

2524991 Ontario Corp. c/o RSA Holdings Inc.

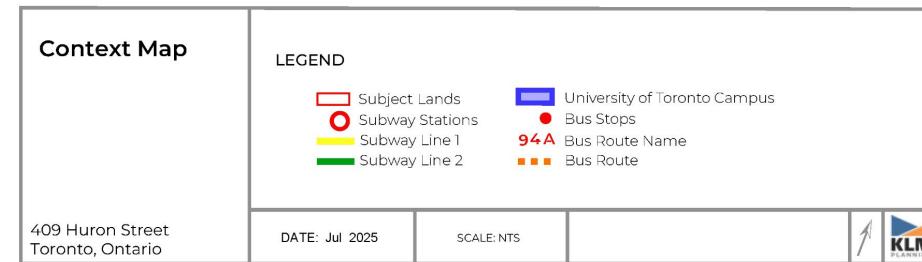
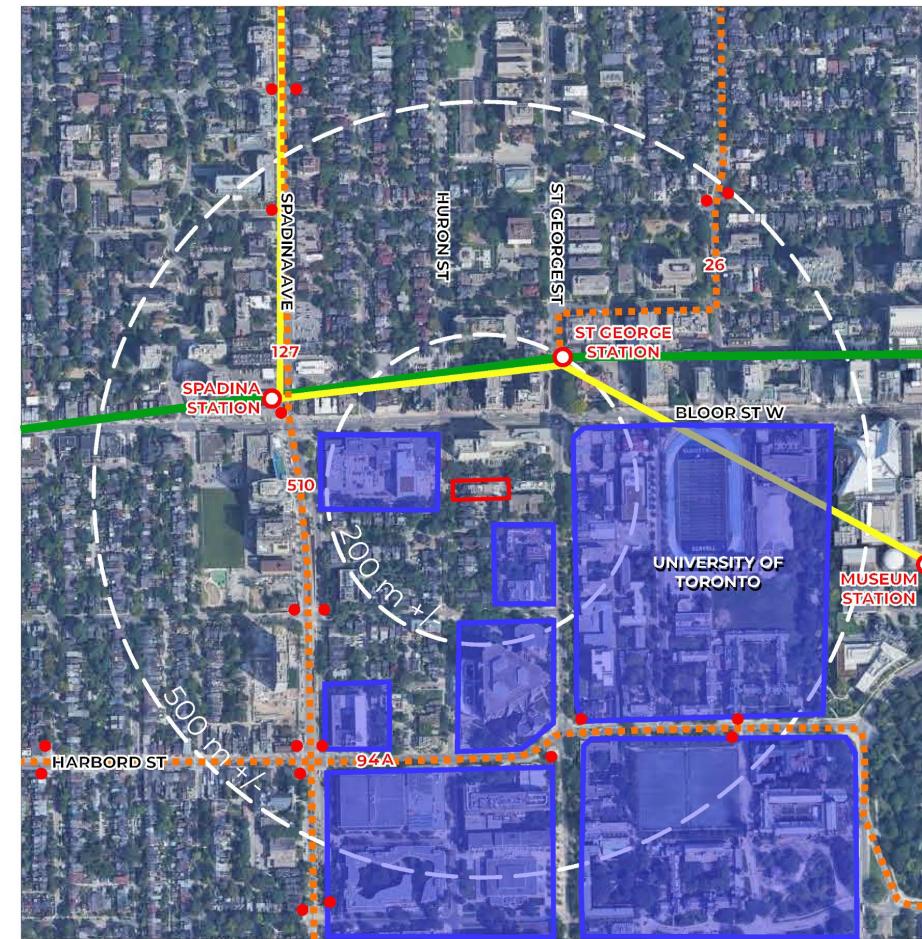
Official Plan Amendment and Zoning By-law Amendment

409 Huron Street

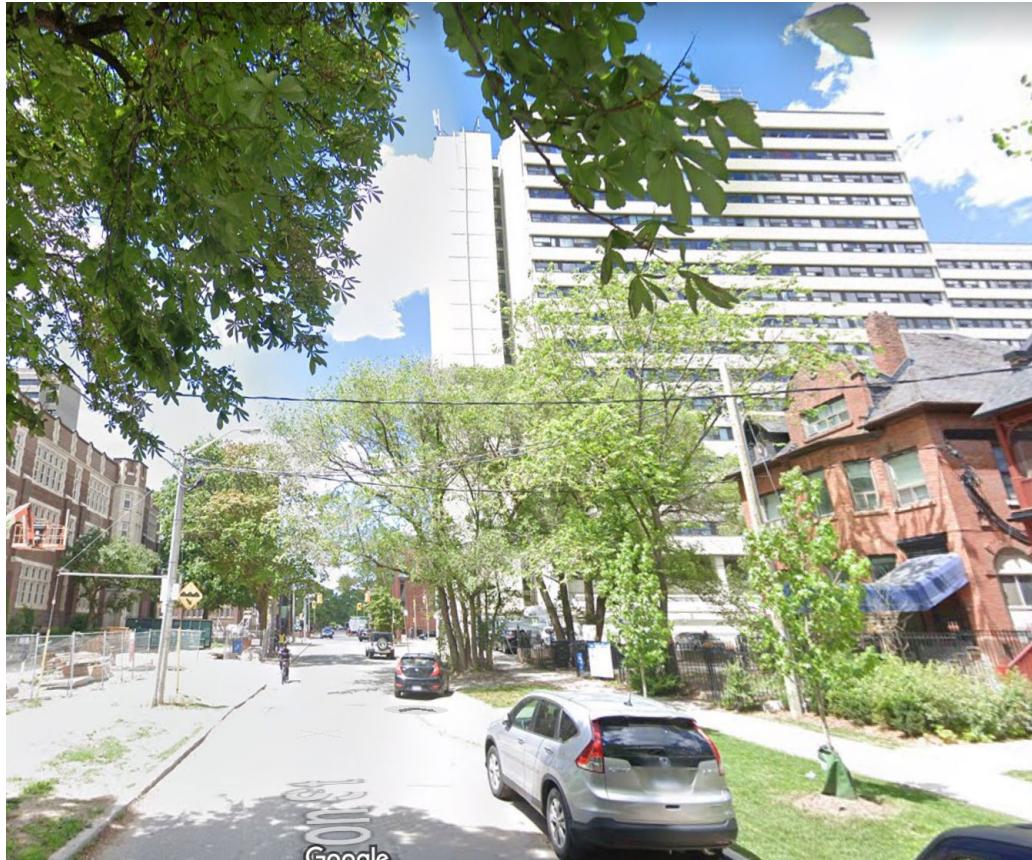


Location & Context

- Lot Area: 0.11 hectares
- Lot Frontage (Huron Street): 19.8 metres
- Lot Width Rear (BpNichol Lane): 13.6 metres
- Lot Depth (Lane South Bloor East Huron): 48.6 metres
- Walking distance to existing parks, schools, and institutional and commercial uses
- The Subject Lands are located within three PMTSAs: the Spadina PMTSA, the St. George PMTSA, and the Museum PMTSA



Surrounding Area

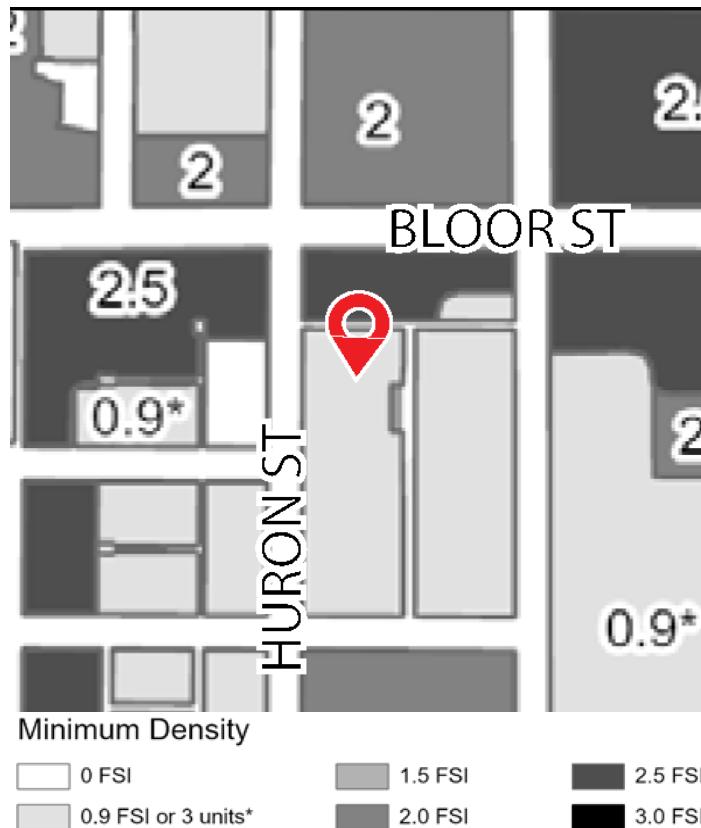


Looking north towards Bloor on Huron Street

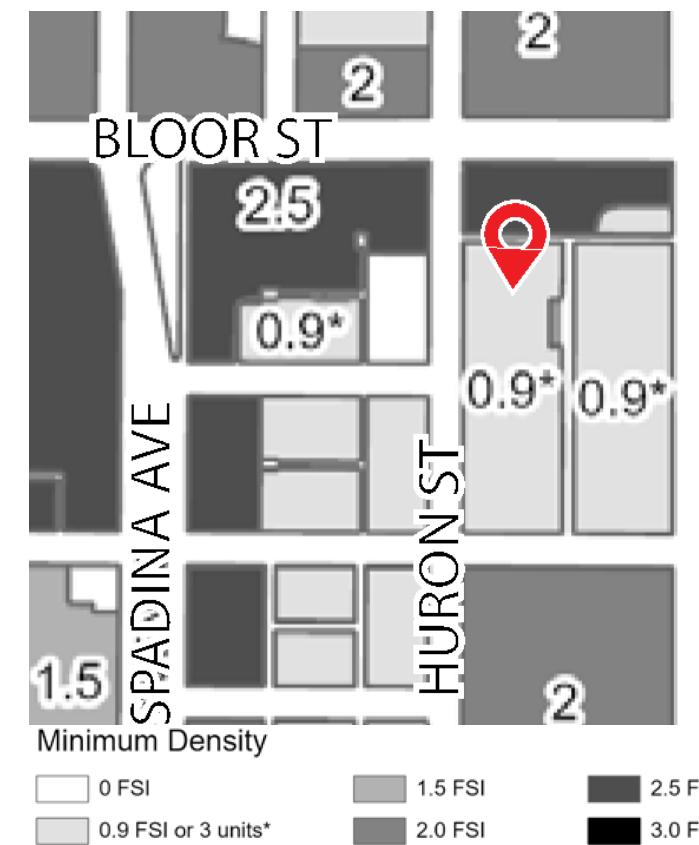


Looking south at Bloor Street and Huron Street

Spadina, St. George, and Museum PMTSA



Spadina MTSA



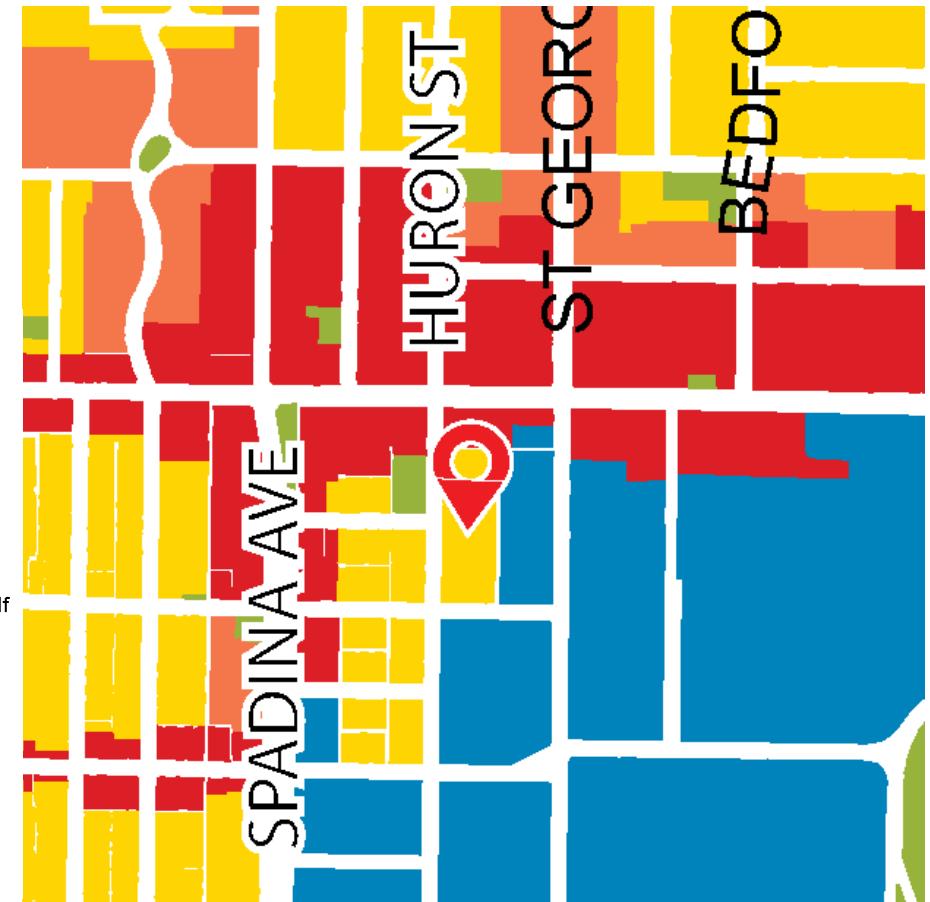
St. George MTSA



Museum PMTSA

City of Toronto Official Plan

- The Subject Lands are proposed to be re-designated to “Apartment Neighbourhoods”, which permits a broad range of apartment buildings, parks, local institutions, and small-scale retail, service and office uses.



University of Toronto St. George Campus Secondary Plan

- The Subject Lands are within the Huron-Sussex Character Area, which anticipates some intensification to particularly improve transition.
- Site and Area Specific Policy included in the OPA: A maximum height of 40 metres exclusive of mechanical penthouse and indoor/outdoor amenity areas.

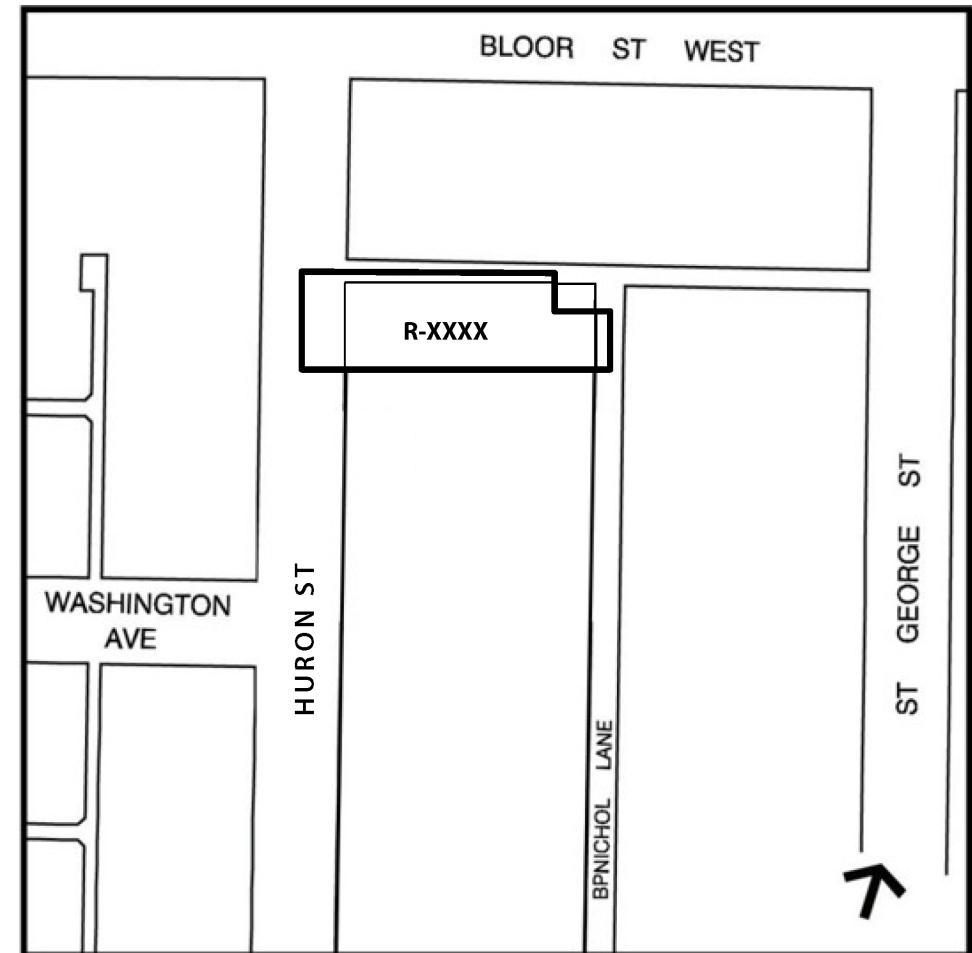


Character Areas

	Huron-Sussex Character Area
	Queen's Park Character Area
	Spadina Crescent Character Area
	St. George Street Character Area
	College Street Character Area
	Central Campus Character Area
	Bloor Street West Character Area

City of Toronto Zoning By-law

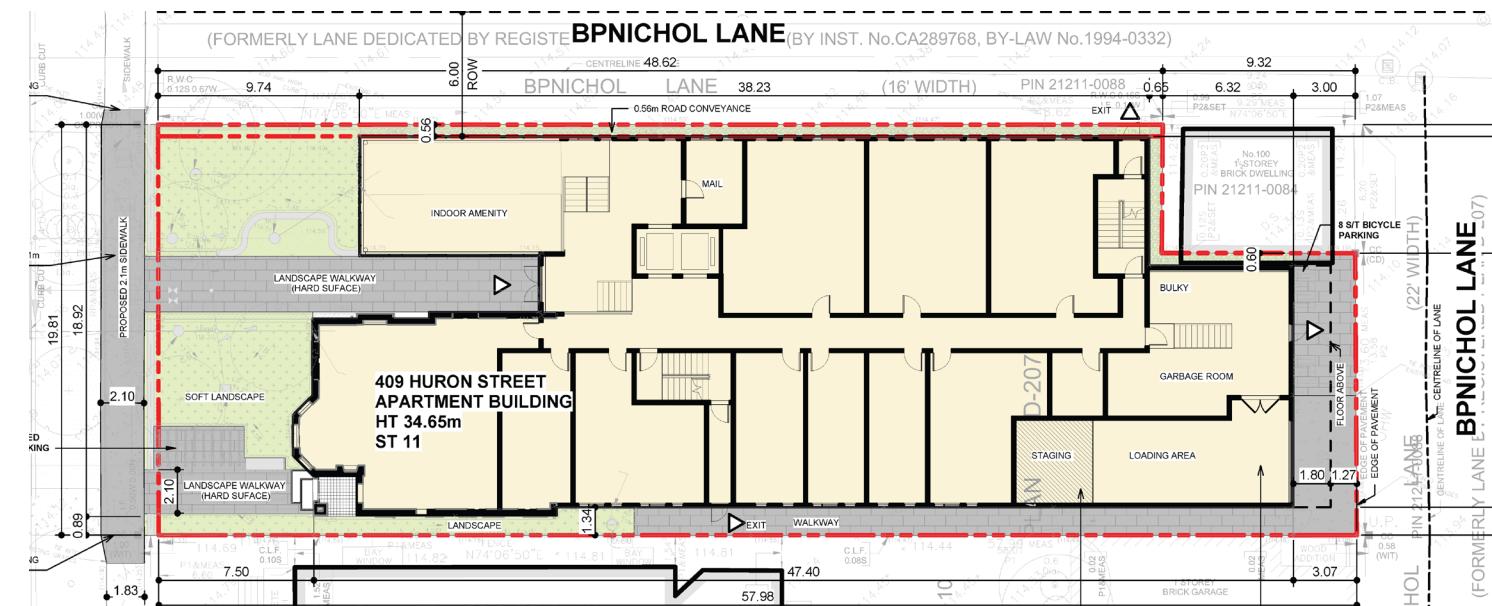
- The Subject Lands are zoned “R3” Zone within Zoning By-law 438-86, which permits apartment buildings.
- The Subject Lands are proposed to be brought into the CZBL 569-2013 and rezoned to “Residential (R)” Zone, with additional site-specific exceptions.



Development Proposal

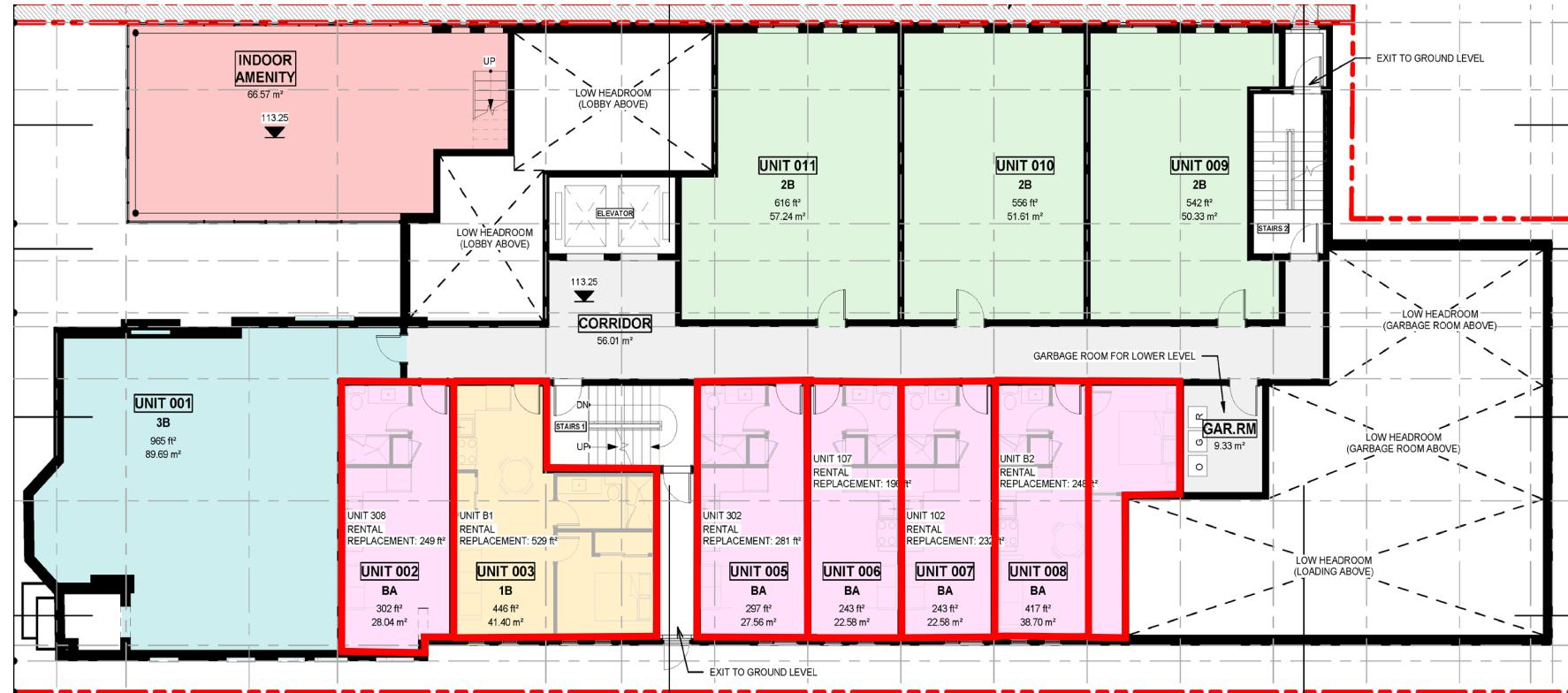
2025 Proposal Statistics

Site Area	1,089.99 sq.m
Frontage (Huron Street)	19.81 m
Height	34.65 m or 11 Storeys (not including MPH)
Units	136 units
Bachelor	58 units
1 Bedroom	34 units
2 Bedroom	31 units
3+ Bedroom	13 units
FSI	5.97
Outdoor Amenity	299.93 sq.m
Indoor Amenity	275.89 sq.m
Bicycle Parking	151 spaces
Short-Term Bicycle Parking	28 spaces
Long-Term Bicycle Parking	123 spaces

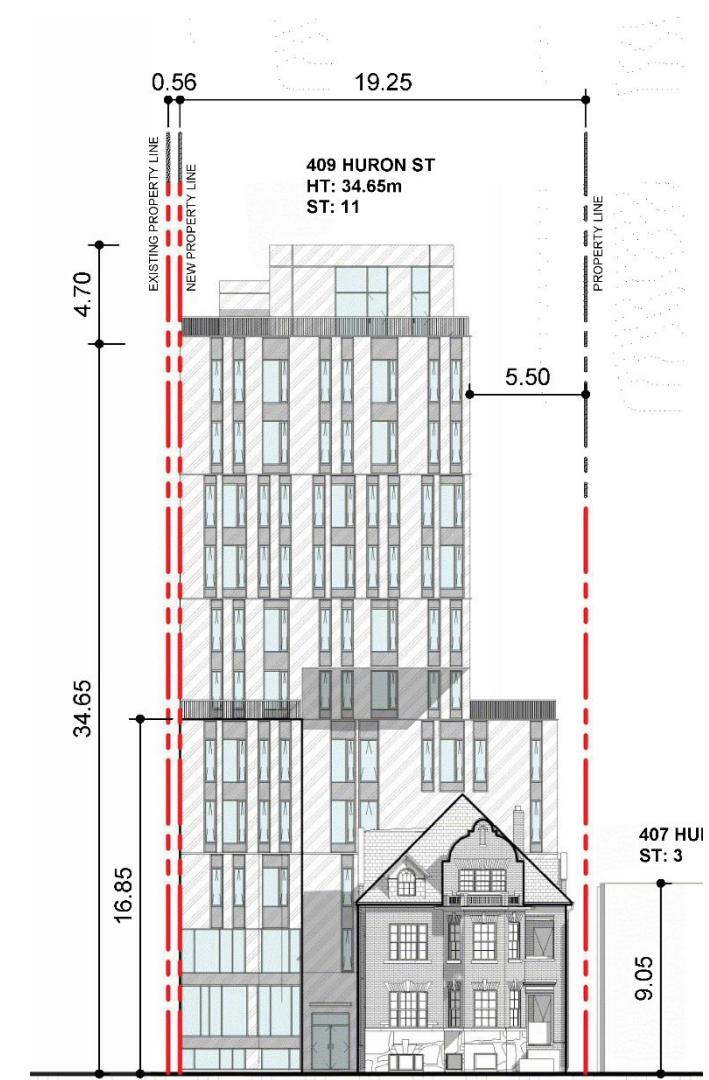


Rental Replacement

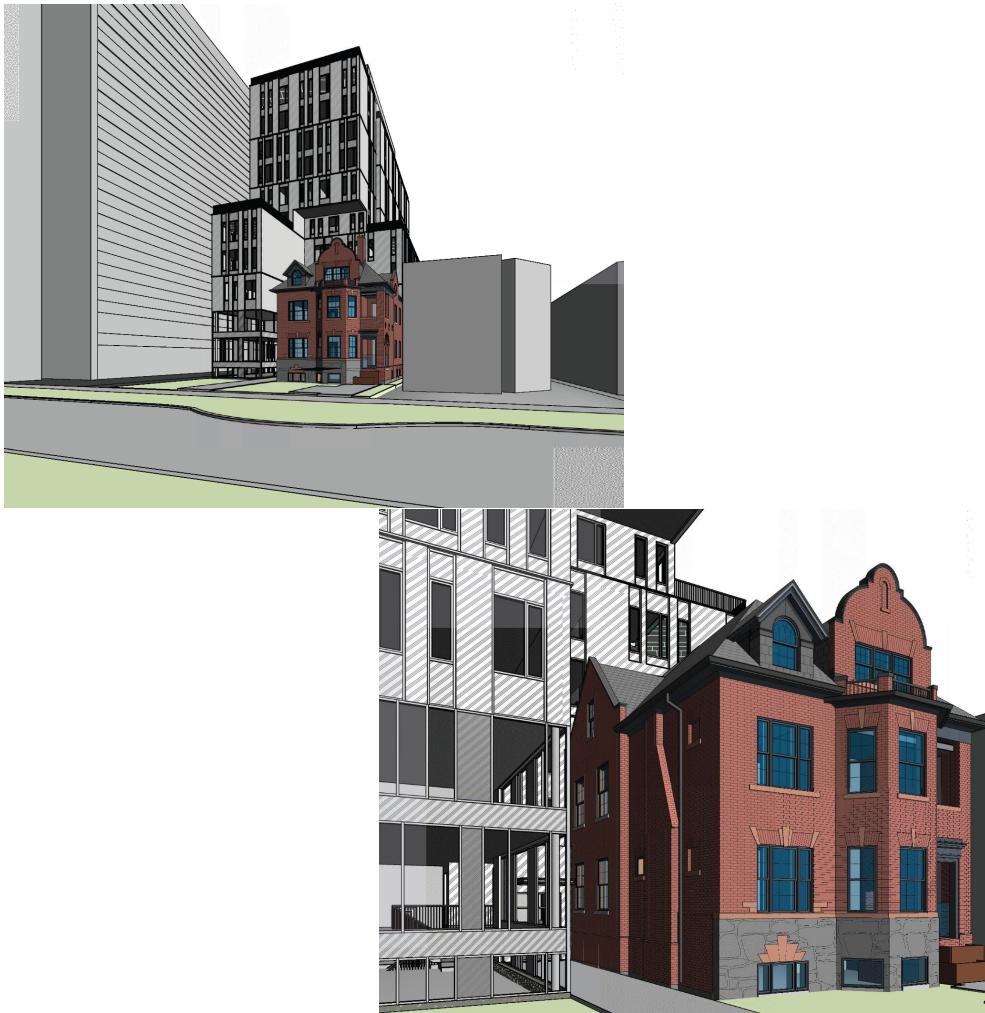
- The current apartment building includes 40 rental units, as such, 39 bachelor and 1 one-bedroom rental replacement units are included in the Proposed Development.



Proposed Elevations



Proposed Renderings



Thank You Questions and Comments

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