

262 – 266 St. George Street – Official Plan and Zoning By-law Amendment Application – Appeal Report

Date: June 4, 2026

To: Toronto and East York Community Council

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

Ward: 11 – University-Rosedale

Planning Application Number: 25 102375 STE 11 OZ

SUMMARY

On January 9, 2025, an application to amend the Official Plan and Zoning By-law was submitted and deemed complete on June 16, 2025, satisfying the City's minimum application requirements. A revised application reflective of an increase in height and density was submitted to the City on December 19, 2025.

The revised application is for an Official Plan Amendment which proposes to redesignate the lands from Neighbourhoods to Apartment Neighbourhoods, and a Zoning By-law Amendment which proposes an 18-storey (61 metres excluding the mechanical penthouse) residential building, containing 121 residential dwelling units, of which 14 are replacement rental units. The application proposes the demolition of 40 dwelling rooms and three rental dwelling units.

On April 24, 2026, the applicant appealed the Official Plan and Zoning By-law Amendment Application to the Ontario Land Tribunal (OLT) due to Council's failure to make a decision within the time frame stipulated in the *Planning Act*.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

RECOMMENDATIONS

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

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan and

Zoning By-law Amendment Application appeal for the lands municipally known as 262, 264, 266 St. George Street and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

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.

DECISION HISTORY

On February 4, 2026, By-law 89-2026 designating 262 and 264 St. George Street under Part IV of the Ontario Heritage Act was enacted. A copy of the By-law can be found here: <https://www.toronto.ca/legdocs/bylaws/2026/law0089.pdf>

THE SITE AND SURROUNDING LANDS

Description

The site is an irregular shaped parcel, located on the west side of St. George Street, north of Bernard Avenue and approximately 270 metres south of Dupont Street. The subject site is comprised of three separate lots and has an area of 1,520 square metres with a frontage of 35 metres on St. George Street. See Attachment 2 for the Location Map.

Existing Uses

The site contains two 3-storey, semi-detached houses (262 and 264 St. George Street) containing 40 rental dwelling rooms and one 3-storey, detached house (266 St. George Street) containing three rental dwelling units.

Heritage

The properties at 262-264 St. George Street contain a 3-storey semi-detached house-form building constructed in 1893 and designed in the Annex style, which is identified as a blend of the Richardsonian Romanesque and Queen Anne architectural styles. The properties are designated under Part IV, Section 29 of the Ontario Heritage Act by By-

law 89-2026. The property at 266 St. George Street is not listed or designated on the City's Heritage Register.

Surrounding Uses

North: A 9-storey apartment building.

South: Immediately to the south is a 2-storey detached dwelling. South of Bernard Avenue is an *Apartment Neighbourhood*.

East: A 10-storey apartment building.

West: A low-rise residential neighbourhood.

Access

Access to the site is provided from St. George Street, where two existing curb cuts are located along the frontage.

Transit

The site is located approximately 350 metres from Dupont Subway Station, 570 metres from St. George Subway Station and 650 metres from Spadina Subway Station, providing access to Line 1 (Yonge – University). In addition, the closest TTC bus stop is located approximately 270 metres away from the site, at the intersection of Bedford Road and Bernard Avenue, and is serviced by the Dupont bus route (Route 26). St. George Street also includes a southbound dedicated bike lane, with the closest Bike Share station located approximately 450 metres from the subject site.

THE APPLICATION

Description

An 18-storey (61-metre, excluding mechanical penthouse) residential building. The proposed development includes the demolition of the existing 3-storey detached dwelling and the retention of a portion of the heritage designated buildings.

Density

The proposal has a density of 5.76 times the area of the lot.

Residential Component

The proposal includes 121 new dwelling units, inclusive of 14 replacement studio units for the existing dwelling rooms being demolished. The proposed unit mix consists of 43 studios (36%), 44 one-bedroom units (36%), 18 two-bedroom units (15%), and 16 three-bedroom units (13%).

Heritage Conservation

The heritage conservation strategy proposes the in-situ retention of approximately 15 metres of the front (east) façade of the heritage buildings at 262–264 St. George Street. In addition, about 16 metres of the south elevation and 5 metres of the west return will be retained and altered to allow for the integration and construction of the new building.

The conservation approach involves restoring the modified front façade of 264 St. George Street by removing the existing stucco from the east elevation and reconstructing original architectural elements based on historic photographs (e.g., brick masonry). The new construction will be set back behind the rebuilt roofline of the heritage building. Additional conservation work- such as general repairs to windows, doors, roofing, and masonry using both new and salvaged materials- will also be undertaken for the heritage buildings at 262–264 St. George Street.

Amenity Space

The proposed development provides a total of 490 square metres of amenity space, including 255.2 square metres of indoor amenity space and 234.8 square metres of outdoor amenity space. This equates to 2.1 square metres and 1.9 square metres per dwelling unit, respectively.

Access, Parking and Loading

The proposal includes a total of 3 vehicular parking spaces, including 1 accessible parking space, a total of 157 bike parking spaces, and 1 Type 'G' loading space. Parking and loading will be accessed from St. George Street.

Rental Housing Demolition and Replacement

A Rental Housing Demolition Application is not required for the subject site, as the existing development contains fewer than six dwelling units. The existing rental uses comprise 3 rental dwelling units at 262 St. George and forty (40) dwelling rooms at 264 and 266 St. George. Both 264 and 266 St. George hold current multi-tenant house licenses. The dwelling rooms have a total residential gross floor area of approximately 480 square metres. The proposal includes the replacement of rental housing through the provision of fourteen (14) studio units. The number of replacement units has been informed by the residential gross floor area of the existing rental dwelling rooms as required by Official Plan Policy 3.2.1.11.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, a site plan, and elevations 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: www.toronto.ca/266StGeorgeSt

Reasons for Application

An Official Plan Amendment (OPA) is required to redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhood*.

A Zoning By-law amendment is required to allow the proposed built form including height, setbacks, proposed density and other performance standards. Additional amendments to the Zoning By-law may be identified as part of the appeal process.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 24, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on January 9, 2025, and was deemed complete on June 16, 2025, having satisfied the City's minimum application requirements. The proposal was subsequently revised to increase both height and density, changing from a 12-storey building with 86 dwelling units to an 18-storey building with 121 units. Updated materials reflecting these changes were submitted to the City on December 19, 2025.

The reports and studies submitted in support of the application are available on the Application Information Centre www.toronto.ca/266StGeorgeSt.

Agency Circulation Outcomes

The Application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the Application.

POLICY AND 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) and shall conform to Provincial plans.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the subject site as *Downtown and Central Waterfront* and designates the subject site as *Neighbourhoods*. The site fronts onto St. George Street, which is identified as a *Major Street* on Official Plan Map 3 and has a planned right-of-way width of 23 metres. See Attachment 3 of this Report for the Land Use Map. 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 a delineated Protected Major Transit Station Area (PMTSA). It is within 500 metres from the centre point of the delineated Dupont Station PMTSA associated with SASP 718 in Chapter 8 of the Official Plan. Map 2 of SASP 718 identifies this site as having a minimum of 0.9 Floor Space Index (FSI).

The area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated *Apartment Neighbourhoods* located within 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

Multiplexes and apartment buildings with heights up to six storeys are permitted on sites designated *Neighbourhoods* with frontage on a major street shown on Map 3.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Secondary Plan

The subject site is within the Downtown Secondary Plan and falls within the Annex Park District.

Zoning

The subject site is zoned Residential (R) (d1.0) (x900) under Zoning By-law 569-2013. The Residential (R) zone permits a broad range of residential building types, including apartment buildings, detached and semi-detached dwellings, and fourplexes, among others.

The site-specific exception (x900) references Section 12(1)251 of the former Zoning By-law 438-86, which permitted the continued use of existing rooming houses and converted dwelling rooming houses within the Annex, provided that such uses were legally established as of May 30, 1983.

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.

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 that apply at the time of writing.

PUBLIC ENGAGEMENT

Community Consultation

A Community Consultation Meeting took place on March 5, 2025, with approximately 35 people in attendance. The following comments and issues were raised during the meeting and through written comments and phone calls:

- concerns regarding tenant displacement and housing replacement, including the limited number of replacement units, right of return, and whether replacement units will be rent-controlled;
- concerns related to the proposed height, massing, and built form, including the overall scale;
- concerns over impacts on adjacent properties, particularly loss of light, privacy, views, and appropriate setbacks and transition to the surrounding neighbourhood;
- concerns regarding transportation and parking, including the adequacy of parking spaces and traffic impacts;
- comments related to the environmental performance and tree preservation, including the absence of details on sustainability measures and the protection of mature trees;
- concerns regarding construction impacts and disruption, including noise, dust, duration of construction, and potential impacts on neighbouring outdoor amenity spaces such as balconies and pools; and
- some support for new housing at this location.

Following the revision of the Application from a 12-storey building to an 18-storey form, Staff held additional meetings with the Annex Residents' Association and other interested residents to discuss concerns and address questions related to the Application. These discussions presented similar concerns and themes related to those mentioned above.

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.

COMMENTS

Provincial Policy 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 Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This Application has been reviewed against the Official Plan policies including the Downtown Secondary Plan policies, in the Policy and Regulation Considerations Section of this Report.

Official Plan Amendment

The site is designated *Neighbourhoods* in the Official Plan and Secondary Plan. The Official Plan Amendment Application proposes to redesignate the properties from *Neighbourhoods* to *Apartment Neighbourhoods* to permit the proposed residential building.

The proposal is required to meet the applicable Official Plan and Secondary Plan policies for *Apartment Neighbourhoods*, including those related to appropriate built form, public realm, transition, and compatibility with the surrounding context.

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.

As the site contains fewer than 6 residential units, a Rental Housing Demolition Application is not required under Chapter 667 of the Toronto Municipal Code, and the 3 existing rental dwelling units are not required to be replaced in accordance with Official Plan Policy 3.2.1.6. However, Official Plan policy 3.2.1.12 requires an acceptable Tenant Assistance Plan be provided to lessen hardship for tenants of the 3 existing rental dwelling units.

Official Plan Policy 3.2.1.11 requires new development that would result in the loss of six or more rental dwelling rooms to replace at least the same amount of residential gross floor area as dwelling rooms or bachelor (i.e. studio) units at similar rents to those in effect at the time of Application for a period of 15 years. The policy also requires the

applicant to develop an acceptable tenant assistance plan, addressing the right to return to replacement housing at similar rents and other assistance to lessen hardship.

The proposal replaces the gross floor area of the 40 existing dwelling rooms with 14 new studio units. The proposal does not secure the 14 replacement studio units at rental rates similar to the dwelling room rents in effect at the time of the Application, nor does it include a Tenant Assistance Plan consistent with the City's requirements and practices.

Built Form

The proposed building massing, including height, setbacks, step backs, separation distance, and transition to adjacent areas, does not conform to the Apartment Neighbourhood policies of the Official Plan and Downtown Plan and is not acceptable in its current form.

The proposed density of 5.76 and height of 18 storeys (61 metres) does not conform with the Official Plan and Downtown Plan policies regarding Neighbourhoods. The proposed height exceeds the height permission of 6-storeys for properties on Major Streets in *Neighbourhoods* within PMTSAs.

Should a redesignation to *Apartment Neighbourhoods* be permitted, the proposed development would be required to provide an appropriate transition between areas of different development intensity and scale and be compatible with the scale and provide separation distances to adjacent buildings. The currently proposed setbacks, stepbacks, and separation distances are not sufficient.

Staff would like to continue discussions with the applicant regarding improvements to the proposed massing, including increased setbacks and step backs, transition to surrounding properties, and building separation.

Heritage Conservation

Heritage Planning staff have reviewed the Heritage Impact Assessment Report and will continue to work with the applicant through any proposed changes to the massing to ensure the appropriate conservation of the heritage properties. A Heritage Permit Application will be required and must be approved by Council for the proposed alterations under the *Ontario Heritage Act*. A detailed Conservation Plan and a Heritage Easement Agreement will also be required and secured as conditions to the satisfaction of the Senior Manager, Heritage Planning.

Public Realm and Tree Preservation

Along St. George Street, the proposed building setback ranges from 4.6 metres to 9.2 metres to the property line. At the widest point, a curb-to-building distance of approximately 13.5 metres is proposed. This will accommodate a 2.1 metre pedestrian clearway, street trees, landscaping and short-term bicycle parking.

An arborist report was submitted indicating that three existing trees, regulated under City of Toronto Municipal Code Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law), are proposed for removal. A total of seven new trees are proposed to be planted within the City road allowance and on the private property. Tree protection measures and replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. If it is not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

A Soil Volume Plan, Landscape and Planting Plan, and Public Utility Plan were also submitted in support of the Application. Urban Forestry Staff have reviewed the submitted materials and requested revisions to address matters such as utility conflicts, soil volumes, and insufficient replacement on the road allowance.

Shadow Impact

A Shadow Study submitted with the Application demonstrates that incremental shadow impacts are limited. This is attributed to the relatively slender average floor plate (approximately 597 square metres) and the presence of existing shadow conditions created by mid-rise buildings located north of the subject site.

Staff will continue to assess shadow impact should the proposed massing change and adequately limit impacts when necessary. An updated Sun/Shadow study may be required with any changes to the proposal.

Wind Impact

A Pedestrian Level Wind Study and subsequent addendum was submitted in support of the application. The wind study indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous.

Staff will continue to assess wind impacts and a revised Pedestrian Level Wind Study may be required if changes are made to the proposed massing.

Servicing

Development Engineering staff have reviewed the Functional Servicing Report, Stormwater Management Report, and associated plans and are generally in support of the findings but require minor revisions to the reports and drawings.

In the event the application is approved in principle, the applicant would be required to demonstrate to the satisfaction of the Director, Engineering Review, that there is sufficient capacity for the proposal to be adequately serviced, and would be responsible for any related upgrades required to support the development.

Traffic Impact, Access, Parking and Loading

A Transportation Operations Assessment was submitted to assess traffic impacts, site access, parking, and loading arrangements for the proposed development. Transportation Review staff have reviewed the assessment and generally accept its conclusions, subject to the implementation of Transportation Demand Management measure.

While the *Planning Act* restricts the application of minimum parking requirements in PMTSAs, any parking provided by the applicant is subject to zoning and accessibility standards. The proposal includes 157 bicycle parking spaces, consisting of 130 long-term and 27 short-term spaces, as well as one Type “G” loading space, consistent with the requirements of Zoning By-law 569-2013.

Should the application be approved in principle, the applicant will be required to further refine the details related to parking, loading operations, solid waste servicing, and will be responsible for any associated upgrades necessary to support the development, to the satisfaction of the General Manager, Transportation Review.

Parkland

Parks Development staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. The size and location of the off-site conveyance would be subject to the approval of the Executive Director, Development Review, prior to the issuance of the first above grade building permit. This is the preferred option to satisfy the parkland dedication requirement for this Application.

If no such property can be secured, cash-in-lieu will be accepted. 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. The Toronto Municipal Code Chapter 415-28 would require that the payment be made prior to the issuance of the first above-grade building permit.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the Application are made by the applicant, Staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal on the Official Plan Amendment and Zoning By-law Amendment to the satisfaction of the appropriate City Officials:

- the final form and content of the draft Official Plan Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- the final form and content of the draft Zoning By-law Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- the owner has at its sole expense:
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;
 - Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Director, Engineering Review, Development Review and the General Manager, Toronto Water;
 - Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
 - Entered into one or more agreements to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, securing all rental housing-related matters, including replacement rental housing and tenant relocation assistance;
 - Entered into a Heritage Easement Agreement with the City, to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement on title to the subject lands, if required, and in a form and content satisfactory to the City Solicitor;
 - Submitted a detailed Conservation Plan, prepared by a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Planning, identifying the conservation strategy for the heritage attributes of the properties, and implementation measures for the existing heritage resources to be retained and conserved as part of the development;
 - Submitted a complete Heritage Permit Application for all proposed alterations to the heritage properties, to the satisfaction of the Senior Manager, Heritage

Planning, and obtained approval of such Application by City Council under the Ontario Heritage Act, prior to the issuance of any permit for demolition, excavation, shoring, building construction, or any other work affecting the heritage properties; and

- Secured the implementation of the approved Conservation Plan and all heritage conservation and protection measures through the appropriate agreement(s), development approvals, and/or conditions, all to the satisfaction of the Senior Manager, Heritage Planning, and the City Solicitor.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: North Elevation
Attachment 7: South Elevation
Attachment 8: East Elevation
Attachment 9: West Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 262 ST GEORGE ST **Date Received:** January 8, 2025

Application Number: 25 102375 STE 11 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: An 18-storey residential building.

Applicant	Agent	Architect	Owner
DAVID MORSE			JCD INC

EXISTING PLANNING CONTROLS

Official Plan Designation: *Neighbourhoods* Site Specific Provision:

Zoning: Residential Heritage Designation: Y

Height Limit (m): 18 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,520 Frontage (m): 35 Depth (m): 49

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	164	164	388	552
Residential GFA (sq m):	482	482	8,275	8,757
Non-Residential GFA (sq m):				
Total GFA (sq m):	482	482	8,275	8,757
Height - Storeys:	3	3	18	18
Height - Metres:	15	15	61	61

Lot Coverage Ratio (%): 36.32 Floor Space Index: 5.76

Floor Area Breakdown **Above Grade (sq m)** **Below Grade (sq m)**

Residential GFA: 8,757

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	43		14	14
Freehold:				
Condominium:				
Other: TBD			107	107
Total Units:	43		121	121

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		43	44	18	16
Total Units:		43	44	18	16

Parking and Loading

Parking Spaces: 3 Bicycle Parking Spaces: 157 Loading Docks: 1

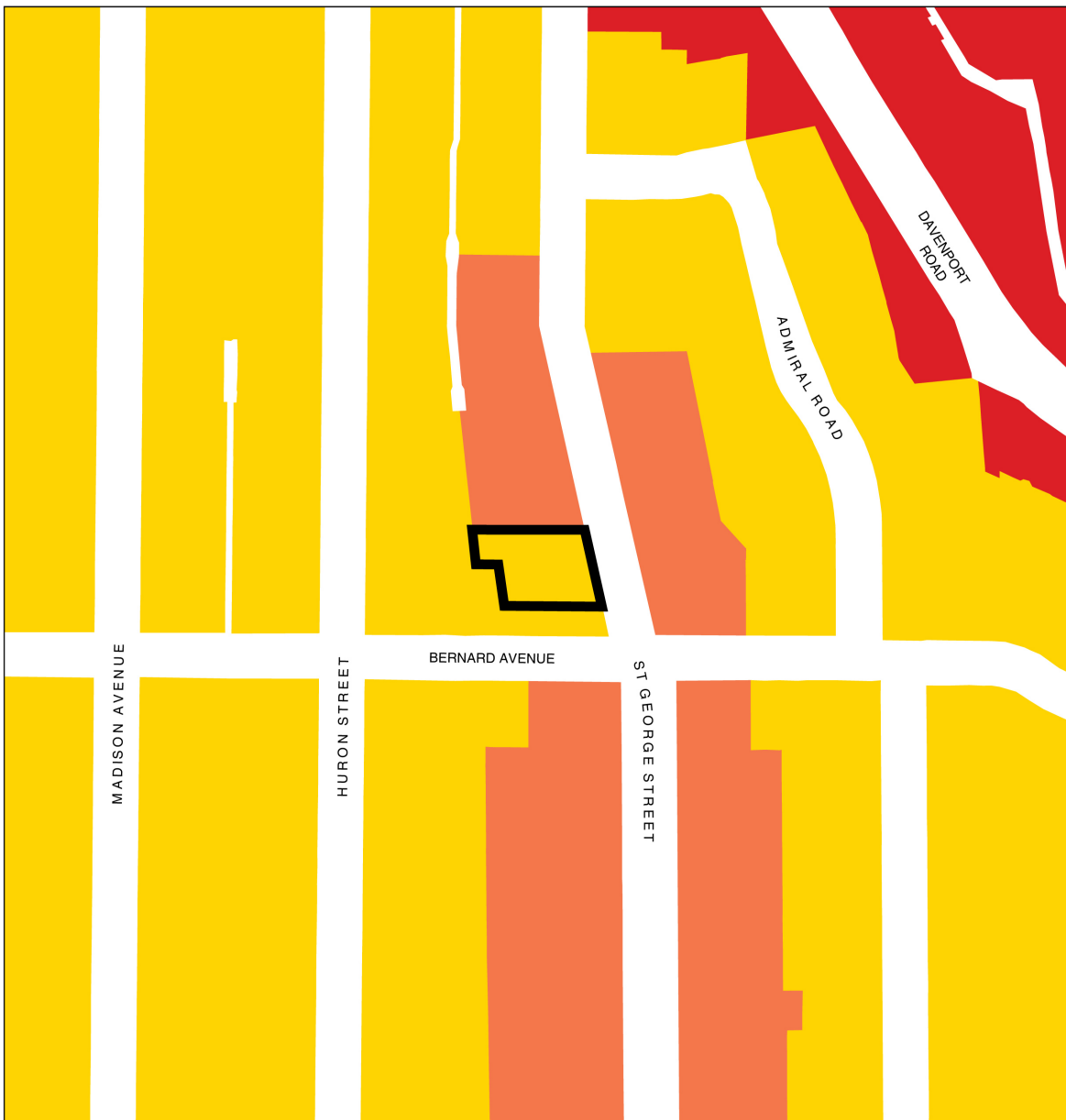
CONTACT:

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esha.biddandapavan@toronto.ca

Attachment 2: Location Map



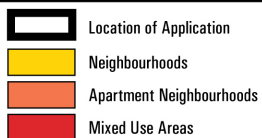
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

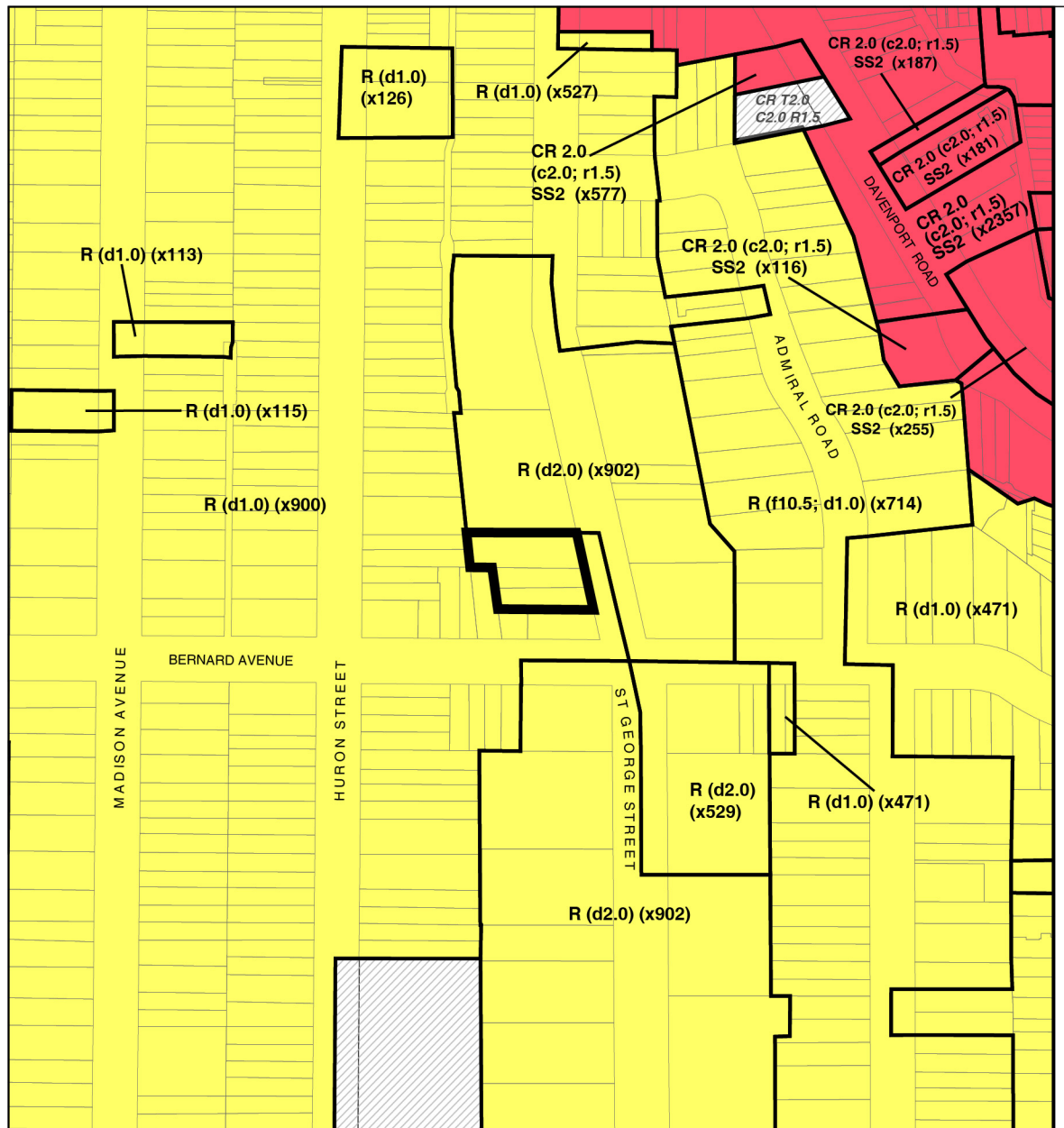
262 - 266 St George Street

File # 25 102375 STE 11 02



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Not to Scale
Extracted: 01/13/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

262 - 266 St George Street

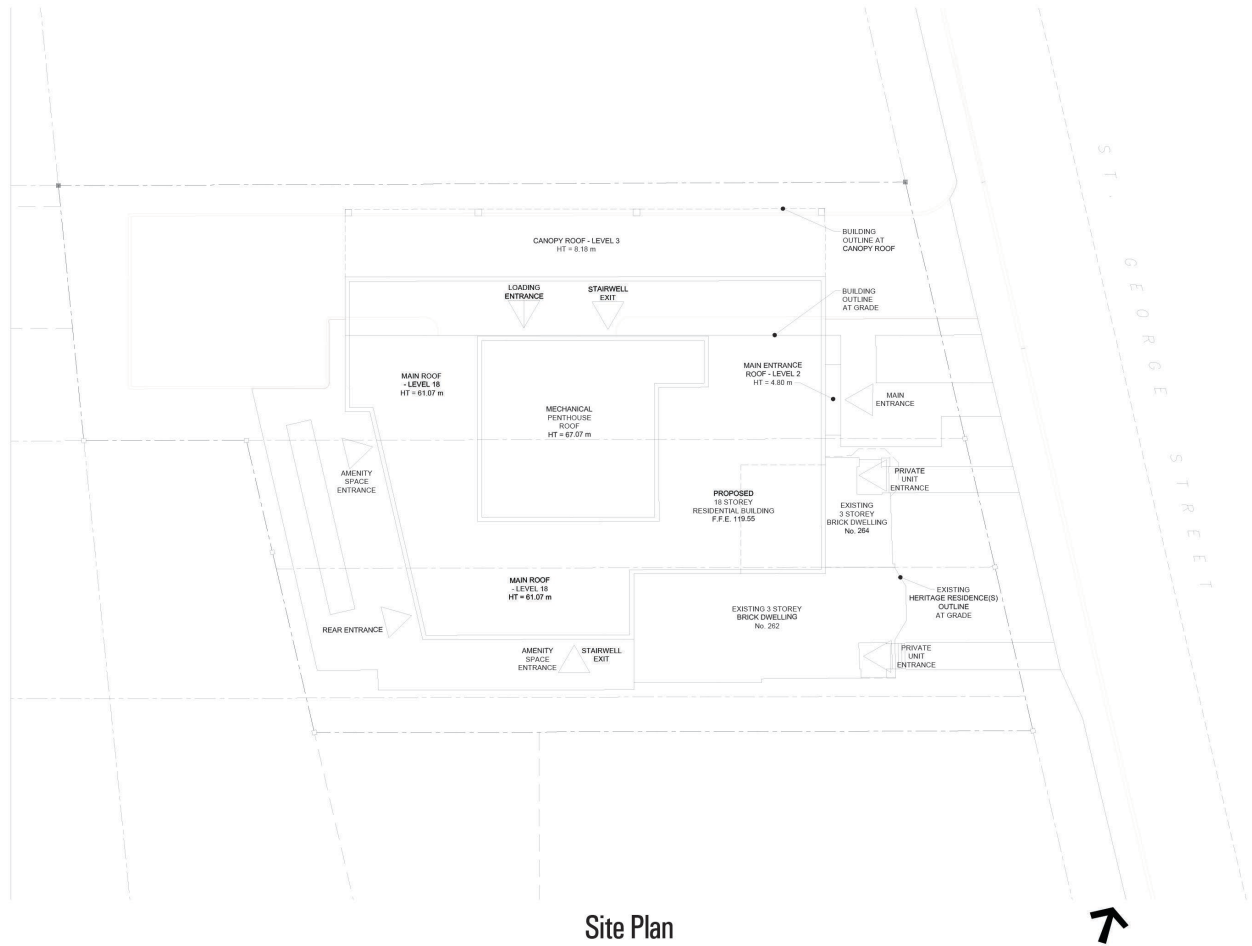
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Location of Application
 R Residential
 CR Commercial Residential

See Former City of Toronto By-law No. 438-86
 R2 Residential District
 CR Mixed-Use District
 IC Industrial District

Not to Scale
 Extracted: 01/13/2025

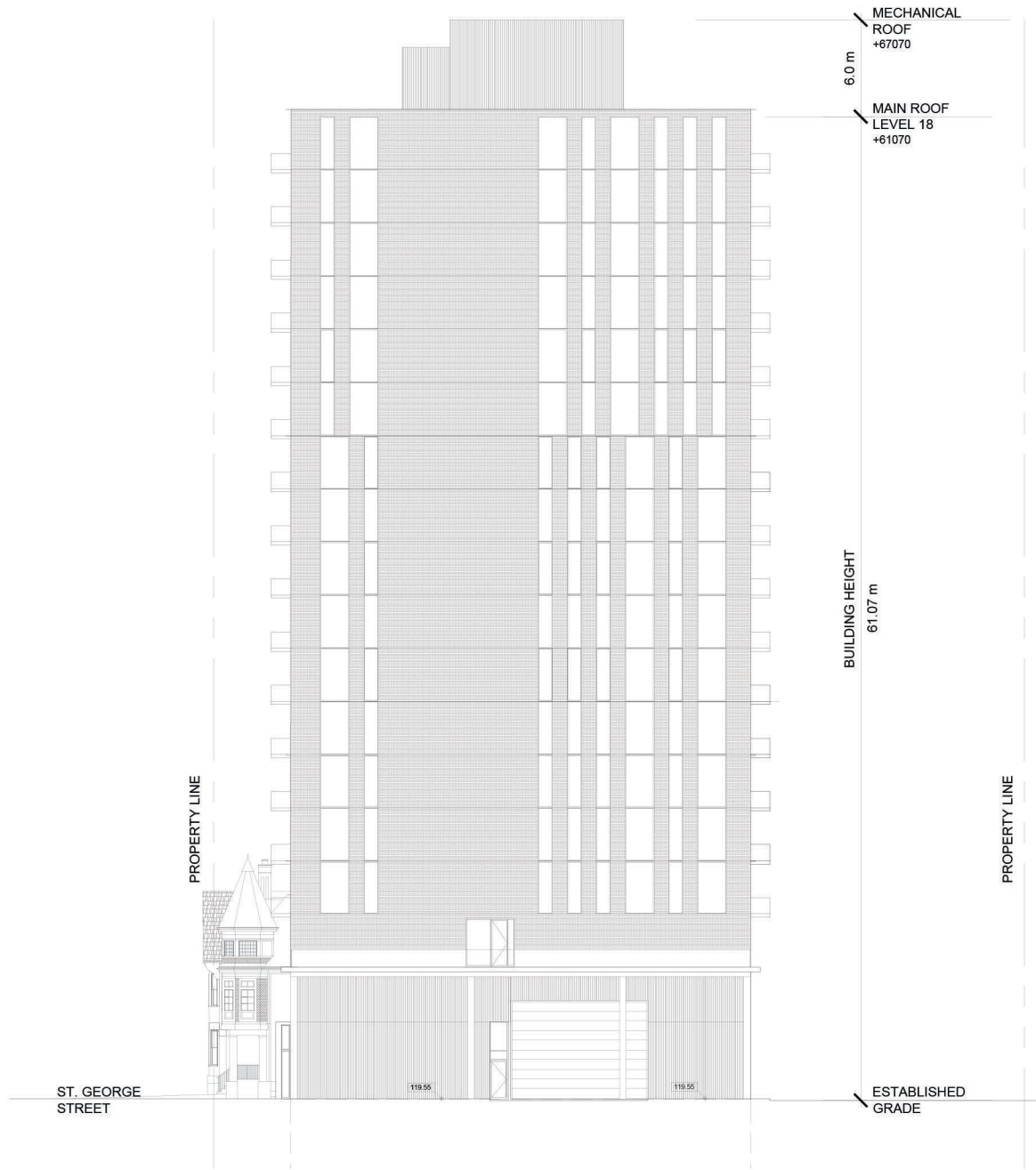
Attachment 5: Site Plan



Site Plan



Attachment 6: North Elevation



North Elevation

Attachment 7: South Elevation



South Elevation

Attachment 8: East Elevation



East Elevation

Attachment 9: West Elevation



West Elevation