



January 12, 2026

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Toronto East York Community Council – Ward 11  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Chair Moise and Committee:

**Re: TEYCC Meeting: January 13, 2026**  
**Agenda Item: TE28.1**  
**Official Plan Amendment & Zoning By-law Amendment Applications**  
**Application Nos.: 19 152383 STE 11 OZ & 23 126551 STE 11 OZ (“Applications”)**  
**409 Huron Street**

We are the solicitors for The Governing Council of the University of Toronto and are writing to provide comments on the above-noted Official Plan Amendment and Zoning By-law Amendment Applications for the redevelopment of 409 Huron Street, located within the University’s St. George Campus. The University owns 100 bpNichol Lane, located immediately adjacent to and adjoining 409 Huron Street, as well as other surrounding properties.

The University has previously commented on the Applications’ potential impacts on the surrounding properties and has reviewed the latest Application materials as well as the City’s Report for Action, dated December 18, 2025. The University remains concerned with the impacts the redevelopment will have on 100 bpNichol and the broader neighbourhood. In particular, construction and loading impacts, and the potential necessity for crane swing and tiebacks on University property are among the ongoing concerns.

As such, while the University takes no position on the Applications, to ensure impacts on the University community are appropriately managed and mitigated, we request the City ensure the University is consulted through the site plan process and the mitigation of impacts to the University are addressed in a future construction management plan. In this regard, the University welcomes a conversation with City staff and the applicant to ensure the impact of any approved development can be successfully managed.

Thank you for the opportunity to provide these comments. Please provide the writer will notice of all further reports and steps related to the redevelopment of 409 Huron.

Yours truly,

Cassels Brock & Blackwell LLP

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SL/AP

cc: Toronto City Clerk ([clerk@toronto.ca](mailto:clerk@toronto.ca))