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Jan. 12, 2026

Toronto & East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE : TE28.12 - 353-355 Sherbourne Street and 157 Carlton Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

Toronto & East York Community Council,

Our **HousingNowTO.com** civic-tech volunteers have attended the various public-meetings with City Planning about the planned redevelopment of St. Luke's United Church on the south-east corner of Sherbourne and Gerrard. Our volunteers have also reviewed all of the available public documents made available on the city's AIC website about this proposed site for the inclusion of new affordable rental housing in Cabbagetown.

We fully support the applicant's request for both an Official Plan and Zoning By-law Amendment on this site – and are particularly impressed by the quality of the affordable housing partnership agreement as detailed in the approval report by City Planning staff, and that this agreement will be secured via a robust Section-37 deal –

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

	2022 Approval	Current Proposal	Change	Bedrooms
Studio Units	18 (18%)	113 (26%)	+95	113
1-Bedroom Units	42 (42%)	81 (18%)	+39	81
1-Bedroom Units, plus Den	0	82 (19%)	+82	82
2-Bedroom Units	20 (20%)	113 (26%)	+93	226
3-Bedroom Units	20 (20%)	51 (12%)	+31	153
Total Units	100 (100%)	440 (100%)	+340	655
Approximate Affordable Units	31 (31%)	132 (30%)	+101	*TBD

Considering that this is an urban in-fill development on private property, inside a PMTSA within Toronto Centre, which retains the key heritage elements and the community use of the old church, delivers over 650+ new purpose built rental bedrooms with 30% of the apartments delivered as “affordable rental” units – this project is an amazing constructive re-use of urban faith-based lands.

When completed, it will be one of the largest “Yes, In God’s Backyard” (YIGBY) redevelopments in the City of Toronto – and hopefully, will be a model that other congregations, mosques and temples will use as an example of how best to maximize the opportunities presented by their urban land-holdings in 2026 and beyond.

TORONTO **Notice**

48 Storeys
163.8 Metres

440 Residences
1,453 m² Community Space

39 Cars
484 Bikes

A change is proposed for this site.
The City has received an application to change the Official Plan and Zoning By-law to permit a new 48-storey mixed-use building containing 440 units and 39 parking spaces.

Applicant: Kindred Works
Address: 353-355 Sherbourne Street and 157 Carlton Street

For more information about this application or to tell us what you think:

COMMUNITY PLANNING
Abraham Plunkett-Latimer
416-397-1942
abraham.plunkett-latimer@toronto.ca

APPLICATION INFORMATION CENTRE
toronto.ca/355SherbourneSt

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PUBLIC MEETING

Toronto and East York Community Council will consider this application on: **January 13, 2024 at 9:30am**, or as soon as possible thereafter. Citizens and Council members are invited to attend. For more information, please contact the City of Toronto's 311 Service Centre at 416-392-7000 before 12:00pm on January 13, 2024.

File # 25 218807 STE 13 OZ

We strongly support the proposal and the staff report that advises you to APPROVE these changes.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto’s rental-housing crisis.

Yours,

Mark J. Richardson
Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)