

564-576 Sherbourne Street and 29-37 Linden Street – Rental Housing Demolition – Amending Report – Approval

Date: May 5, 2026

To: Toronto and East York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 13 - Toronto Centre

Rental Housing Demolition Application Number: 23 195991 STE 13 RH

Related Planning Application Number: 23 138754 STE 13 OZ and 26 148050 STE 13 MV

SUMMARY

This report recommends approval of a revised Rental Housing Demolition application which proposes to demolish 23 rental dwelling units located at 564, 566, 568 and 574 Sherbourne Street and 29, 31, 33 and 37 Linden Street that will be replaced as 25 rental dwelling units as part of the new development on the site. The report also recommends replacing 23 existing rental dwelling rooms, proposed to be demolished as part of the overall redevelopment application, with 20 studio units as a condition of the approval of the revised rental housing demolition application.

The demolition of 19 rental dwelling units and 22 dwelling rooms was previously approved by City Council at its meeting on October 9 and 10, 2024. Since then the applicant has submitted a new Minor Variance application (26 148050 STE 13 MV) and revised their original rental housing demolition application, to, amongst other changes, incorporate the property at 564 Sherbourne Street, which contains 4 rental dwelling units and 1 dwelling room which are proposed for demolition. With the approval of the minor variance application the development would contain 716 residential units, including the 45 replacement units.

This report provides new recommendations based on the revised rental housing demolition application incorporating 564 Sherbourne Street. These recommendations would replace the previously approved recommendations which did not include 564 Sherbourne Street.

This report also includes updated recommendations related to the approval of the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, to incorporate 564 Sherbourne Street, subject to conditions.

RECOMMENDATIONS

The Director, Strategic Initiatives, Policy and Analysis recommends that:

1. City Council amend its decision on Item 2024.TE16.6 by deleting Parts 7, 8, 9 and 10, and replacing them with the following new Parts:

7. City Council approve the modified Rental Housing Demolition application File Number 23 195991 STE 13 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 23 existing rental dwelling units located at 564, 566, 568, 570, 572 and 574 Sherbourne Street and 29-37 Linden Street subject to the following conditions:

a. The owner shall provide and maintain 25 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;

b. The replacement rental dwelling units required by Recommendation 7.a. above shall collectively have a total gross floor area of at least 1,102 square metres and be comprised of 12 studio units, 8 one-bedroom units, 3 two-bedroom units, and 2 three-bedroom units, as generally illustrated in the plans submitted to City Planning dated March 3, 2026. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. The owner shall, as part of the 25 replacement rental dwelling units required in Recommendation 7.a above, provide at least 2 two-bedroom units at affordable rents, 1 one-bedroom unit at mid-range (affordable) rents, and 12 studio units and 7 one-bedroom units at mid-range (moderate) rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rents of the remaining 3 replacement rental dwelling units shall be unrestricted;

d. The owner shall provide and maintain 663 square metres of dwelling room replacement area from 564, 570 and 572 Sherbourne Street as 20 replacement rental studio units on the site, as generally illustrated in the plans submitted to City Planning dated March 3, 2026, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning, for a period of at least 20 years beginning from the date that each replacement rental studio unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;

e. the owner shall, as part of the 20 replacement rental studio units, provide at least 10 units at affordable tier-two dwelling room rents and 10 units at mid-range tier-two dwelling room rents as defined in the Official Plan, all for a period of at least 15 years beginning from the date of first occupancy of each unit;

f. the owner shall provide an access plan at least six months prior to the 45 replacement rental dwelling units being ready for occupancy which addresses how the units will be occupied, including the use of the City's Centralized Affordable Rental Housing Access System or, where the system is not yet in place, to tenants who have demonstrated that they are in need of affordable rental housing through a fair and transparent process developed in consultation with, and to the satisfaction of, the Chief Planner and the Executive Director, City Planning and the Executive Director, Housing Secretariat;

g. the owner shall provide tenants of all 45 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed building; access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

h. The owner shall provide ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;

i. The owner shall provide and make available for rent at least 1 vehicle parking spaces to tenants of the replacement rental dwelling units. Such vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning;

j. The owner shall provide and make available for rent at least 1 storage locker to tenants of the replacement rental dwelling units. Such storage locker shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning;

k. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;

l. The replacement rental dwelling units required in Recommendation 7.a. and 7.e. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

m. The owner shall enter into, and register on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.l above all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the Chief Planner and Executive Director, City Planning, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the 23 existing rental dwelling units located at 564, 566, 568 and 574 Sherbourne Street and 29, 31, 33 and 37 Linden Street after all the following have occurred:

- a. All conditions in Recommendation 7 above have been fully secured;
- b. The Official Plan and Zoning By-law Amendments for application 23 138754 STE 13 OZ have come into full force and effect;
- c. The issuance of the Notice of Approval Conditions for site plan approval by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise determined by the Chief Planner and Executive Director, City Planning;
- d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
- e. The owner has confirmed, in writing, that all existing rental dwelling units and rental dwelling rooms proposed to be demolished are vacant.

9. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 8 above.

10. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 564-576 Sherbourne Street and 29-37 Linden Street after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 8 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c. The owner erects the proposed building on the site no later than three (3) years from the date that the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and

d. Should the owner fail to complete the proposed building within the time specified in Recommendation 10.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On October 9 and 10, 2024, City Council approved applications for an Official Plan and Zoning By-law Amendment and Rental Housing Demolition at 566-576 Sherbourne Street and 29-37 Linden Street to permit a 69-storey residential building containing 872 dwelling units, including 41 rental dwelling units to replace the existing 19 rental dwelling units and 22 dwelling rooms.

The decision document can be found here:

<https://www.toronto.ca/legdocs/mmis/2024/te/bgrd/backgroundfile-248697.pdf>

THE SITE

Description

The site is located south of Bloor Street East, on the west side of Sherbourne Street. (see Attachment 1: Location Map).

Existing Rental Housing

The buildings at 564-576 Sherbourne Street and 29-37 Linden Street are comprised of 2-3 storey residential buildings that contain a total of 23 rental dwelling units and 23 dwelling rooms. The breakdown by unit type and rent classification of the rental dwelling units and dwelling rooms at the time of application is outlined in Tables 1 and 2 below.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Unit Type	Mid-range (affordable)	Mid-range (moderate)	Unrestricted	Total
Studio	0	13	0	13
One-bedroom	1	6	1	8
Two-bedroom	0	0	1	1
Three-bedroom	0	0	1	1
Total	1	19	3	23

Table 2: Existing Dwelling Room Rent Classifications

Unit Type	Tier 1 Affordable	Tier 2 Affordable	Tier 2 Mid-range	Total
Dwelling Room	1	12	10	23

At the time of this report, all the properties on the are site vacant.

THE APPLICATION

Description

The revised Rental Housing Demolition application for the site proposes to demolish one additional residential building at 564 Sherbourne Street, containing 4 rental dwelling units and 1 dwelling room, in addition to the 19 rental units and 22 dwellings rooms which were part of the original Rental Housing Demolition application approved by City Council in 2024. The revised application proposes to replace the 23 rental dwelling units with 25 rental replacement units and the 23 rental dwelling rooms with 20 replacement studio units.

A related Minor Variance application has also been submitted that seeks changes to the built form standards secured in the Zoning By-law through City Council's previous decision to reflect changes to the proposal, including adding the lands at 564 Sherbourne Street to the development site and for a proposed new driveway connection to Sherbourne Street. The revised proposal will contain 716 residential units (including the 45 replacement units).

Replacement Rental Units

The 23 existing rental dwelling units will be replaced with 25 replacement rental units, with a total gross floor area of 1,102 square meters, which results in over 100% of the gross floor area of the rental units proposed to be demolished. The two additional replacement rental dwelling units are proposed as two-bedroom units with affordable rents. The 23 existing rental units will be replaced with units of the same unit type with the exception of two units:

- a large studio with mid-range (moderate) rent will be replaced with a one-bedroom unit; and
- a one-bedroom unit with unrestricted rent will be replaced with a three-bedroom unit.

The existing 23 dwelling rooms will be replaced with 20 studio units, with a total gross floor area of 663 square meters, which results in over 100% replacement of the existing gross floor area of the dwelling rooms proposed to be demolished.

The breakdown of replacement rental units and dwelling rooms by unit type and rent classification for the revised application is summarized in Tables 3 and 4 below.

Table 3: Summary of Replacement Rental Dwelling Units and Rent Classifications

Unit Type	Affordable	Mid-range (affordable)	Mid-range (moderate)	Unrestricted	Total
Studio	0	0	12	0	12
One-bedroom	0	1	7	0	8
Two-bedroom	2	0	0	1	3
Three-bedroom	0	0	0	2	2
Total	2	1	19	3	25

Table 4: Summary of Replacement Dwelling Rooms and Rent Classifications

Unit Type	Tier 2 Affordable	Tier 2 Mid-range	Total
Studio	10	10	20

Tenant Assistance Plan

The previous application secured a Tenant Assistance Plan for one eligible tenant who has since vacated their rental unit. At the time of writing this report, all the properties across the site are vacant and a Tenant Assistance Plan is no longer required to be secured.

Reasons for Application

A revised application under Chapter 667 of the City’s Municipal Code, the Rental Housing Demolition and Conversion By-law, is required to amend the conditions of approval to include the additional rental property at 564 Sherbourne Street.

POLICY AND 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.

Official Plan

The Official Plan outlines the City's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance and replacement of housing.

Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. Official Plan Policy 3.2.1.11 requires new development that would result in the loss of six or more rental dwelling rooms to replace at least the same amount of residential gross floor area as dwelling rooms or bachelor (i.e. studio) units at similar rents for a period of 15 years to those in effect at the time of application.

PUBLIC ENGAGEMENT

Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, requires City Planning to hold a meeting to review the City's housing policies and the impact of the proposed demolition on existing tenants. As the existing rental dwelling units are currently vacant, a tenant meeting on the revised application was not held.

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).

Replacement Rental Housing and Dwelling Rooms

Staff are satisfied with the proposed approach to replacing the 23 existing rental dwelling units with 25 rental replacement units and the 23 existing dwelling rooms with 20 replacement studio units. The proposal is consistent with the housing policies of the Official Plan and it will maintain, improve and replenish the existing stock of rental housing in the city.

Rents for the replacement rental dwelling units will be set at the same affordability level as the existing dwelling units or dwelling rooms for a period of at least 10 years for rental dwelling unit replacement and 15 years for dwelling room replacement. Tenants that occupy one of the replacement rental dwelling units during the affordability period will have rents that only increase by the annual provincial Guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the RTA.

All 45 replacement units will be provided with ensuite laundry and central air conditioning, which represents an improvement over the existing rental housing units and dwelling rooms. Tenants of the replacement units also will have access to bicycle and visitor parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the proposed building. In addition, 1 parking space and 1 storage locker will be provided for tenants.

The rental replacement matters will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

CONTACT

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SIGNATURE

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Director, Strategic Initiatives, Policy and Analysis
City Planning

ATTACHMENTS

Attachment 1: Location Map - 564-576 Sherbourne Street and 29-37 Linden Street

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