



REPORT FOR ACTION

409 Huron Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: December 18, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Numbers: 19 152383 STE 11 OZ and 23 126551 STE 11 OZ

Related Planning Application Number: 19 152398 STE 11 RH

SUMMARY

This Report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law to re-designate the lands from *Neighbourhoods* to *Apartment Neighbourhoods*, and to amend the University of Toronto St. George Campus Secondary Plan to allow for a maximum building height of 40 metres at 409 Huron Street. The proposal is for an 11-storey (40 metres, including mechanical penthouse) residential building with 136 dwelling units (including 40 replacement rental dwelling units).

The proposal incorporates the retention of the existing 3-storey designated heritage building, and stepping-back of the new building above the retained heritage building. A separate report from Heritage Planning, regarding the proposed alterations to the designated heritage property, in accordance with Part IV, Section 33 of the Ontario Heritage Act will be considered in conjunction with this report.

A related Rental Housing Demolition Decision Report will also be considered in conjunction with this report. The 40 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 409 Huron Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 409 Huron Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Official Plan and Zoning By-law Amendments as may be required.
4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 409 Huron Street from Permit Parking.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE

Description

The site is located on the east side of Huron Street, south of Bloor Street West. To the north and east of the site is bpNichol Lane. The site has an area of approximately 1,100 square metres, with a frontage of 19.8 metres along Huron Street, 13.6 metres along bpNichol Lane to the east, and a depth of 48.6 metres. At the northeast corner of the block (and not part of the subject site) is an existing coach house building (100 bpNichol Lane), owned by the University of Toronto. The site is located within the Spadina, Museum, and St George Protected Major Transit Station Areas (PMTSAs). See Attachment 2 for the Location Map.

Heritage

The property at 409 Huron Street is designated under Part IV, Section 29 of the *Ontario Heritage Act*. The property is a Queen Anne Revival-style house built in 1903 by architect Frederick Henry Herbert, recognized for its design, historical associations, and contextual value as part of the Huron-Sussex Victorian streetscape.

Existing Use

The site contains a 3-storey heritage-designated residential building. The site currently contains 40 residential rental units, consisting of 1 one-bedroom unit and 39 studio units.

THE APPLICATIONS

Description

The proposal is to build an 11-storey (40 metres, including mechanical penthouse) residential building, containing 136 dwelling units (of which 40 are replacement rental units). The proposal includes the retention of the existing 3-storey designated heritage building, and stepping-back of the new building above the retained heritage building.

On May 10, 2019, the original Zoning By-law Amendment application (19 152383 STE 11 OZ) was submitted for a 4-storey apartment building.

On March 13, 2023 a revised Zoning By-law Amendment submission was accompanied by a new Official Plan Amendment application (23 126551 STE 11 OZ) for a 5-storey apartment building.

On July 29, 2025, both applications were further revised for an 11-storey apartment building.

Density

The proposal, as shown on the submitted plans, has a density of 6.0 times the area of the lot.

Residential Component

The proposal includes 136 residential dwelling units, consisting of 58 studio (42.6%), 34 one-bedroom (25%), 31 two-bedroom (22.8%), and 13 three-bedroom units (9.6%).

The proposal includes 40 rental replacement units. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

Amenity Space

The proposal includes 575 square metres of amenity space, with 275 square metres of indoor amenity space (2.0 square metres per unit) and 300 square metres of outdoor amenity space (2.2 square metres per unit).

Access, Parking and Loading

The proposal includes a total of 0 vehicular parking spaces, 151 bike parking spaces, and 1 Type G loading space. Access for the loading space is provided at the rear of the property from bpNichol Lane. A 0.56 metre lane widening along the north edge of the site will be conveyed to the City.

Additional Information

See the attachments to this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://toronto.ca/409huronst>

Reasons for Application

An Official Plan Amendment is required to redesignate the site from *Neighbourhoods* to *Apartment Neighbourhoods* to allow a residential building taller than 4-storeys, and to amend the University of Toronto St. George Campus Secondary Plan to allow a maximum building height of 40 metres.

The Zoning By-law Amendment is required to establish site-specific performance standards, including maximum building height, density, setbacks, maximum projections, and landscaping requirements, among other standards.

Agency Circulation Outcomes

The applications have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

POLICY & 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 (PPS 2024), and shall conform to provincial plans.

Official Plan

The site is located in the Downtown and Central Waterfront areas and is designated Neighbourhoods in the Official Plan. See Attachment 3 to this report for the Official Plan Land Use Map.

Housing Policy 3.2.1.12 requires a tenant relocation and assistance plan be provided to lessen hardship for existing tenants. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is within three delineated Protected Major Transit Station Areas (PMTSA). Site and Area Specific Policies (SASP) 597, 598, and 612 delineate the St. George, Spadina, and Museum PMTSAs, respectively. Specifically, the site is within 200 metres of St. George Station, within 500 metres of Spadina Station, and greater than 500

metres from Museum Station. Within a PMTSA, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas, zoning will permit a Floor Space Index (FSI) of 8 or more when the lands are located within 200 metres of a transit station. The site has a minimum Floor Space Index (FSI) of 0.9. Development is not required to provide vehicle parking within a PMTSA.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within PMTSAs. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the *Planning Act*.

Downtown Plan

The site is located within the boundaries of the [Downtown Plan Secondary Plan](#), and is not identified as being within any special character areas or land use designations.

University of Toronto St. George Campus Secondary Plan

[The University of Toronto St. George Campus Secondary Plan](#) identifies the site as being within the Huron Sussex Character Area, which is recognized for its distinct residential character, heritage attributes, and its role as a transition zone between the university and surrounding neighbourhoods. The plan emphasizes preservation of heritage, low-rise built form, and community-oriented uses. Any proposed changes or development must be sensitive to the area's scale, character, and historical context.

Zoning

The site is zoned R3 under Zoning By-law 438-86. The R3 zoning category permits low to medium density residential uses, such as: detached, semi-detached, duplex, triplex, and row houses. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On November 13, 2019, a Community Consultation Meeting was held by City staff. The meeting discussed the initial Zoning By-law Amendment application to permit a 4-storey residential building containing 90 units, and the retention of the front façade of the existing 3-storey building. The proposal included the replacement of the 40 existing rental units on the site. Issues and questions raised at the meeting included heritage conservation and opportunities to conserve more of the existing structure, rental replacement and tenant assistance, opportunities for enhancement of the public realm along Huron Street and the laneway, and the appropriateness of the proposed built form on the site.

On March 13, 2023 the applicant submitted a revised Zoning By-law Amendment application and a new Official Plan Amendment application for a 5-storey apartment building. A virtual Community Consultation Meeting was held on June 28, 2023 to discuss the proposal to permit a 5-storey apartment building. Issues and questions raised at the meeting included the status of rental units within the building, impacts on parking within the area, the landscaping of the site, and the impacts to bpNichol Lane caused by the introduction of a loading space in the rear of the building.

The current 11-storey proposal was submitted in July of 2025. A Virtual Community Consultation Meeting was hosted by City staff on October 22, 2025. Approximately 18 people participated, along with the applicant. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework and the proposed development. Following the presentations, City staff led a question and answer format meeting. Issues and questions raised at the meeting include:

- Concerns regarding construction timeline and impacts;
- Concerns regarding the parking supply, and impacts to on-street parking; and
- Questions about the rights of existing tenants.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision regarding this application, Council members have been given an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 have reviewed the current proposal for consistency with the PPS, 2024. Staff find the proposal consistent with the PPS, 2024.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use and Density, Height, Massing

The application has been reviewed against the Official Plan policies and design guidelines described in the Policy & Regulation Considerations section of this report. The proposed redesignation of the site from Neighbourhoods to Apartment Neighbourhoods is appropriate given its location and characteristics.

The site is located within the Huron Sussex Character Area of the University of Toronto St. George Campus Secondary Plan, which emphasizes the preservation of heritage buildings and the low-rise built form while staying sensitive to the area's scale, character and historical context.

The proposed building height of 11-storeys (40 metres, including the mechanical penthouse) is appropriate and provides a transition between the taller buildings along Bloor Street West and the lower-scale residential context to the south. The proposed massing steps down to a height of 5 storeys on the south side, with the upper portion of the building set back 5.5 metres from the south property line. The stepback to the south on the upper portion of the building provides on-site transition to the lower scale area to the south.

The proposed new building is designed around the heritage building, maintaining its scale, form, and massing, and allowing it to remain a prominent feature within the development. The in-situ retention of the existing 3-storey heritage building provides a low-rise streetwall in keeping with the existing and planned context of Huron Street. The retained heritage building is setback 6.5 metres from the front property line, with the new building setback a minimum of 9.7 metres from the front property line. Above the 5th floor, the building is setback 16.4 metres from the front property line. A reveal on floors 4-6 of the new building provides an additional 3.0-metre setback to the front property line, providing further prominence to the low-scale heritage building and meeting the intent of the Huron Sussex Character area of the University of Toronto St. George Campus Secondary Plan.

To the rear, the ground floor of the building is setback 3.0 metres from bpNichol lane. On the north side, a 0.56-metre lane widening is required to be conveyed to the City, which results in a setback of 0.0 metres, and which is acceptable in this instance. The

south side yard setback is 1.3 metres at grade, increasing to 5.5 metres above the 5th storey.

The proposed FSI of 6.0 times the area of the lot is appropriate given the location within three delineated PMTSAs, and contributes to a compact urban form that supports transit-oriented development objectives, while balancing growth with contextual fit and preservation of the existing heritage building. Within a PMTSA, for lands designated Apartment Neighbourhoods, an FSI of 8.0 is permitted. The proposed density of 6.0 FSI exceeds the minimum density requirement of 0.9 FSI, as required by SASP 597, 598, and 612 in Chapter 8 of the City's Official Plan.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The proposal includes 136 dwelling units, including 40 replacement units.

The Downtown Plan requires new developments to provide a minimum of 10% three-bedroom units, 15% two-bedroom units, and an additional 15% of units that are either two- or three-bedroom units or designed to be adaptable to those sizes. The Downtown Plan allows flexibility in applying these policies for developments that include student housing. Staff are satisfied that the proposed unit mix meets the intent of the Growing up Guidelines.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the January 13, 2026 Toronto and East York Community Council meeting concurrently with this report. The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing and assistance to impacted tenants.

The 40 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

Heritage Conservation

The property at 409 Huron Street is designated under Part IV, Section 29 of the *Ontario Heritage Act* through By-law [800-2023](#) and the building will be retained and integrated within the new development. The conservation strategy includes the in-situ preservation of key architectural elements, including the principal façade and original window openings, with restoration guided by archival documentation. The new addition has been designed to respect the scale and character of the heritage building through appropriate massing, setbacks, and material transitions. Heritage Planning staff are satisfied that the proposal conserves the cultural heritage value of the property.

A separate report from Heritage Planning, regarding the proposed alterations to the designated heritage property, in accordance with Part IV, Section 33 of the *Ontario Heritage Act* will be considered by City Council in conjunction with this report. A Heritage Easement Agreement will be secured through a Holding provision in the Zoning By-law.

Public Realm

The proposal delivers a pedestrian-oriented streetscape that meets City objectives. Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan.

The retention in-situ of the existing 3-storey heritage building maintains the current setback of 7.5 metres from the front lot line, and the new building will be set back a minimum of 9.7 metres. The proposed setbacks from the front property line provide a total of 13.5 to 15.7 metres from curb to building face, creating a landscaped frontage that respects and reinforces the context of soft landscaping on Huron Street. The proposal represents an improvement to the existing condition, with the removal of an existing driveway on Huron Street that will be replaced with landscaping.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on *Neighbourhoods* and parks, particularly during the spring and fall equinoxes.

Servicing

Engineering and Construction Services staff reviewed the Functional Servicing and Stormwater Management Report submitted with the application. The applicant will be responsible to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined that improvements to such infrastructure are required to support the development. Staff recommend that a holding provision be applied to the draft Zoning By-law Amendment, to be lifted upon finalization and acceptance of a financial agreement to secure any required upgrades and necessary approvals, thereby demonstrating servicing capacity availability for the proposed development.

Lane Widening

To satisfy the Official Plan requirement of a 6-metre-wide right-of-way for the east-west portion of bpNichol lane, the applicant will convey a 0.56 metre road widening dedication along the north edge of the site as a pre-condition to Site Plan Approval.

Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess traffic impact, access, parking, loading, and bicycle facilities for the proposed development. Transportation Services staff have reviewed the study and have accepted its conclusions. The site will have no vehicular parking spaces, which is consistent with the direction of the Planning Act that

development is not required to provide vehicular parking within a PMTSA. The existing driveway on Huron Street will be removed and replaced with landscaping. Pick-up and drop-off activity will be accommodated on Huron Street. One Type-G loading space is proposed at the rear of the building, accessed via bpNichol Lane, and meets the Zoning By-law requirement.

The principal entrance to the building will need to be further revised to ensure that it is within 15 metres of Huron Street or bpNichol lane to the north to address fire access requirements.

At City Council's direction, staff recommend the development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Parkland

The owner is required to satisfy the parkland dedication requirement through cash-in lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision.

The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner shall enter into a Heritage Easement Agreement with the City for the property at 409 Huron Street, substantially in accordance with the plans and drawings dated July 17, 2025 prepared by MAR Architect Inc. and the Heritage Impact Assessment (HIA), dated October 28, 2025 prepared by ERA Architects Inc., all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan, to the satisfaction of the Senior Manager, Heritage Planning;
- The owner has prepared and submitted a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 409 Huron Street, to the satisfaction of the Senior Manager, Heritage Planning;

- The owner, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure), and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- If the accepted Functional Servicing and Stormwater Management Report recommends any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in the provision above have been constructed and are operational, all to the satisfaction to the Director, Engineering Review, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions that do not contain financial implications not previously authorized by Council.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in-force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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Cole.Solish@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachments 8-11: Elevations and/or Ground Floor Plan
Attachments 12-13: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 409 Huron Street **Date Received:** May 10, 2019

Application Number: 19 152383 STE 11 OZ and
23 126551 STE 11 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: An 11-storey residential building.

Applicant	Agent	Architect	Owner
Bousfields Inc			2524991 ONTARIO CORP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Former City of Toronto By-law No. 438-86
Zoning:	R3 Z1.0	Heritage Designation:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,090 Frontage (m): 20 Depth (m): 58

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,055	233	798	1,031
Residential GFA (sq m):	1,055		6,504	6,504
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,055		6,504	6,504
Height - Storeys:	3		11	11
Height - Metres:	13		40	40

Lot Coverage Ratio (%): 94.59 Floor Space Index: 5.97

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,007	497
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	40		136	136
Freehold:				
Condominium:				
Other:				
Total Units:	40		136	136

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		58	34	31	13
Total Units:		58	34	31	13

Parking and Loading

Parking Spaces: 150 Bicycle Parking Spaces: 151 Loading Docks: 1

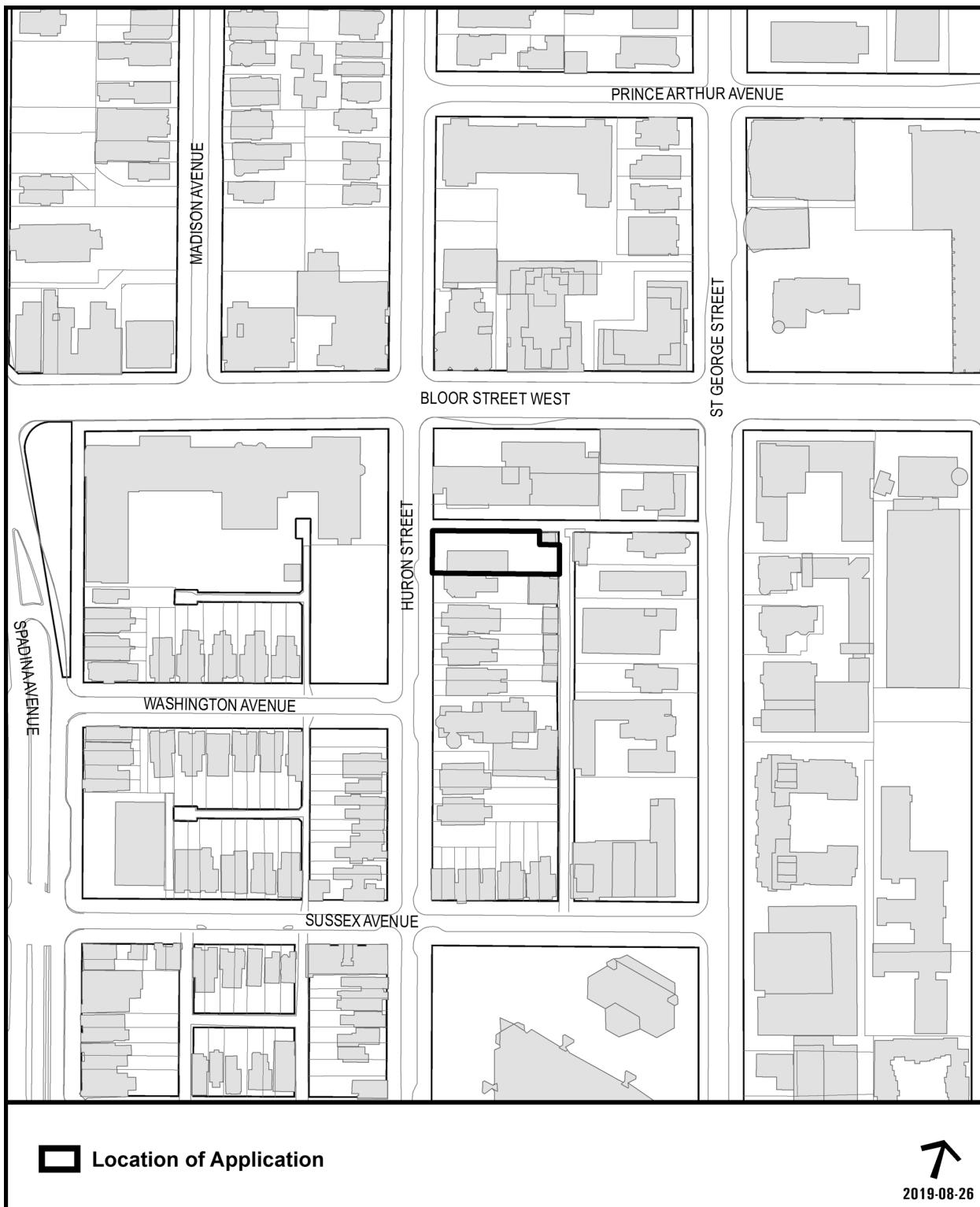
CONTACT:

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416-338-3527

Cole.Solish@utoronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

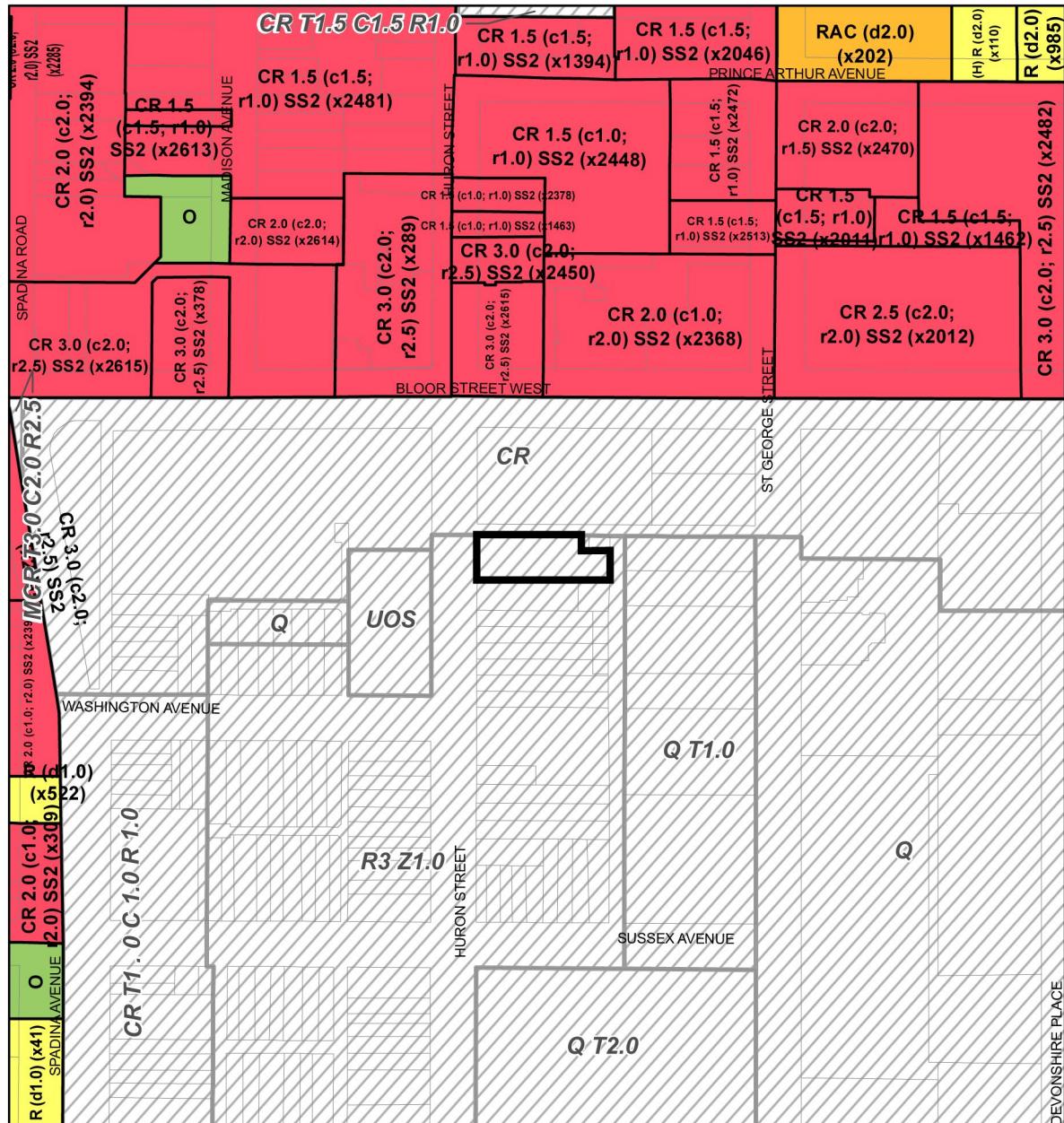
409 Huron Street

File # 19 152383 STE 11 0Z



Not to Scale
Extracted: 09/24/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

409 Huron Street

File # 19 152383 STE 11 0Z

Location of Application

R Residential

RAC Residential Apartment Commercial

CR Commercial Residential

O Open Space

See Former City of Toronto By-law No. 438-86

R3 Residential District

CR Mixed-Use District

MCR Mixed-Use District

Q Mixed-Use District

UOS Parks District



Not to Scale
Extracted: 09/24/2025

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

**To adopt Official Plan Amendment 847 for the City of Toronto respecting the lands known
municipally in the year 2025, as 409 Huron Street**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended,
to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has
held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. ### to the Official Plan is hereby adopted pursuant to
the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 847 TO THE OFFICIAL PLAN

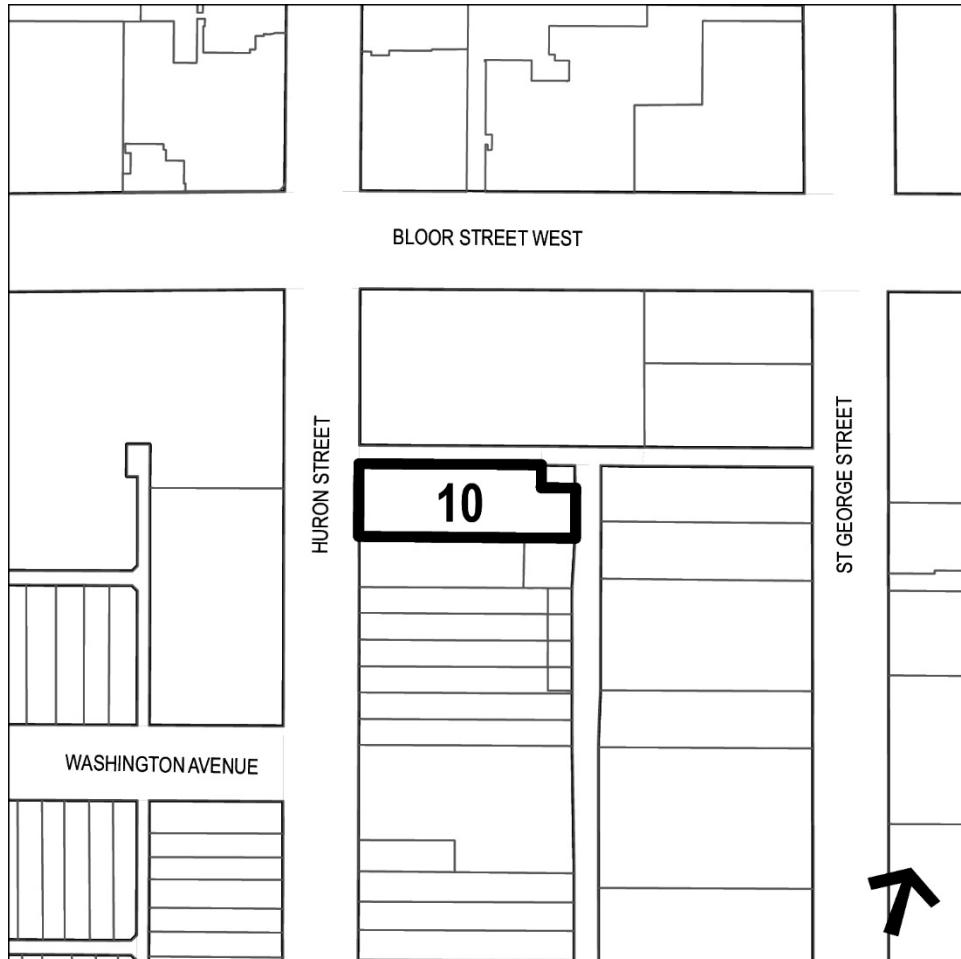
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 409 HURON STREET

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally as 409 Huron Street from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Appendix A.
2. Chapter 6, Section 20, The University of Toronto St. George Campus Secondary Plan is amended by adding the following subsection to Section 9, Site and Area Specific Policies:

10. 409 Huron Street

On the lands shown as 10 on Map 20-4, a maximum building height of 40 metres, inclusive of mechanical penthouse and indoor/outdoor amenity areas, is permitted.



3. Chapter 6, Section 20, Map 20-4 Site and Area Specific Policies, is amended to show the lands known municipally as 409 Huron Street as Site and Area Specific Policy 10 as shown on the attached Appendix B.

Appendix A – Land Use Map



Official Plan Amendment #847

Proposed changes to redesignate lands from Neighborhoods to Apartment Neighborhoods

File # 19 152383 STE 11 0Z

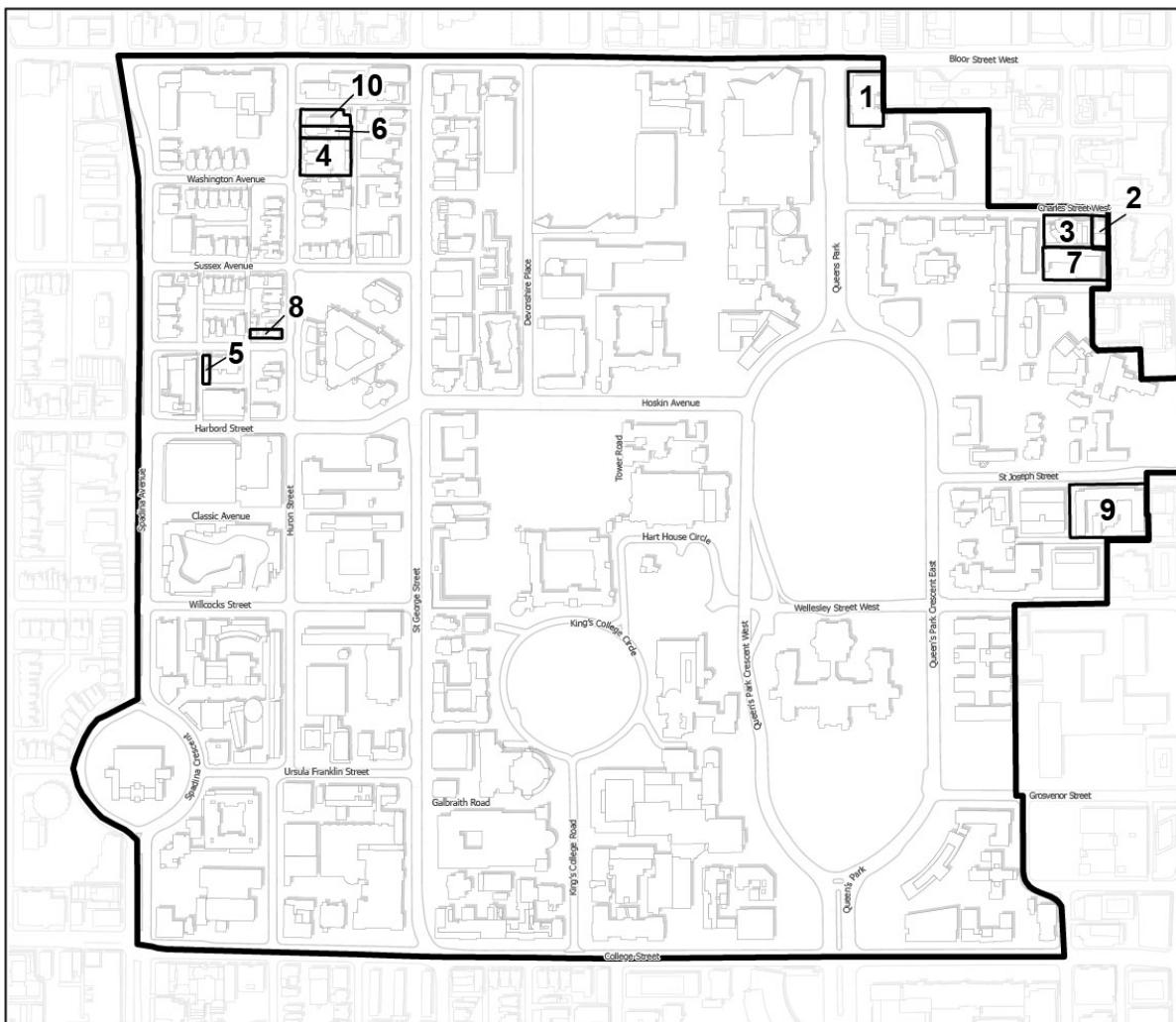


Apartment Neighborhoods



Not to Scale
11/19/2025

Appendix B – SASP Area Map



University of Toronto St. George Campus Secondary Plan

MAP 20-4 Site and Area Specific Policies

 Secondary Plan Area

 Site and area Specific Policies

Draft map



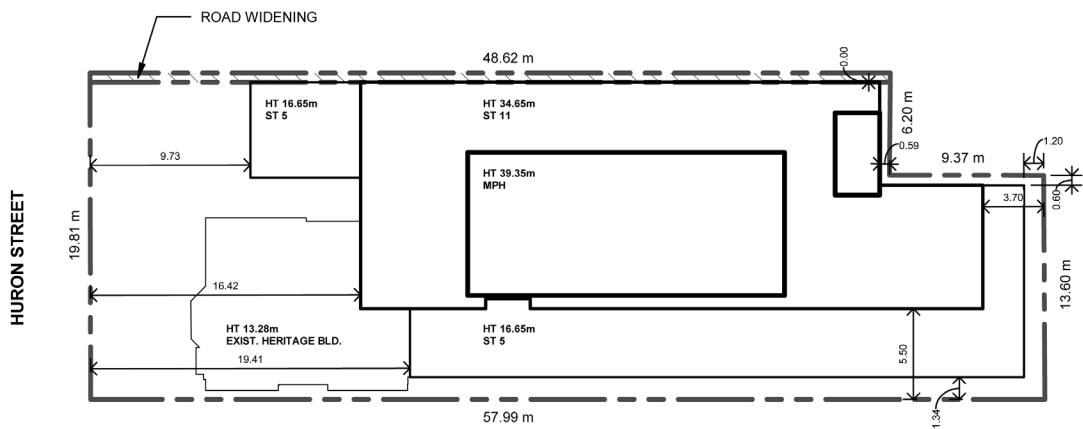
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11/19/2025

Attachment 6: Draft Zoning By-law Amendment

The draft Zoning By-law Amendment will be made available on or before the January 13, 2026, Toronto and East York Community Council meeting.

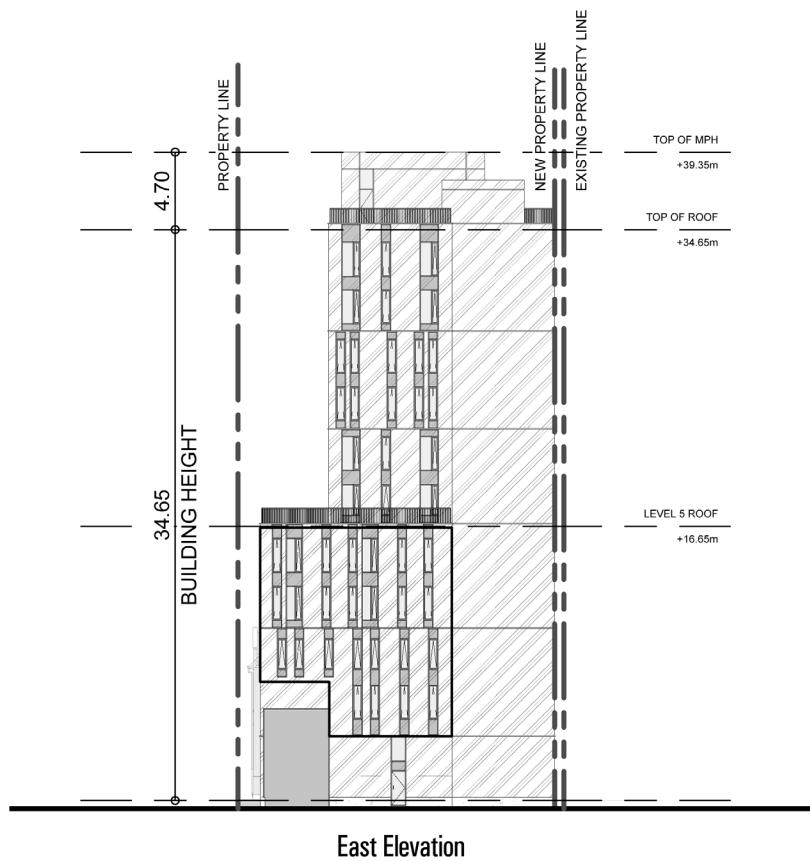
Attachment 7: Site Plan



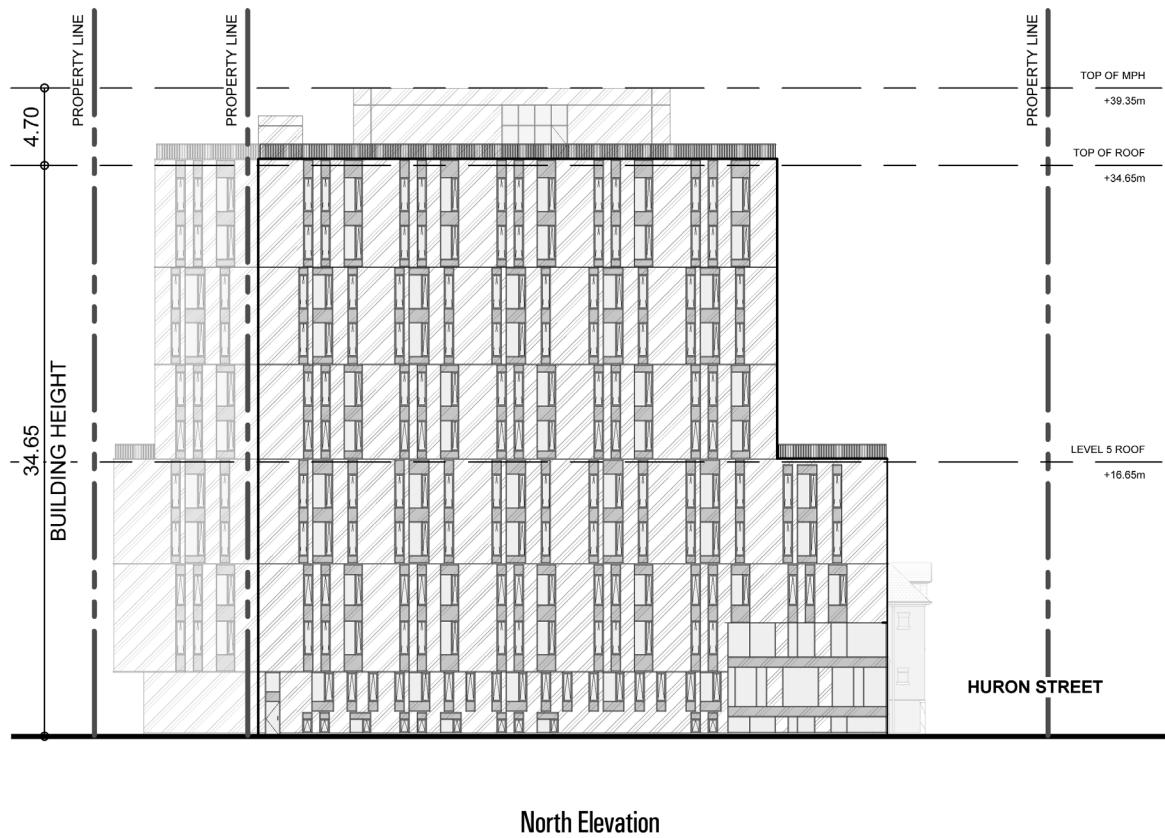
Site Plan



Attachment 8: Elevations - East

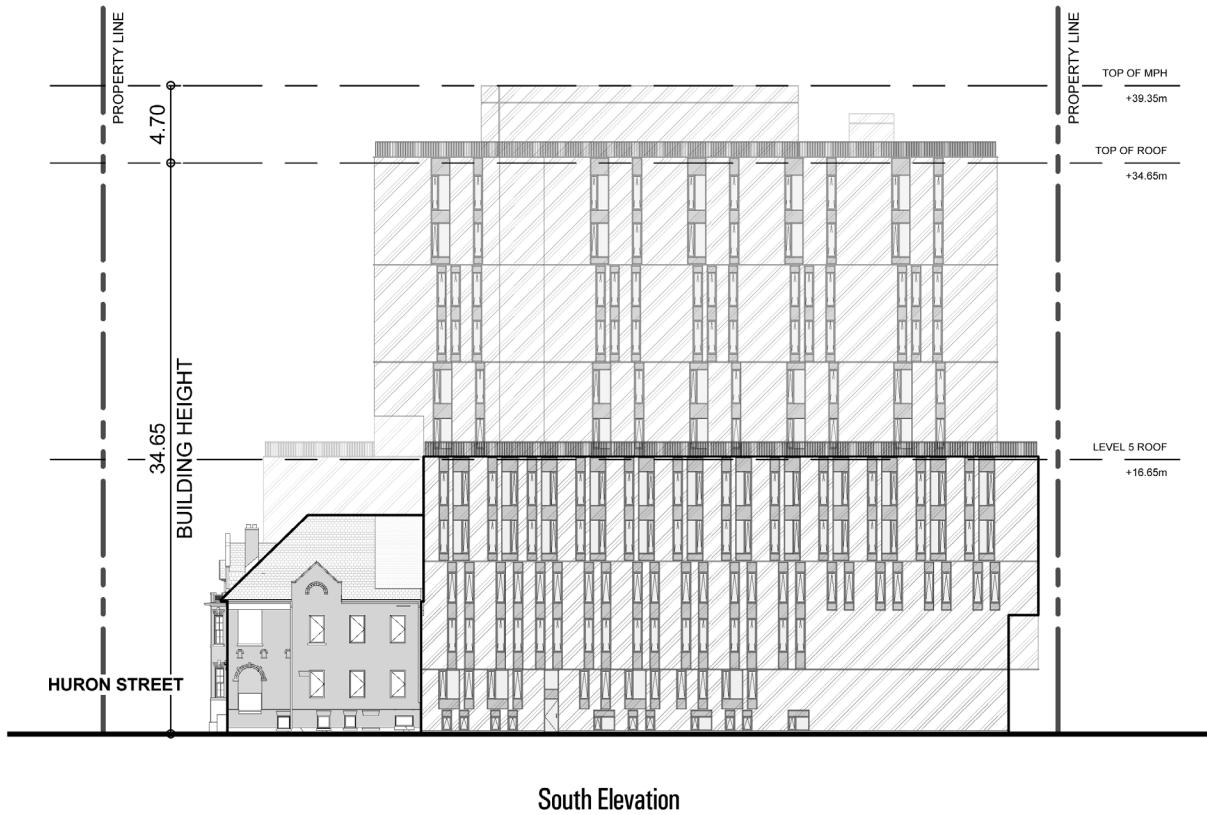


Attachment 9: Elevations - North

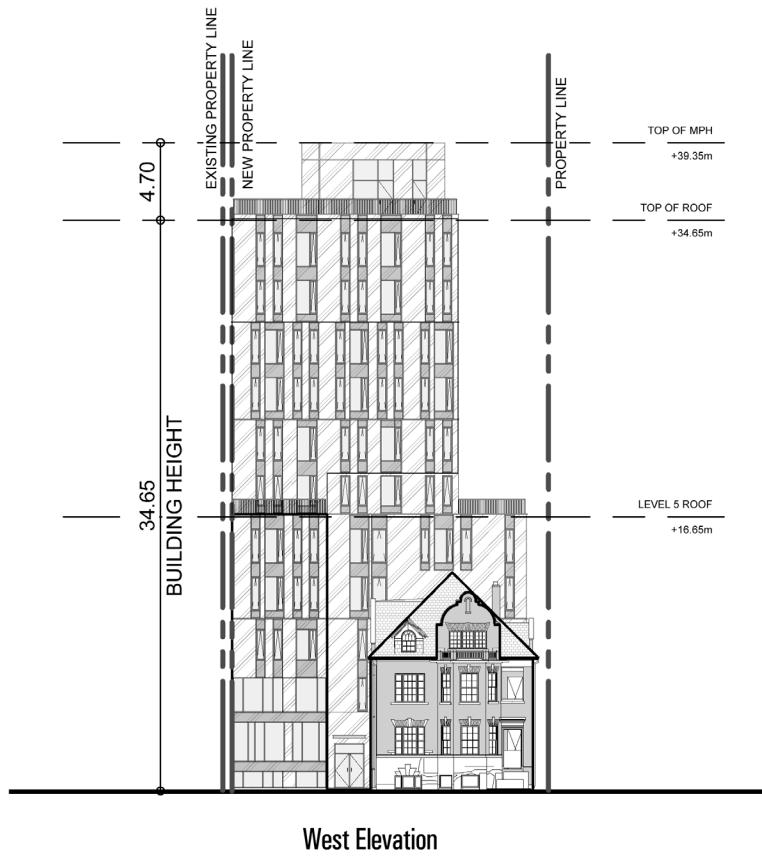


North Elevation

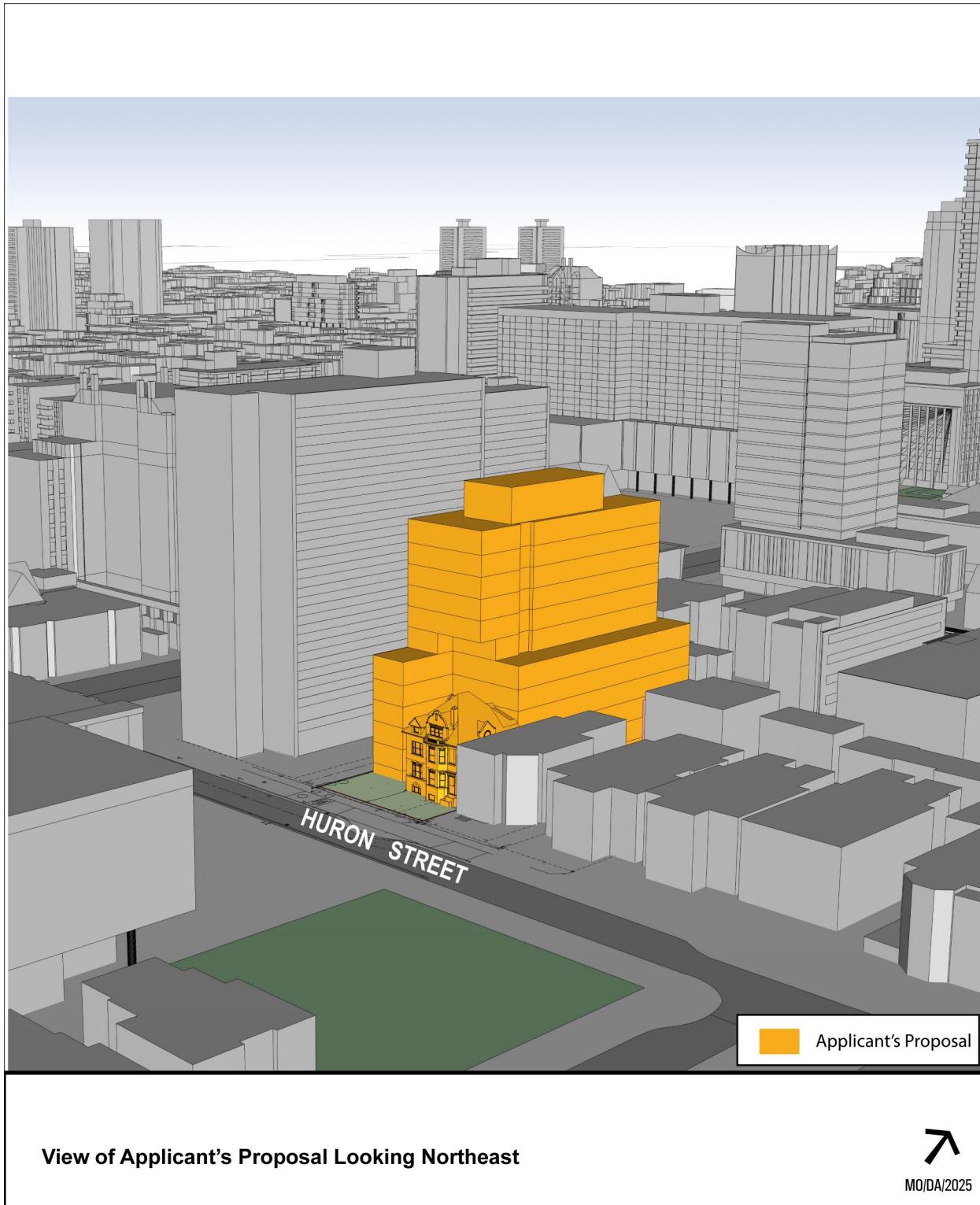
Attachment 10: Elevations - South



Attachment 11: Elevations - West



Attachment 12: 3D Massing Model - Northeast



Attachment 13: 3D Massing Model - Northwest

