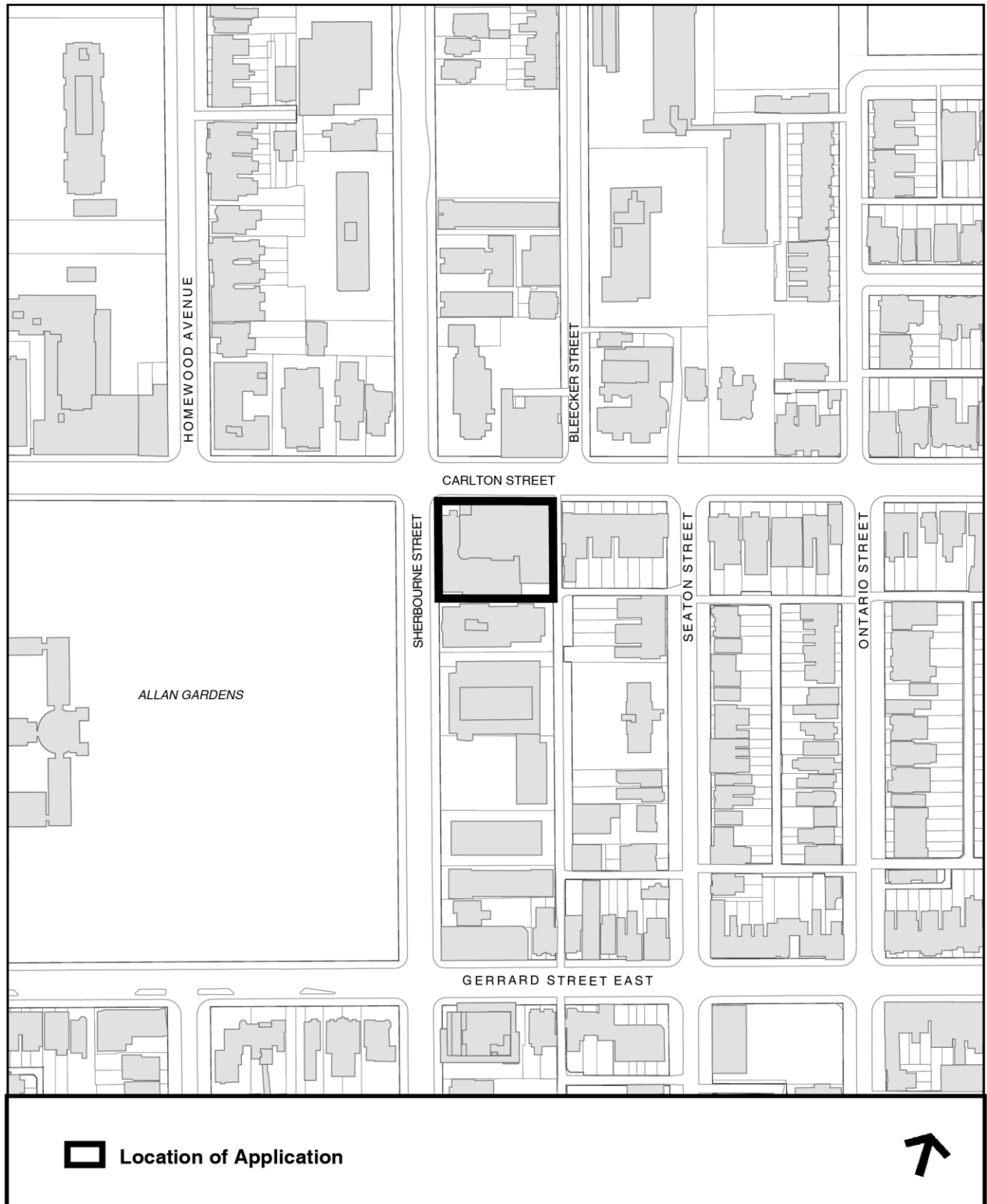
CONTACT:

Abraham Plunkett-Latimer, Planner

Tel. No. 416-397-1942

E-mail abraham.plunkett-latimer@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

355 Sherbourne Street

File # 25 218807 STE 13 OZ

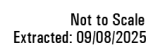
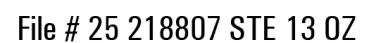


Not to Scale
Extracted: 09/08/2025

The map displays the following zoning districts and their locations:

- Yellow (Residential):**
 - R (d2.5) (x708) - Top left.
 - R (d1.0) (x82) - Top center.
 - R (d2.0) (x970) - Top center.
 - R (d2.0) (x108) - Top center.
 - R (d1.0) (x897) - Top right.
 - R (d1.0) (x881) - Top right.
 - R (d1.0) (x881) - Middle right.
 - R (d1.0) (x859) - Middle right.
 - R (d1.0) (x877) - Middle left.
 - R (d1.0) (x877) - Middle left.
 - R (d1.0) (x887) - Middle left.
 - R (d1.0) (x184) - Bottom center.
 - R (d1.0) (x516) - Bottom right.
 - R (d1.0) (x865) - Bottom left.
- Green (Office):**
 - O - Top left.
 - OR - Top right.
 - OR - Middle right.
 - OR - Bottom left.
- Pink (Community Residential):**
 - CR 4.0 (c1.0; r4.0 SS1 (x2369)) - Middle left.
 - CR 1.5 (c1.0; r1.0 SS2 (x1884)) - Middle center.
 - CR 1.5 (c1.0; r1.0 SS2 (x1233)) - Middle center.
 - CR 1.5 (c1.0; r1.0 SS2 (x1745)) - Middle center.
 - CR 1.5 (c1.0; r1.0 SS2 (x1873)) - Middle right.
 - CR 1.5 (c1.0; r1.0 SS2 (x671)) - Bottom center.
 - CR 1.5 (c1.0; r1.0 SS2 (x1913)) - Bottom center.
 - CR 1.5 (c1.0; r1.0 SS2 (x1906)) - Bottom right.
 - CR 1.5 (c1.0; r1.0 SS2 (x219)) - Bottom left.
 - (H) CR 1.5 (c1.0; r1.0 SS2 (x966)) - Bottom left.
 - CR (x412) - Bottom left.
- Blue (High-Density Residential):**
 - R3 Z1.0 - Top right.

Streets shown include: Sherbourne Street, Carlton Street, Seaton Street, Ontario Street, Gerrard Street East, and Allan Gardens.



Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment ### for the City of Toronto respecting the lands known municipally in the year 2025, as 353-355 Sherbourne Street and 157 Carlton Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; 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;

The Council of the City of Toronto enacts:

1. The attached Amendment No. ### to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 879 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
353-355 SHERBOURNE STREET AND 157 CARLTON STREET**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Policy 778, as it pertains to the lands municipally known in the year 2025 as 353-355 Sherbourne Street and 157 Carlton Street, is amended as follows:
 - a) Policy 1 is amended by deleting the words “generally does not exceed 42 metres” and replacing them with “generally does not exceed 166 metres.”

Such that it reads as follows:

New development with a height greater than the Sherbourne Street and Carlton Street right-of-way widths (whichever is lesser) may be permitted, provided the overall building height generally does not exceed 166 metres, excluding mechanical penthouse.

- b) Policy 8 is amended by deleting the words “the highest performance level of the Toronto Green Standard, including the achievement of near-zero emissions” and replacing them with “Tier 2 of the Toronto Green Standard Version 4, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site.”

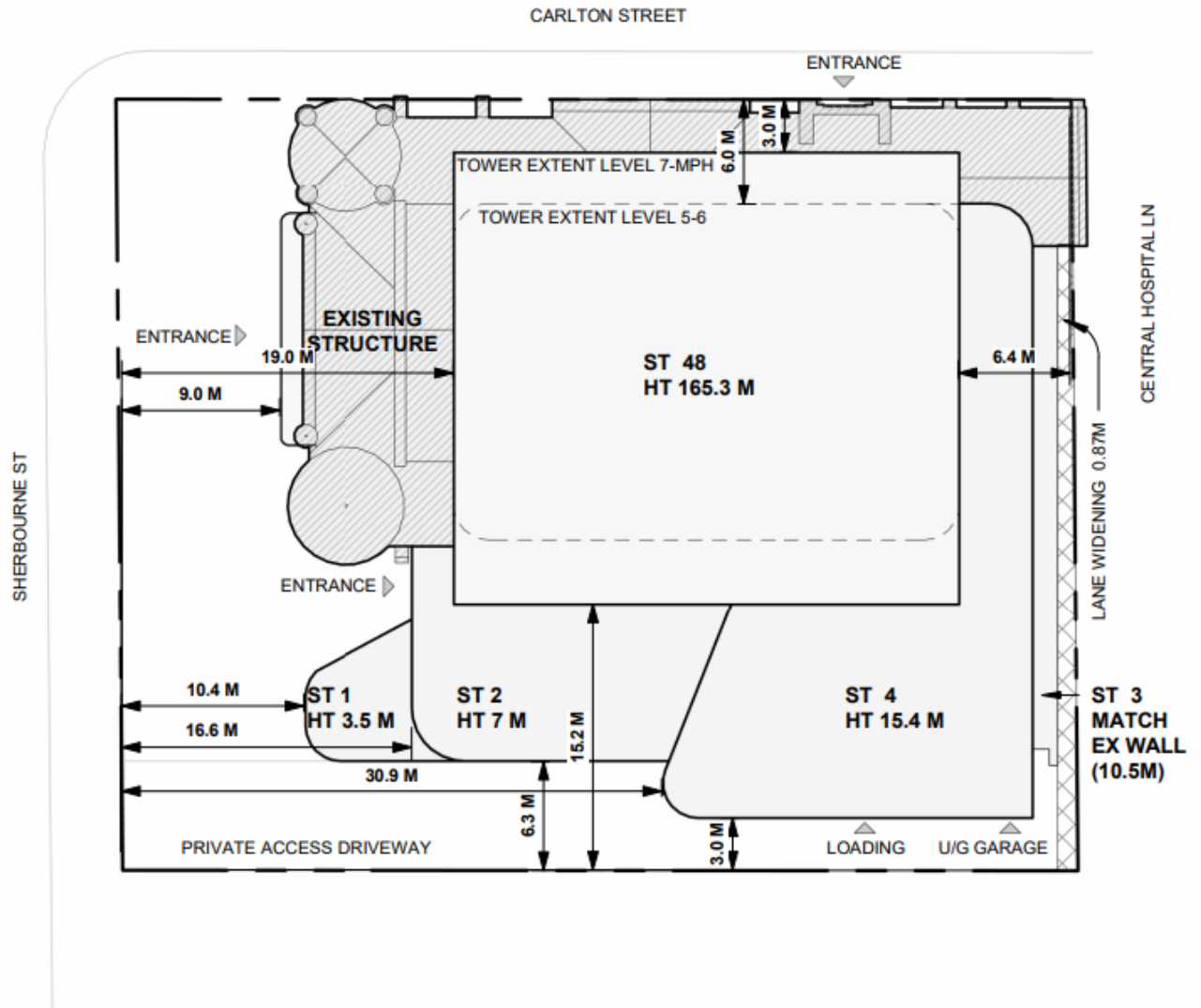
Such that it reads as follows:

New development on the lands will meet or exceed Tier 2 of the Toronto Green Standard Version 4, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site.

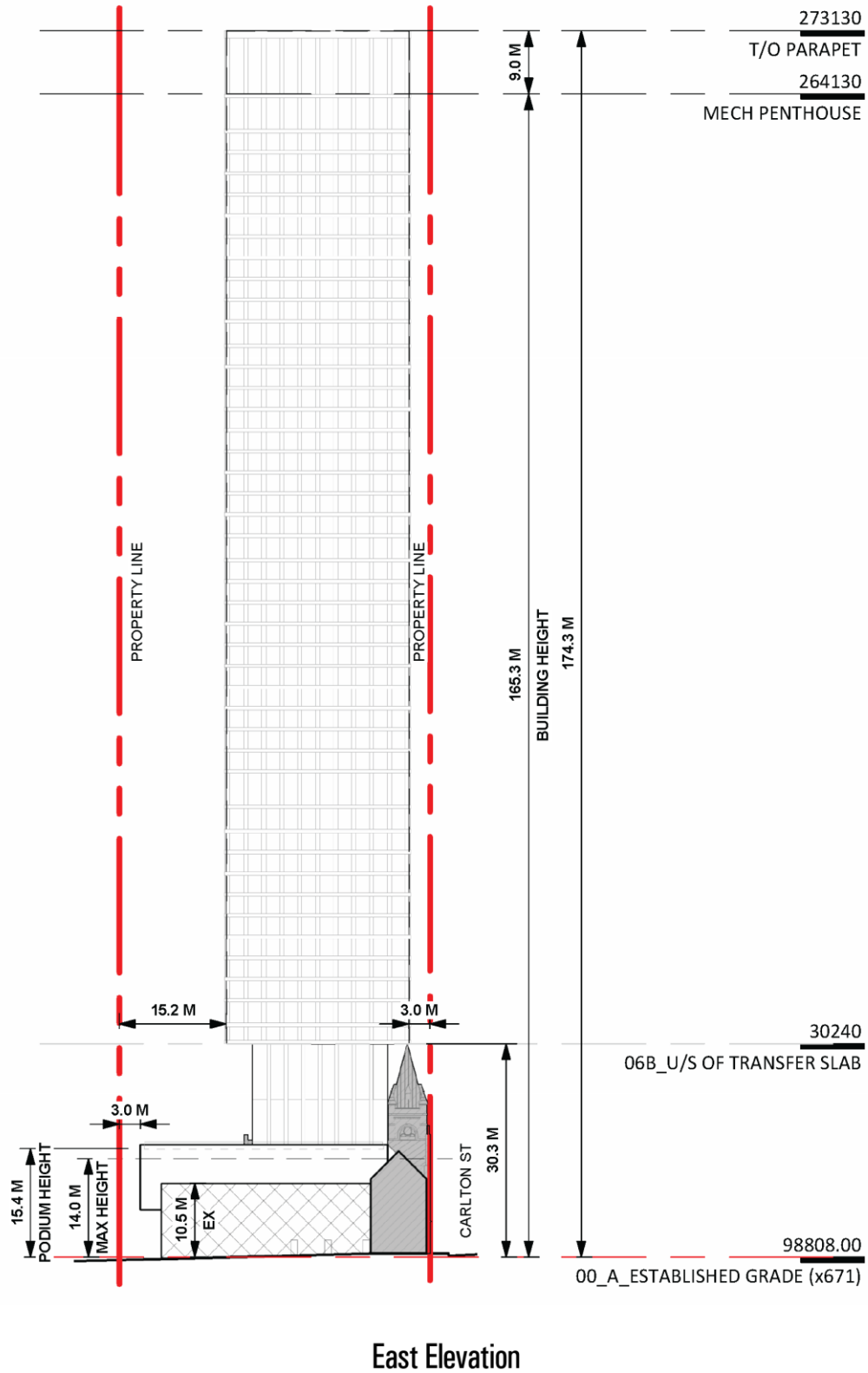
Attachment 6: Draft Zoning By-law Amendment

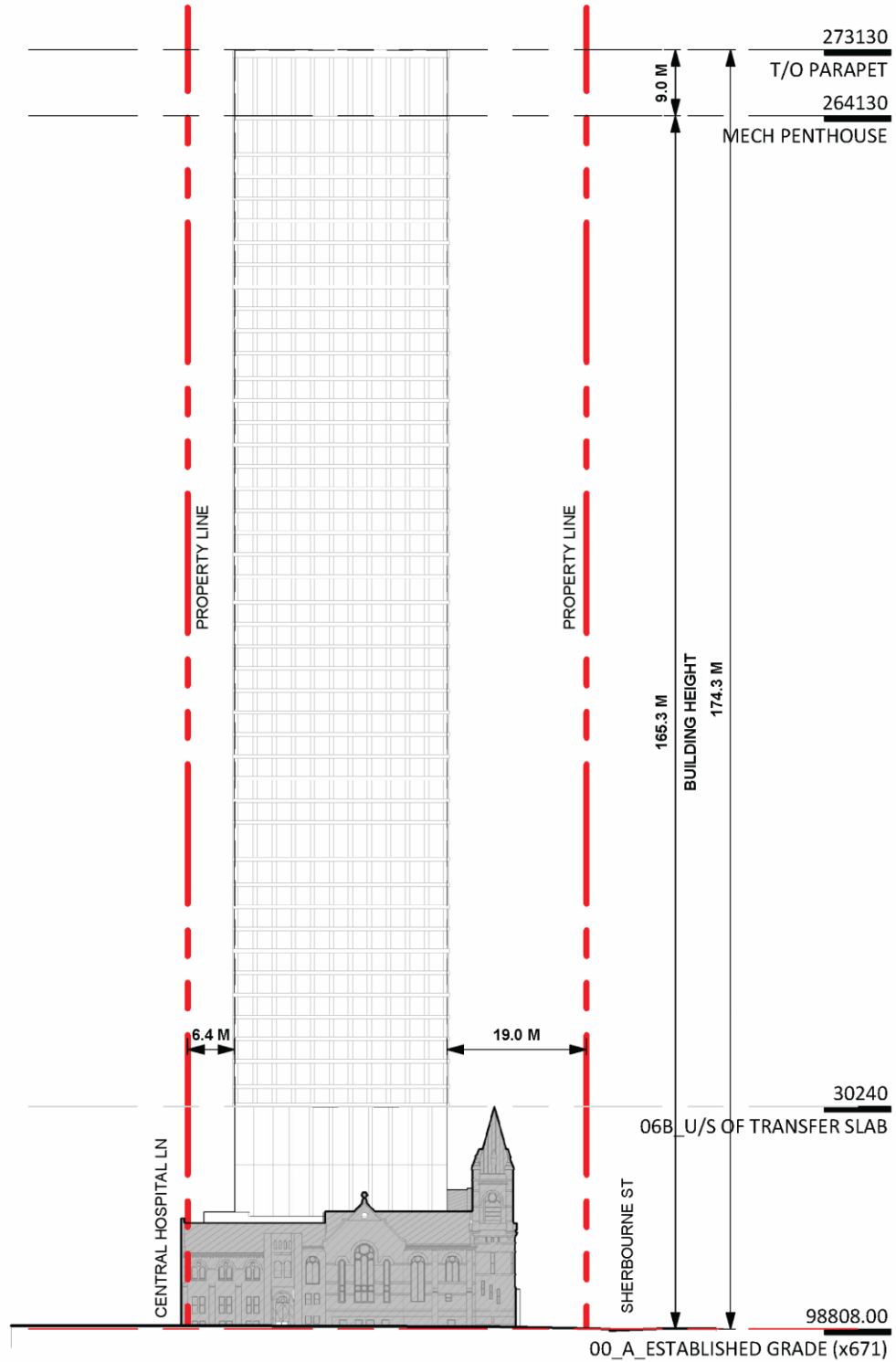
To be provided in advance of the January 13, 2026 Toronto and East York Community Council Meeting.

Attachment 7: Site Plan

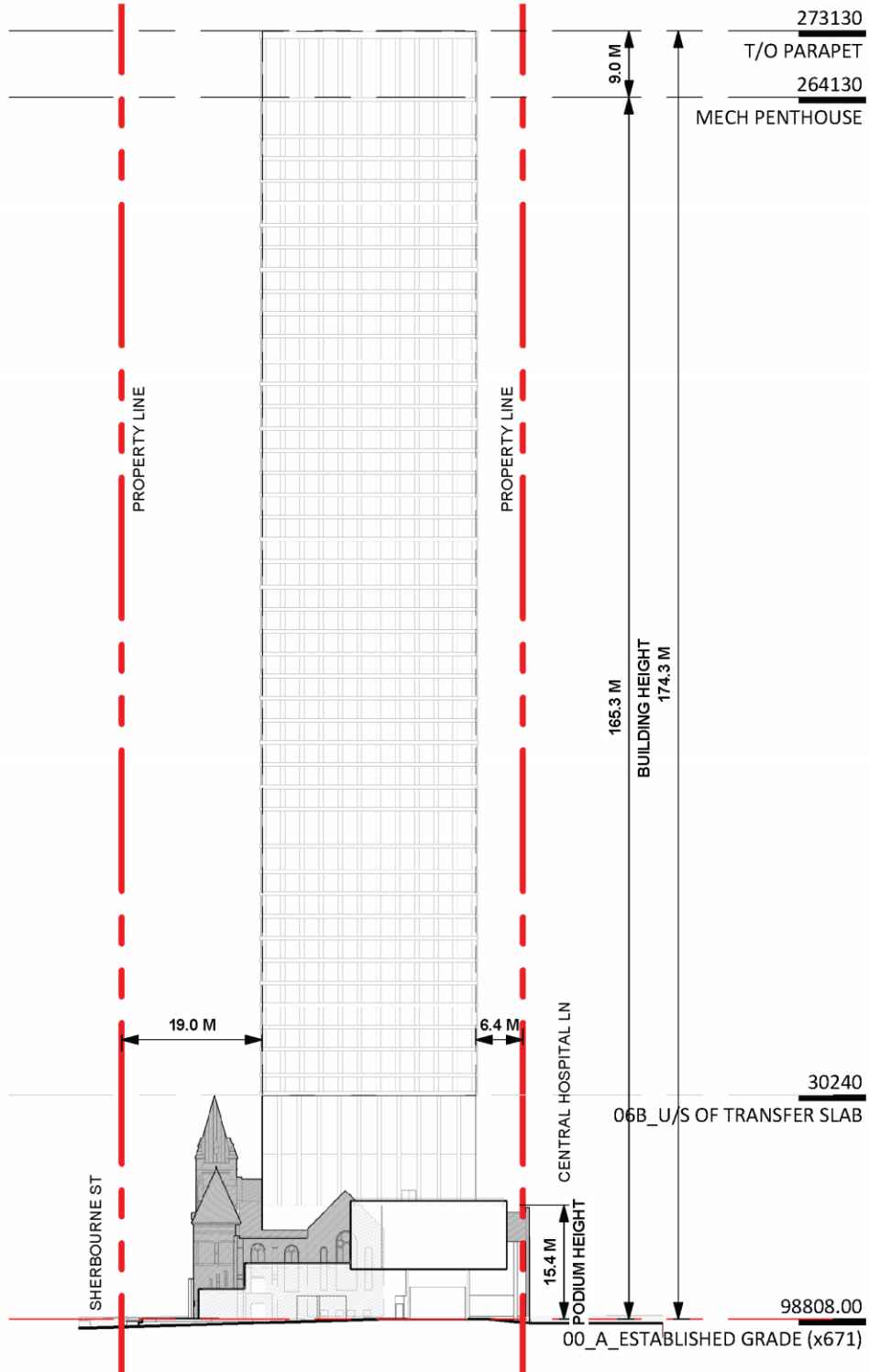


Attachment 8: Elevations

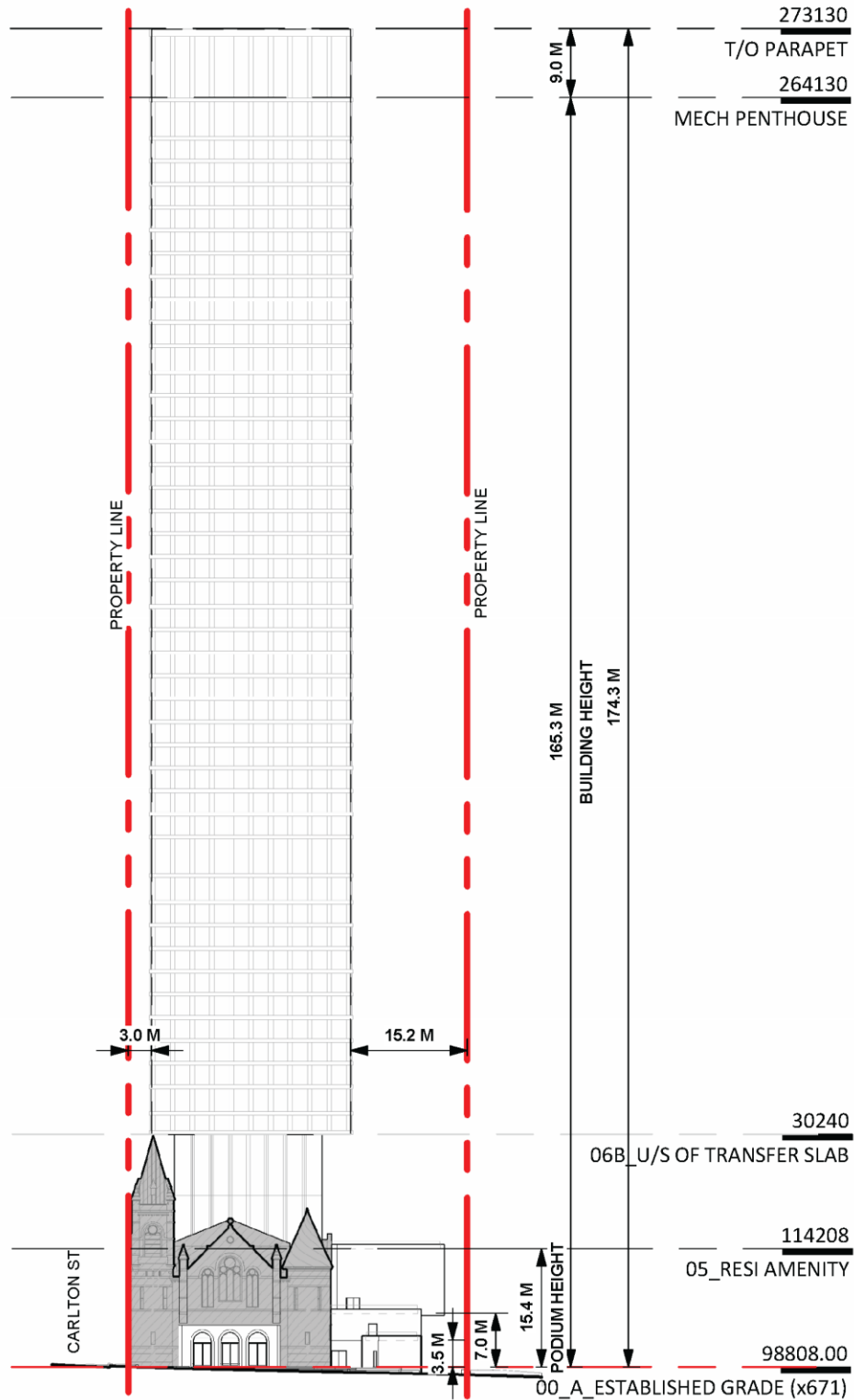




North Elevation

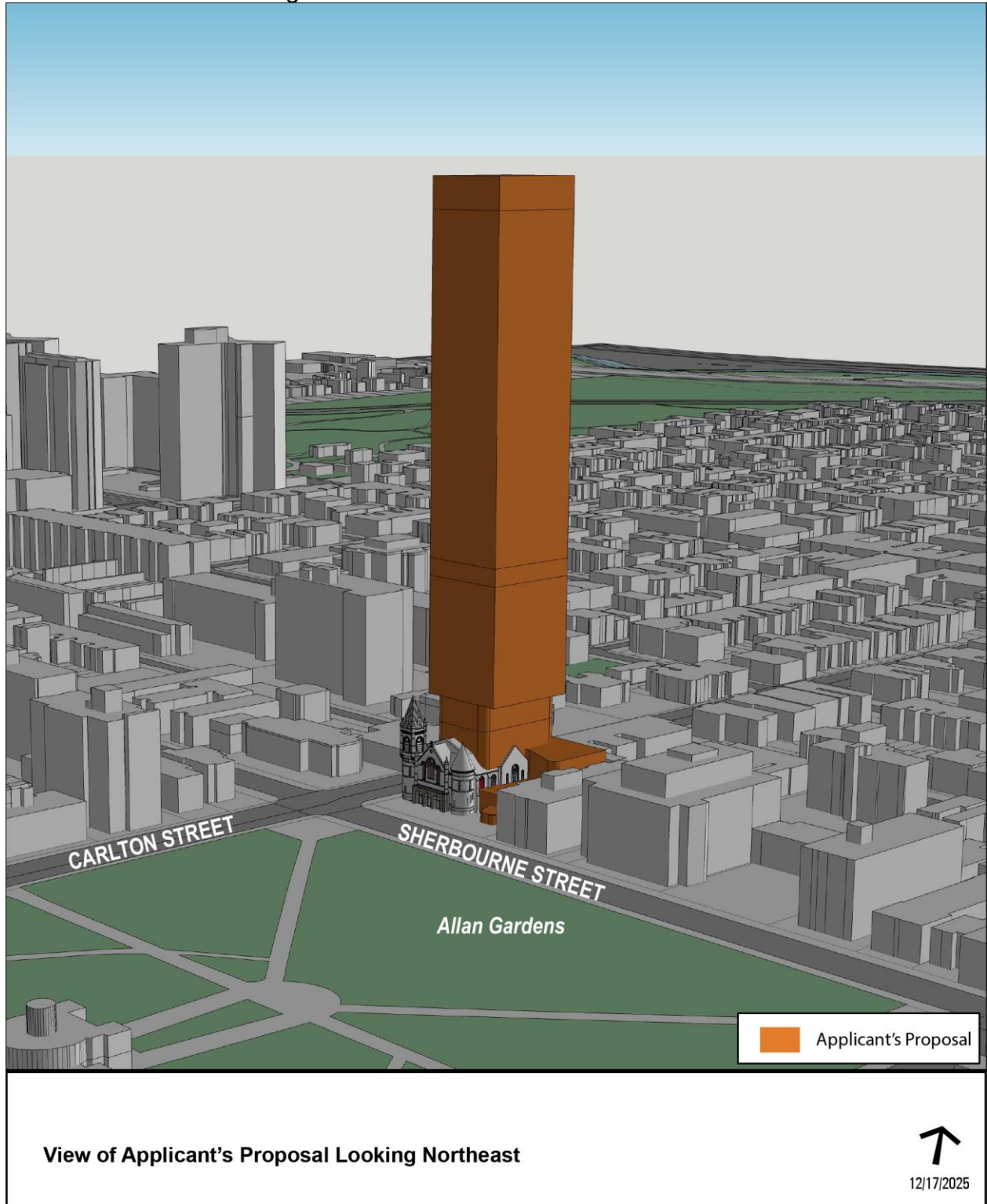


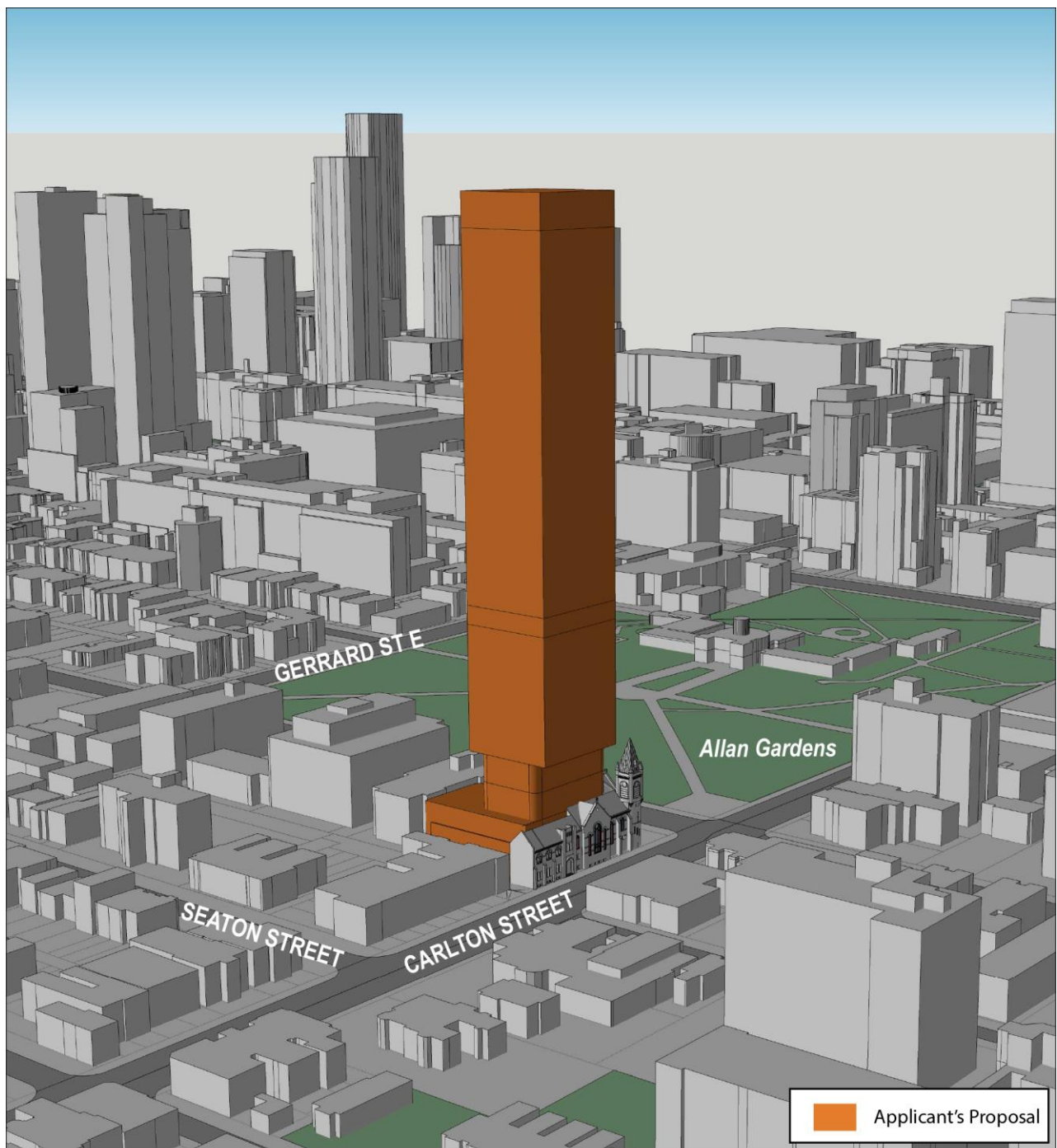
South Elevation



West Elevation

Attachment 9: 3D Massing Model





View of Applicant's Proposal Looking Southwest



12/17/2025