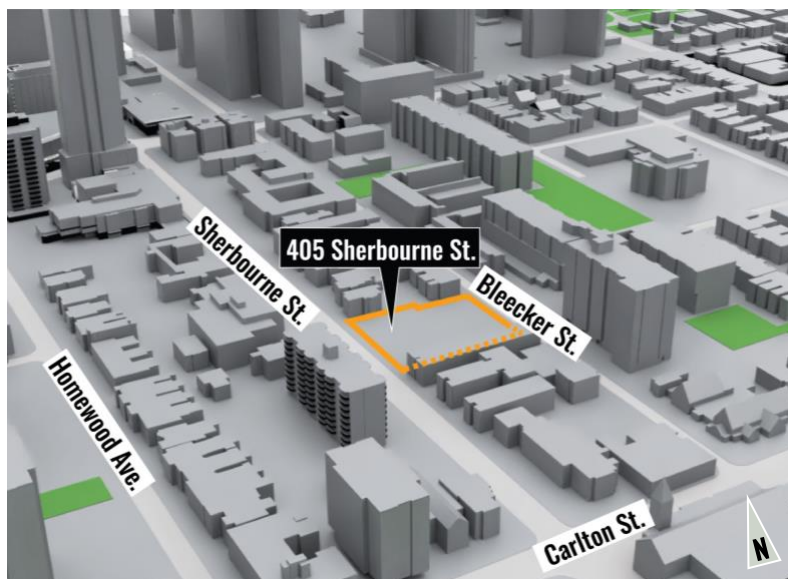


405 Sherbourne Street (currently a Green P surface parking lot) is part of the City of Toronto’s Housing Now Initiative. Housing Now is a City-wide initiative with 17 locations across Toronto where new mixed-income, mixed-use development will be built to support complete communities. Housing Now is part of the HousingTO 2020-2030 Action Plan and will help the City in achieving its target of approving 40,000 affordable rental and supportive homes by 2030.

This Information Sheet includes an overview, key details and considerations, and a project timeline about the preliminary development concept for 405 Sherbourne Street.



Overview

Mixed-use and mixed-income development concept located on the edge of Cabbagetown.

Major Intersection: Sherbourne Street and Carlton Street

Ward: Toronto Centre

Councillor: Kristyn Wong-Tam

Site Area: 0.29 hectares (0.74 acres)

Current Use: Toronto Parking Authority Lot #79 containing 110 surface parking spaces

Proposed Use: Mixed-use including residential, community facilities and enhanced public realm

Official Plan - Land Use Designation: Apartment Neighbourhoods

Surrounding Uses: The surrounding uses are predominantly residential with some commercial uses along Sherbourne Street. The site is within the Cabbagetown Northwest Heritage Conservation District (HCD).

Preliminary development concept



Preliminary Development Concept

Key Details

Total Residential Units: Approx. 216

Total Affordable Rental Units: Approx. 108

Building Height: 22 storeys

Total Gross Floor Area: Approx. 17,850 sq. m (192,136 sq. ft)

Non-profit agency space: Approx. 242 sq. m (2,600 sq. ft)

Total Parking Spaces: Approx. 75

Total Bicycle Parking Spaces: Approx. 216 (including short-term)

Other key considerations for this preliminary development concept include:

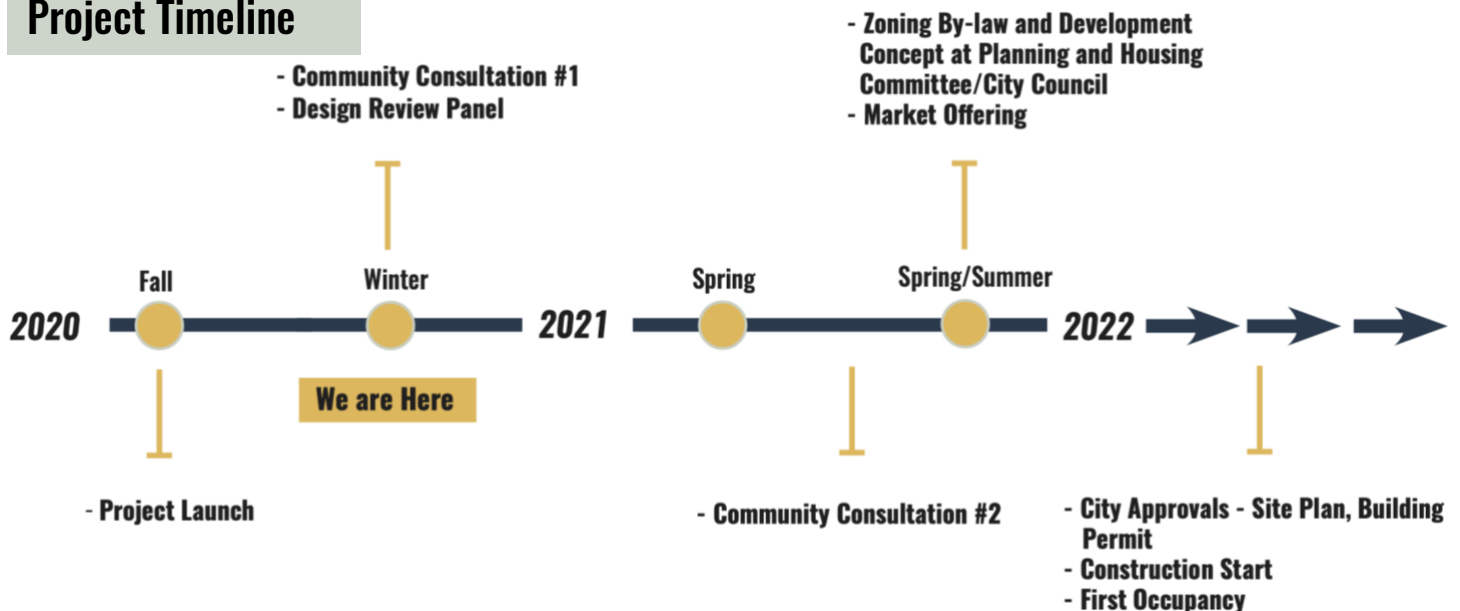
The Site: Today the parking lot serves a variety of purposes for local area residents. The lot provides parking for cars and also serves as an important connection for people walking between Bleecker Street and Sherbourne Street. The preliminary development concept will maintain that important pedestrian connection by providing two ways of crossing the site. These pedestrian connections will be well-lit and include landscaped spaces with clear sightlines through the block. The development concept will also enhance the existing neighbourhood feel of Bleecker Street through the addition of planned townhouses in the base of the preliminary development concept fronting Bleecker Street.

Parking: The development will include parking and access for both vehicles and bicycles. The City and CreateTO are working with Toronto Parking Authority to determine if and how the surface parking lot spaces may be replaced.

Heritage: The site is within the Cabbagetown Northwest Heritage Conservation District. The final design of the development will be compatible with the character of the existing heritage properties and the character of the district.

Community Agency Space: The inclusion of a community agency space is being considered for the site. The future community agency space provider would be selected by the City's Social Development, Finance & Administration Division. The process would include an open call with specific criteria for selecting the community agency provider. This process would occur closer to the end of the construction period.

Project Timeline



Join us from 7 to 9 p.m. on Monday, November 23, 2020

for Community Consultation Meeting #1 with staff from City Planning, the Housing Secretariat and CreateTO.

Visit www.createto.ca/405sherbourne before the session for instructions on how to join and participate online and by phone.

To learn more about Housing Now, read the Discussion Guide included with your package or download it on the project website, linked above.

Contact City Planning

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