



2524991 Ontario Corp. C/O RSA  
Holdings Inc.

Official Plan Amendment and  
Zoning By-law Amendment

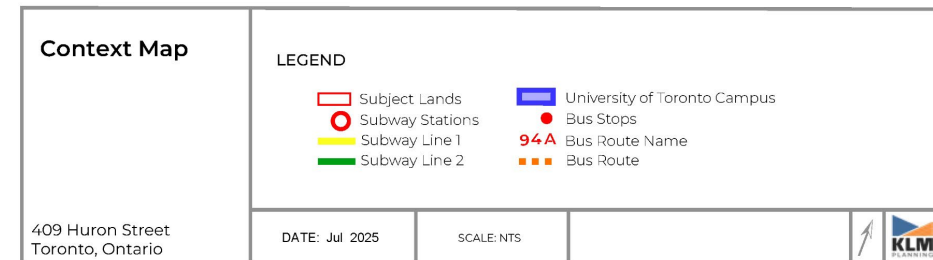
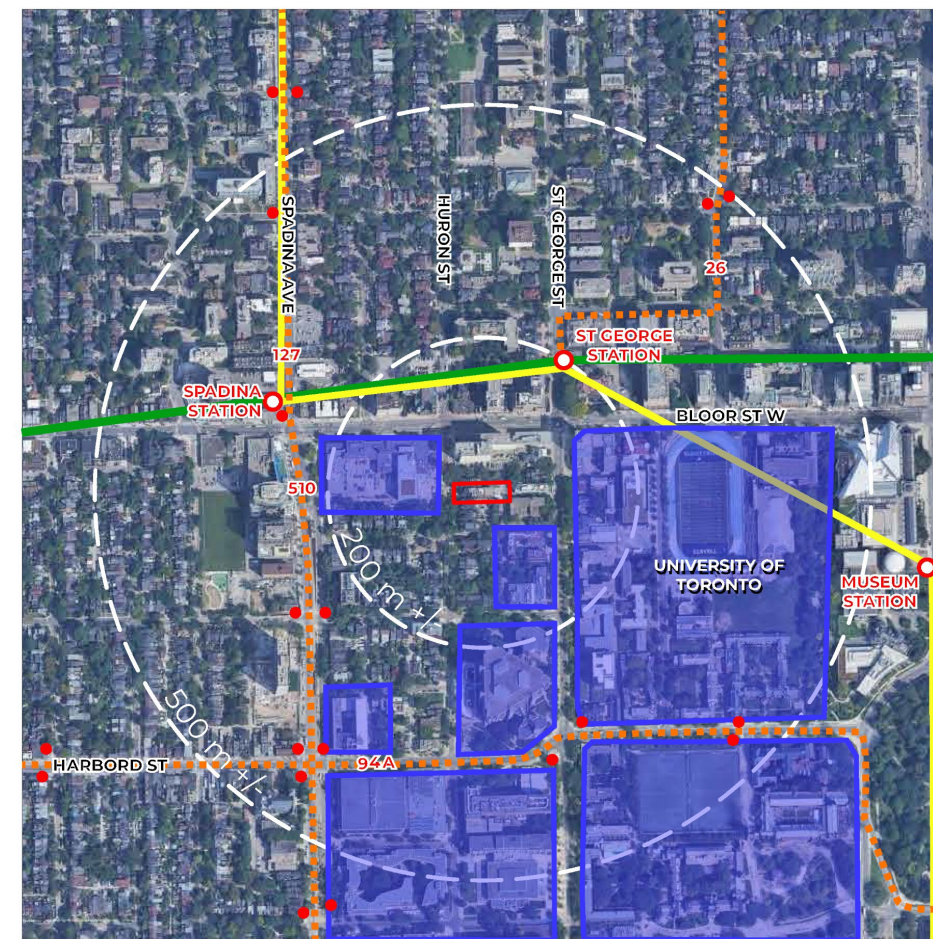
409 Huron Street





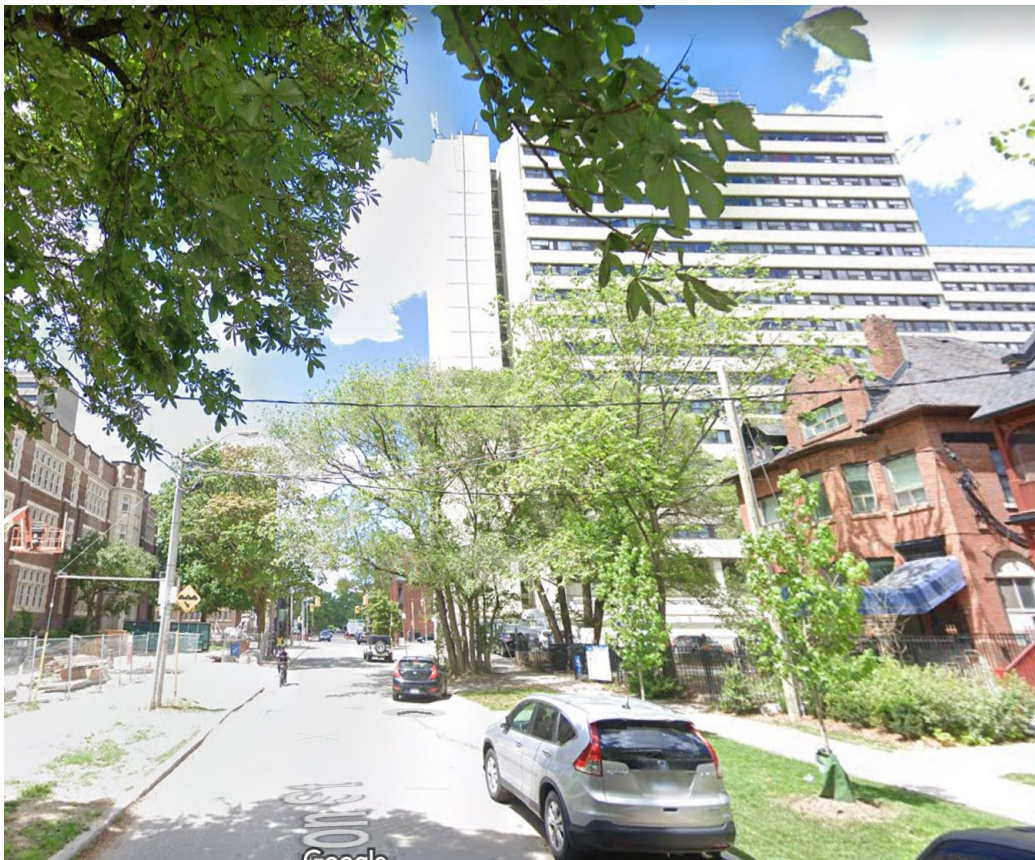
# Location & Context

- 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

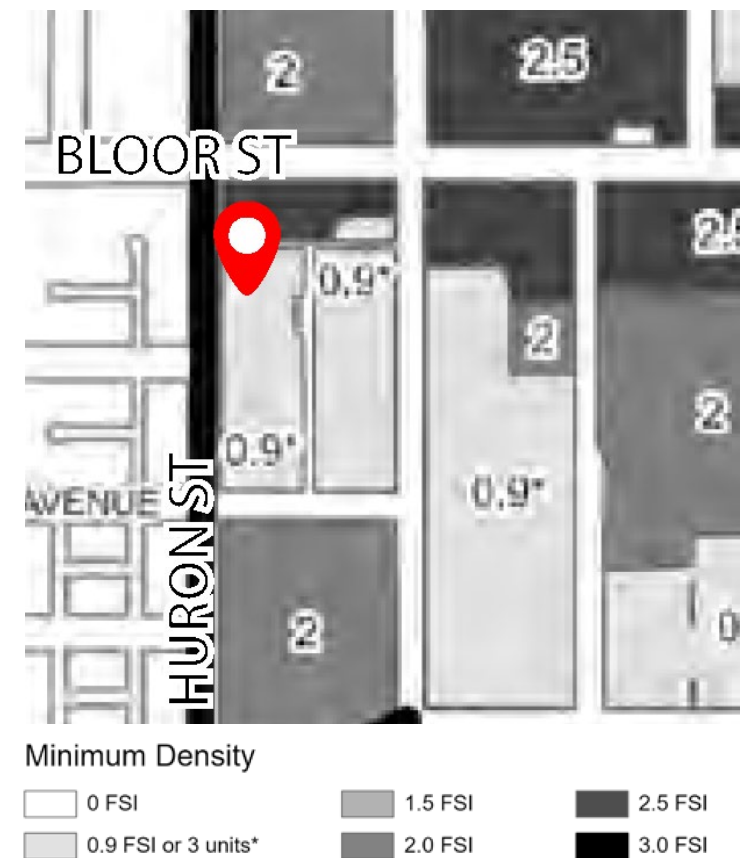
# Spadina, St. George, and Museum PMTSA



Spadina MTSA



St. George MTSA

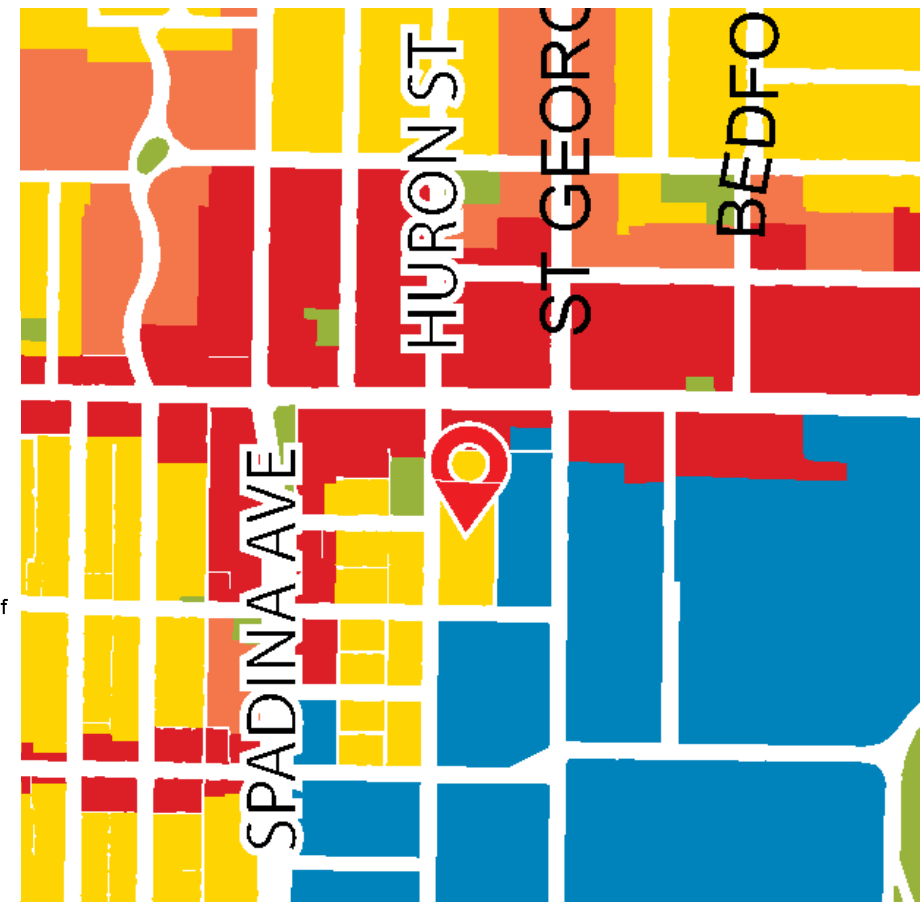


Museum PMTSA

# 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.

## Land Use Designations





# 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.

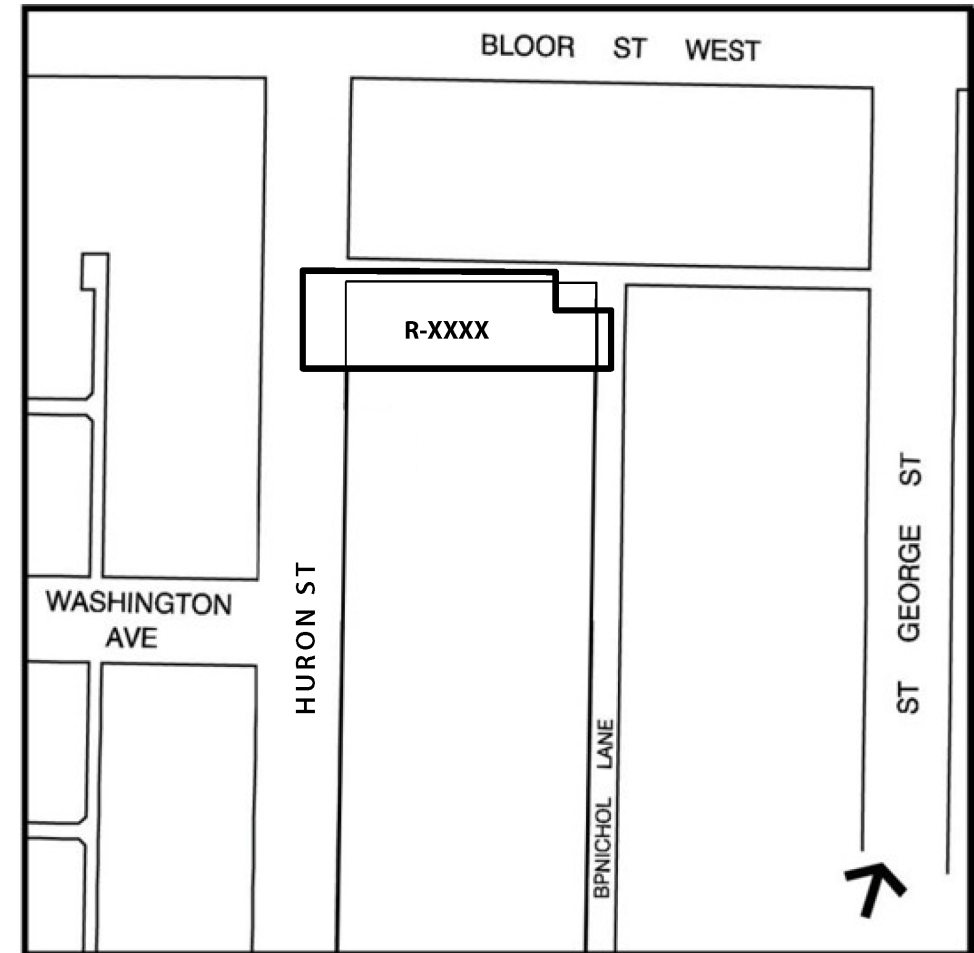


Character Areas

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

# City of Toronto Zoning By-law

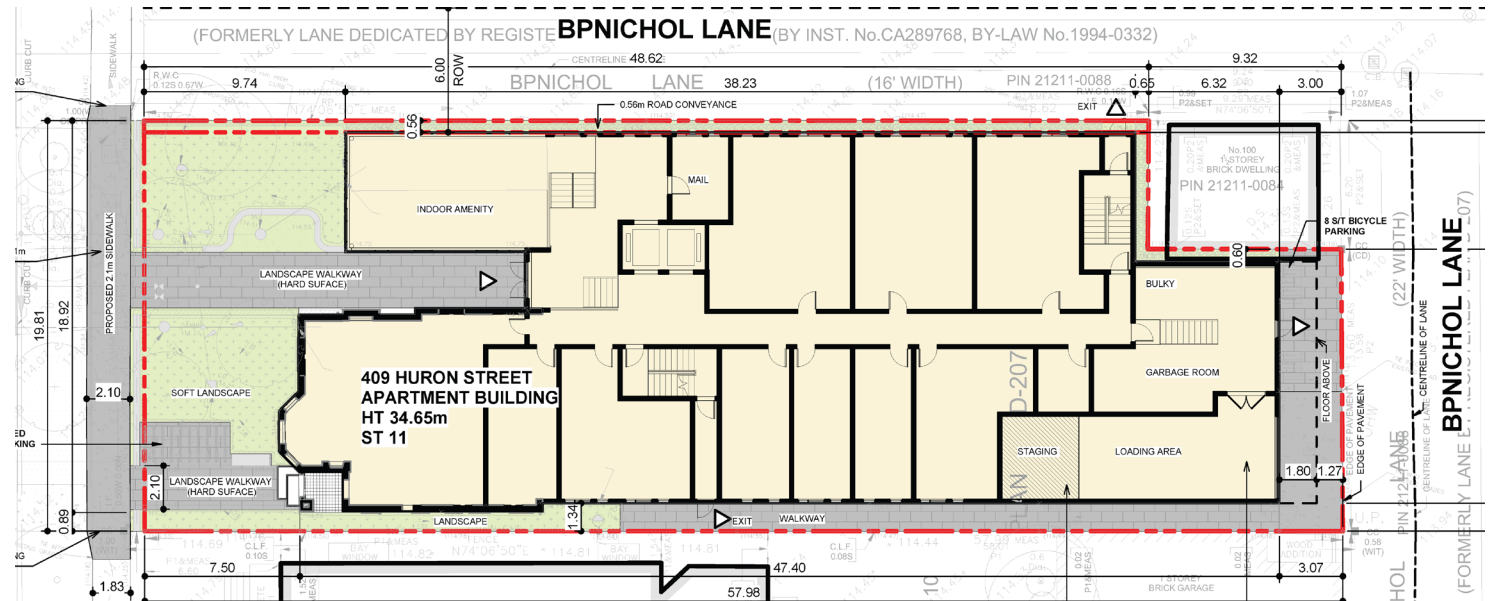
- The Subject Lands are zoned “R3” Zone within Zoning By-law 438-86, which permits apartment buildings.
- The Subject Lands are proposed to be brought into the CZBL 569-2013 and rezoned to “Residential (R)” Zone, with additional site-specific exceptions.



# Development Proposal

## 2025 Proposal Statistics

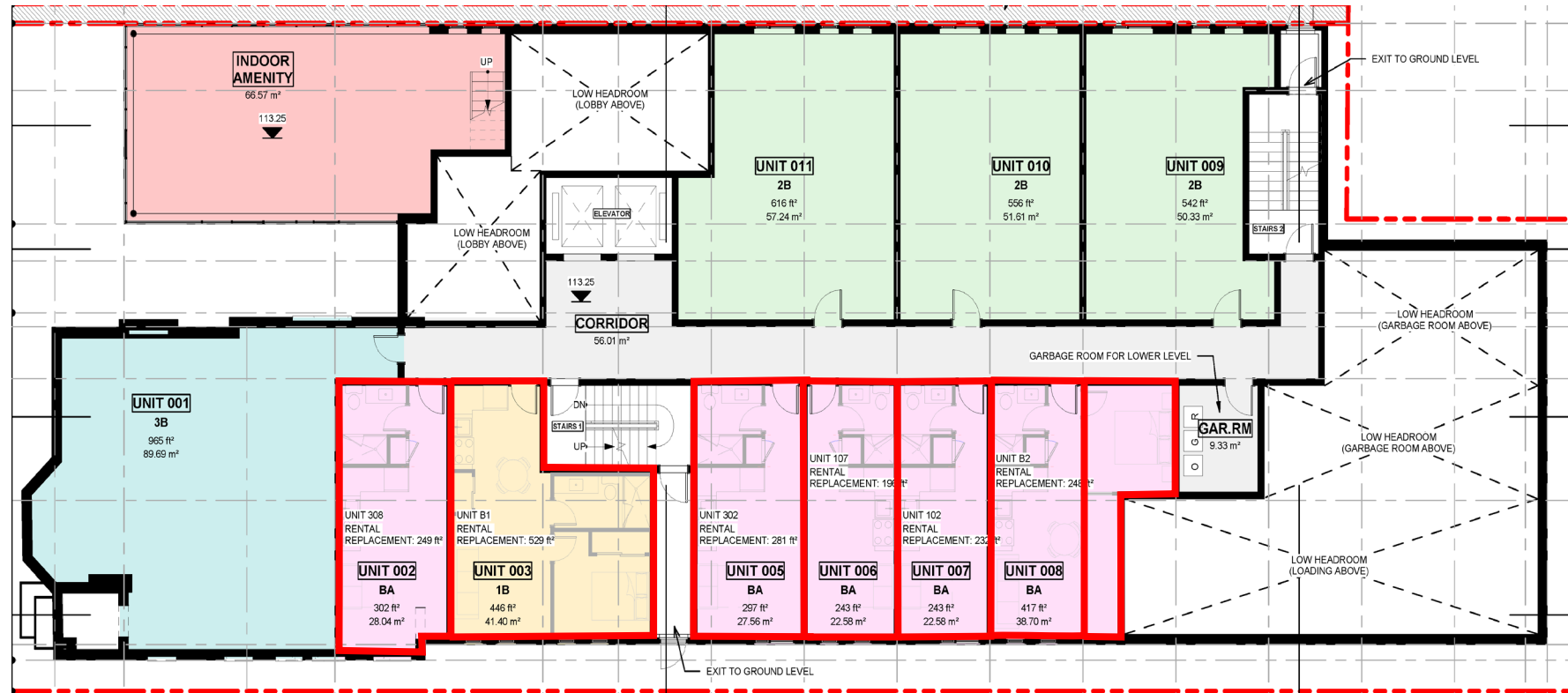
Site Area	1,089.99 sq.m
Frontage (Huron Street)	19.81 m
Height	34.65 m or 11 Storeys (not including MPH)
Units	136 units
Bachelor	58 units
1 Bedroom	34 units
2 Bedroom	31 units
3+ Bedroom	13 units
FSI	5.97
Outdoor Amenity	299.93 sq.m
Indoor Amenity	275.89 sq.m
Bicycle Parking	151 spaces
Short-Term Bicycle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



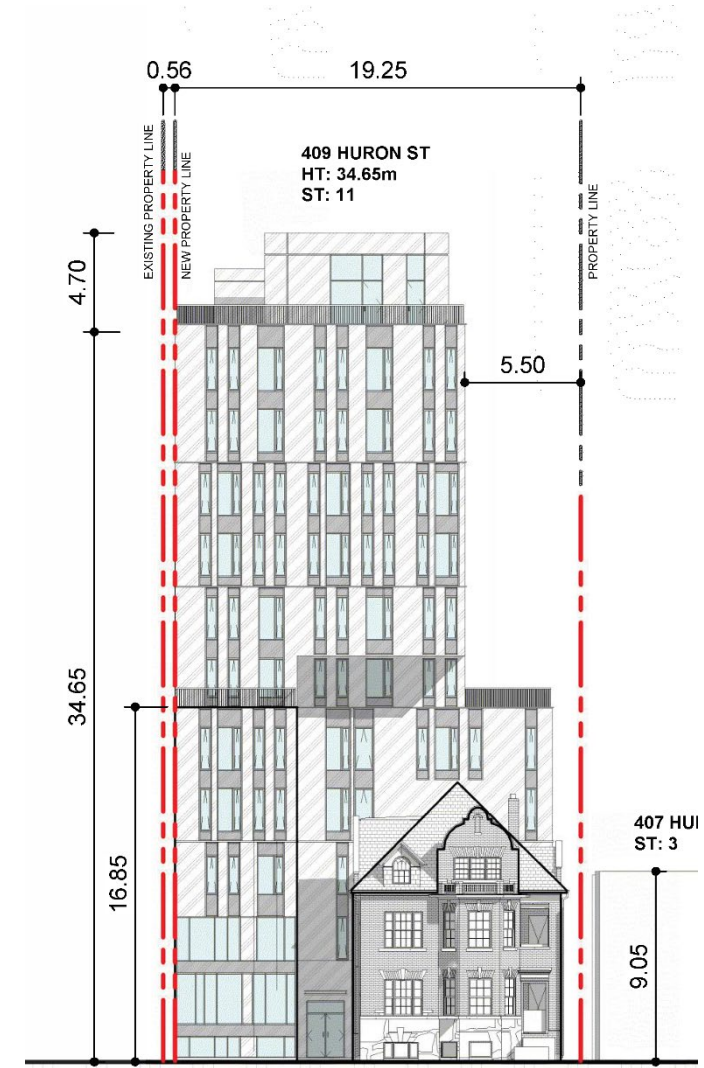


# Rental Replacement

- 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.

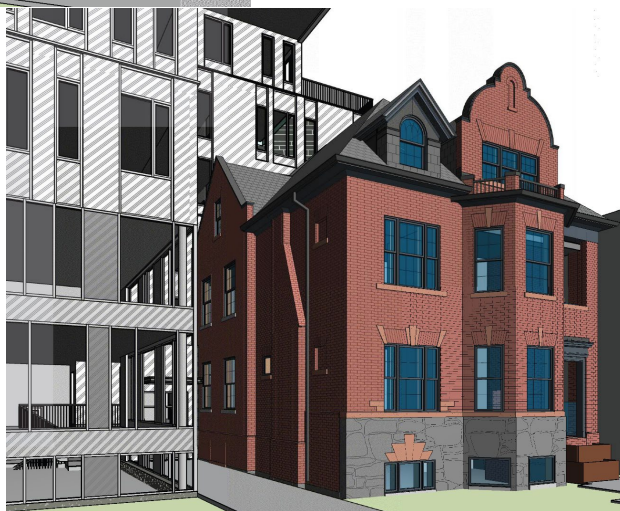
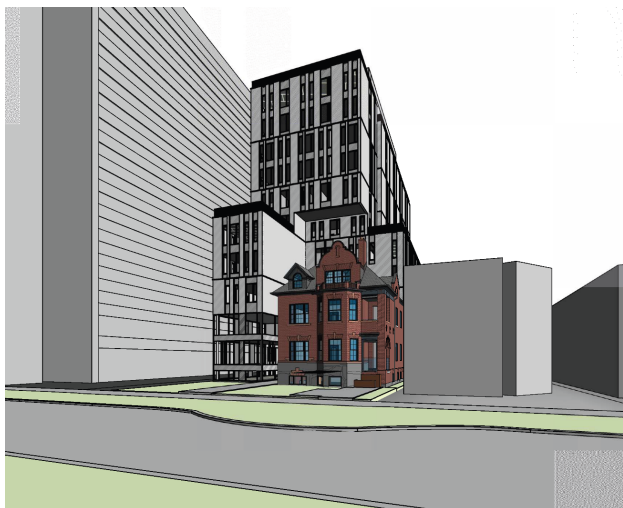


# Proposed Elevations





# Proposed Renderings





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# Thank You Questions and Comments

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