

25 St. Mary

Ward 13–Toronto Centre

Toronto & East York Community
Council: April 12, 2023



Project Overview

 www.25StMary.com

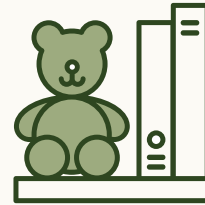
25 St. Mary

Site Context





**50 new affordable
apartments**



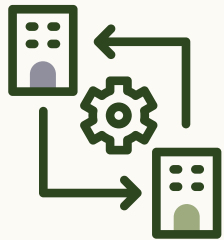
Day Care
For 62
Children



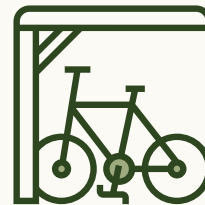
**POPS with
Public Art**
339 m²



22
Car Share and
Visitor Spaces



**259 rental
replacement
apartments**



1,424
Bicycle Parking
Spaces



**Public
Park**
500 m²



**Bike Café
(Retail)**
310 m²



**1,024 new market
rate apartments**



**50 new
affordable
apartments**

Affordable rent limits*

*As of 2023. Rent limits
are adjusted annually.

\$1,317

Bachelor

\$1,538

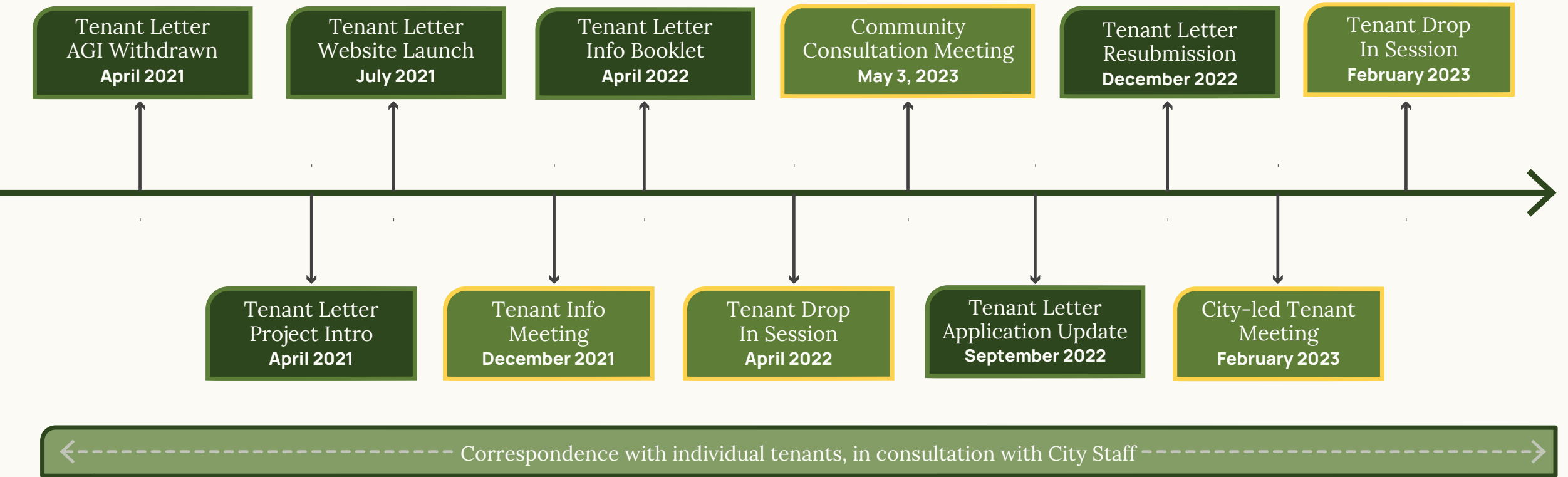
1 Bedroom

\$1,811

2 Bedroom

\$2,083

3 Bedroom



All tenants receive:

Notice to vacate	Minimum 6 months
Cash compensation	3 months' rent
Special needs assistance	4 months' rent in cash for tenants (or resident dependents) 65 years or older or with a significant physical or mental health condition.

Eligible* tenants receive:

*Tenants who were in place when the application was made, and are still in place when notice to vacate is given

Right to return	Right to return to replacement apartment of similar size and same number of bedrooms at similar rent
Cash compensation - rent gap payment	Difference between tenant's rent and relevant market vacant rent per CMHC, multiplied by construction period (estimated at 36 months)
Moving cash compensation	Move-out and move-back allowances
Relocation support	Leasing agent and other supports
Parking elimination	Compensation of \$2,000 and free bike parking

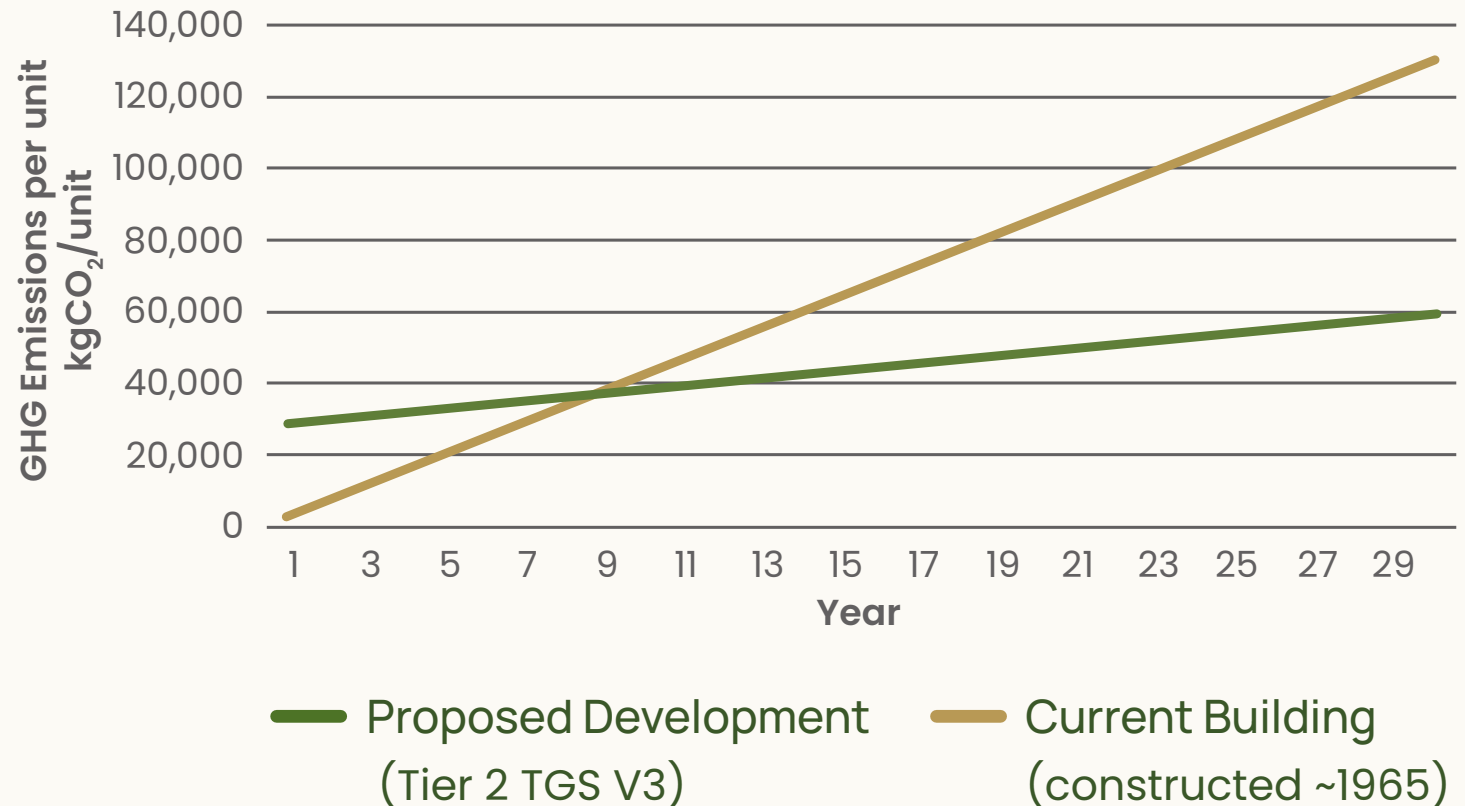
City Staff have informed tenants that all compensation is not taxable

Carbon Analysis Report prepared by



- » Existing building emits **4X greater** CO₂ per home annually compared to the proposed development (Tier 2 TGS V3)
- » Proposed development projected to be carbon-positive within **8 years** after occupancy
- » Annual emissions of a suburban home are over **10.9X higher** than a home in the proposed development (Tier 2 TGS V3)
- » Compact high-density development near transit is one of the most impactful ways to reduce emissions as a society
- » Analysis includes embodied carbon

Cumulative Carbon Emissions per Unit



25 St. Mary

Thank You!



Please contact
us anytime:

 info@25StMary.com

