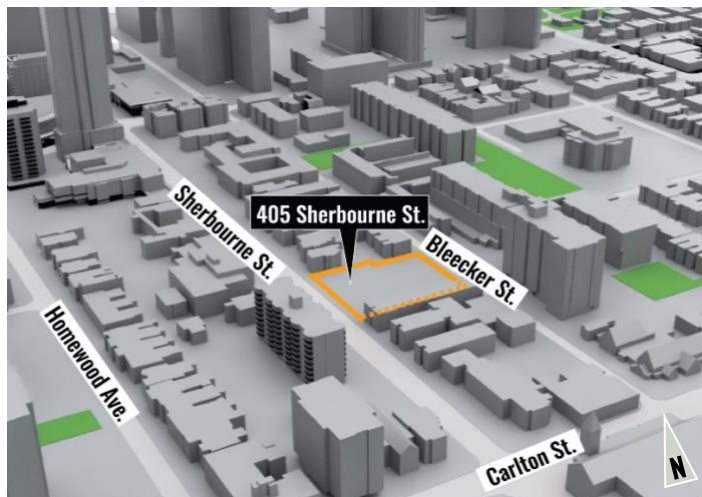


405 Sherbourne Street (currently a Green P surface parking lot) is part of the City of Toronto's Housing Now Initiative. Housing Now is a City-wide initiative with 17 locations across Toronto where new mixed-income, mixed-use development will be built to support complete communities. Housing Now is part 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 of 405 Sherbourne Street, feedback from the first round of consultation, key details of the revised development proposal and a project timeline.



Feedback from the first round of consultation

The first round of public consultation on 405 Sherbourne Street included meetings with local community groups, a virtual community meeting on Monday, November 23, 2020, and email, mail and phone feedback. Key themes in the feedback were:

- **General support for affordable housing.** Many participants supported affordable housing at 405 Sherbourne Street and the Housing Now Initiative overall.
- **Mixed opinions on the proposed height and density.** Some participants said the preliminary development concept was too tall, expressing concern on shadow and wind impacts to the community. Others suggested increasing the height and density to maximize affordable housing opportunities.
- **Concern about existing and potential for increased traffic.** Some participants were concerned about potential traffic impacts, including pedestrian safety and traffic congestion.
- **Strong support to create a public open space** that is safe, accessible, comfortable and serves the local community.

Download the Phase One Community Feedback Report at createto.ca/405sherbourne

Overview

Revised development proposal for a mixed-use and mixed-income apartment building 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 Uses: Residential, community facility, and publicly accessible mid-block pedestrian connection.

Official Plan - Land Use Designation: Apartment Neighbourhoods

Heritage: Cabbagetown Northwest Heritage Conservation District (HCD).

Surrounding Uses: The surrounding uses are predominantly residential with some commercial uses along Sherbourne Street.

Revised Development Proposal



Key Details

Total Dwelling Units: 266

Affordable Rental Dwelling Units: 133

Building Height: 25 storeys

Total Gross Floor Area: Approx. 19,175 square metres

Non-profit community use space: Approx. 168 square metres

Total Parking Spaces: Approx. 67

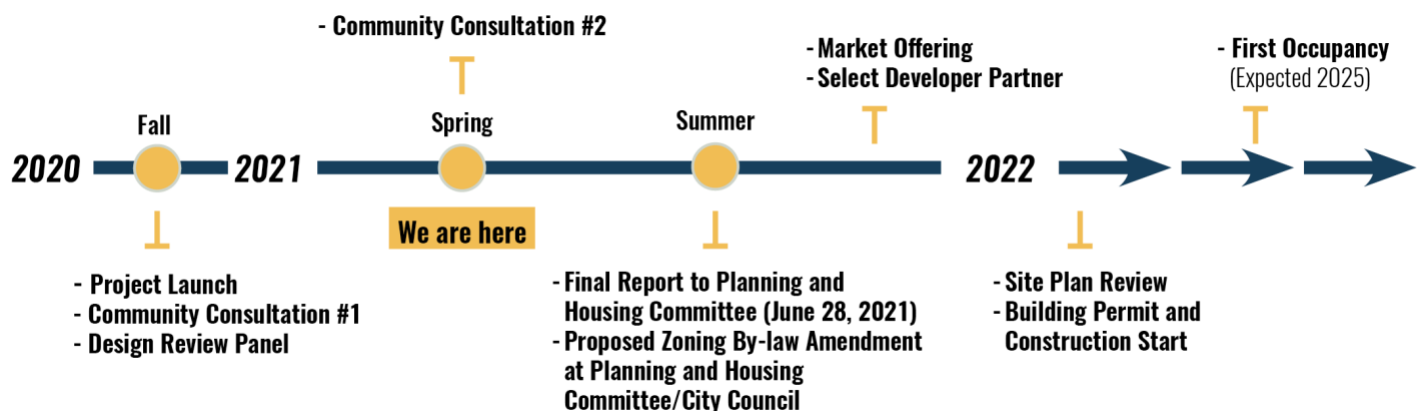
Total Bicycle Parking Spaces: 267

Following the first Community Meeting and an additional review of the building design, CreateTO has collaborated with City Planning to update the development proposal shared at the November 23, 2020 Community Meeting.

Key refinements to the Development Proposal

- Revised tower shape and placement and simplified the shape of the base building / podium
- Changed height to 25 storeys
- Created one larger midblock connection and publicly accessible open space with generous landscaping
- Added a dedicated resident outdoor amenity area on the ground floor
- Created one-way vehicle access to the site in an eastbound direction, entering at Sherbourne Street and exiting onto Bleecker Street.

Project Timeline



Join us at 7 to 9 p.m. on Thursday, April 1, 2021

for Community Consultation Meeting #2 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 Housing Now Discussion Guide included with your mailed package or download it on the project website, linked above.

Contact City Planning

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