

25 St. Mary

May 3, 2022



Community Consultation Meeting



www.25StMary.com



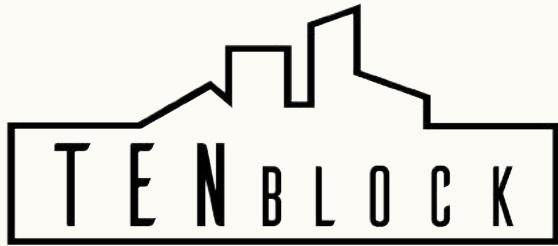
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[416-391-0209](tel:416-391-0209)

25 St. Mary

The Project Team



gh3*

**URBAN
STRATEGIES
INC .**

BOUSFIELDS INC.

CLAUDE CORMIER + ASSOCIÉS INC
ARCHITECTURE DE PAYSAGE ET DESIGN URBAIN

footprint

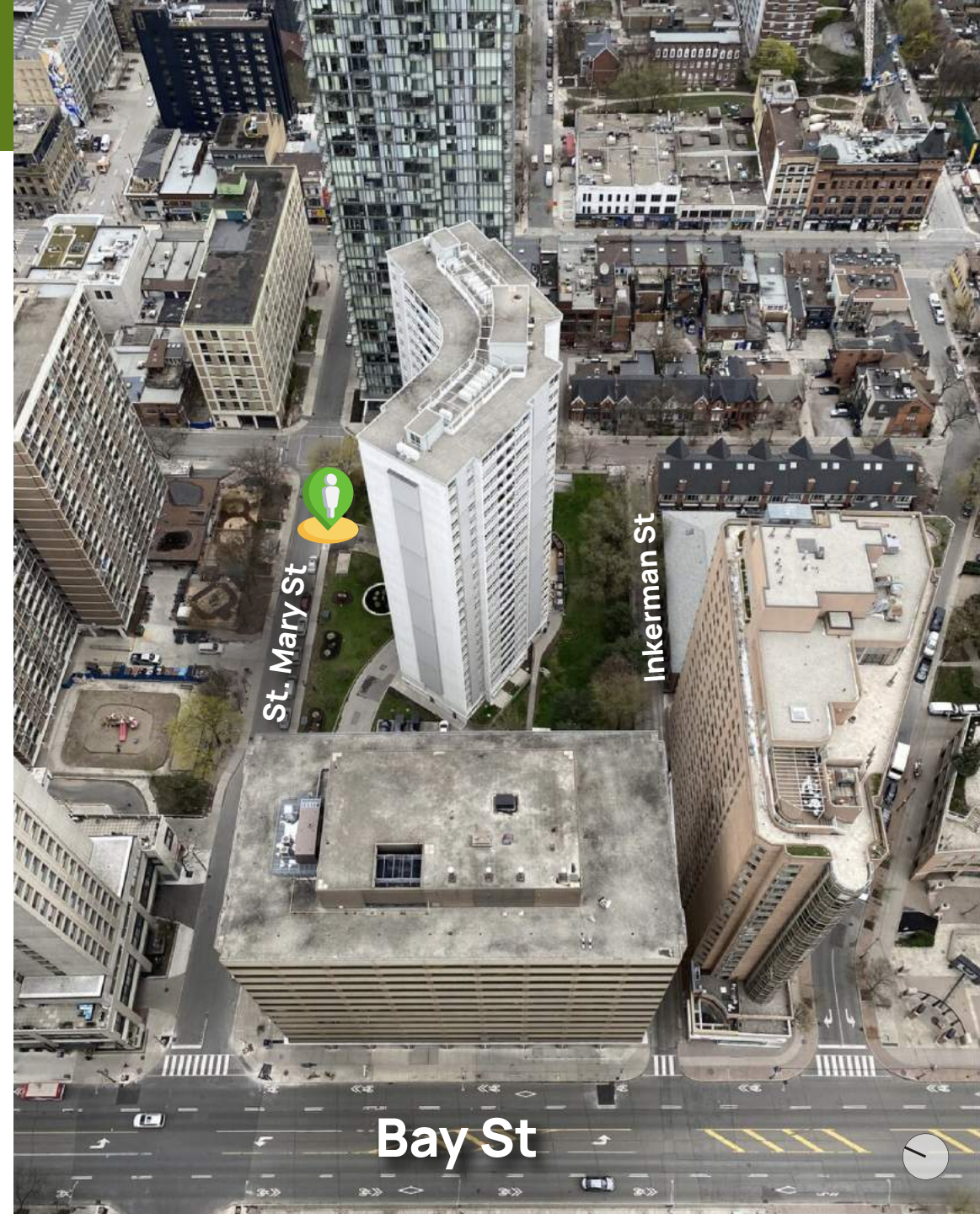
sussex

25 St. Mary

Site Today

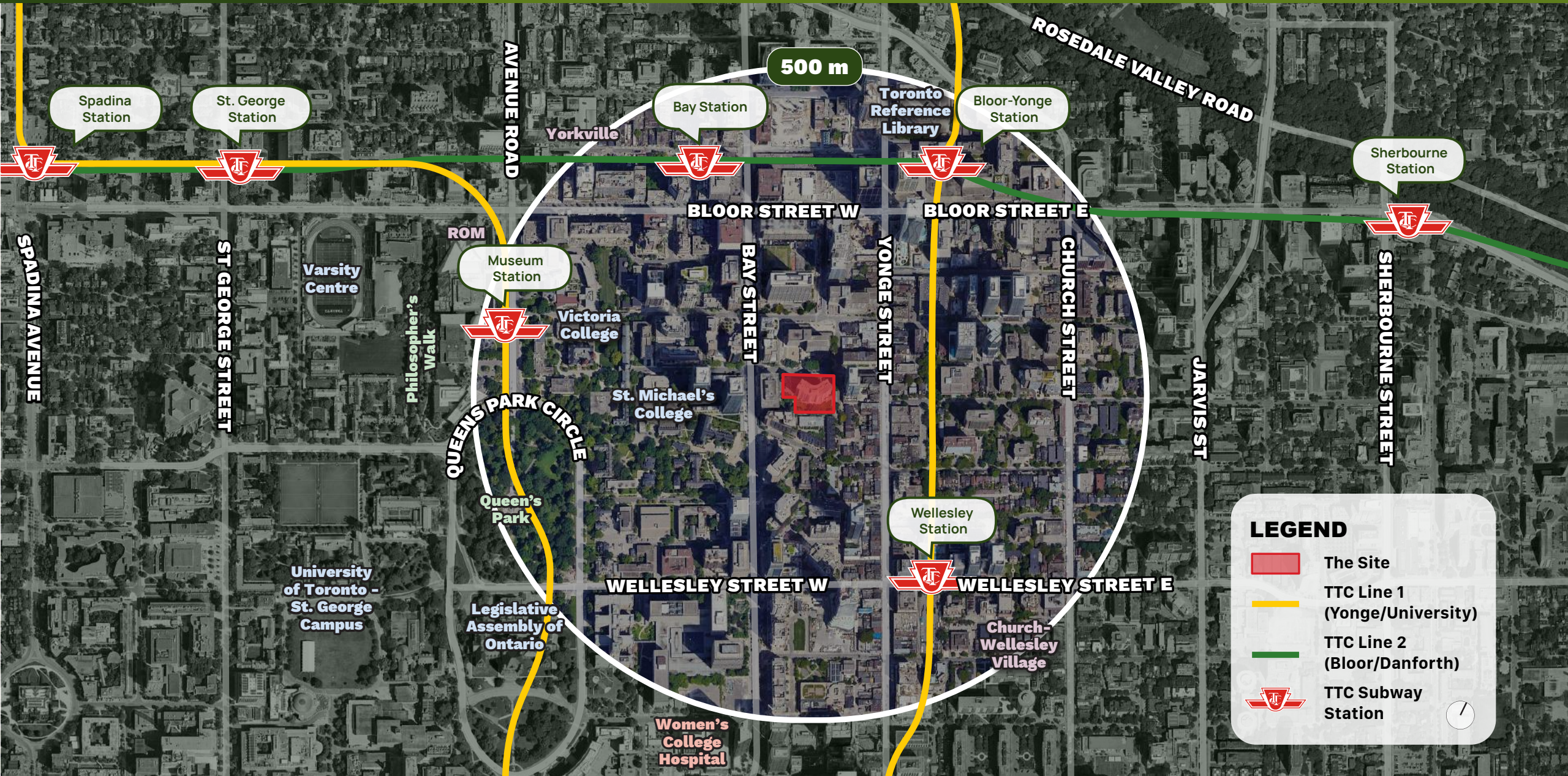


View looking south from St. Mary Street







25 St. Mary

Site Context



LEGEND

-  The Site
-  TTC Line 1 (Yonge/University)
-  TTC Line 2 (Bloor/Danforth)
-  TTC Subway Station

25 St. Mary

An Area Rich in Services, Institutions & Infrastructure



Numerous Subway Stations



University of Toronto



Government & Institutions



Medical Institutions



Bloor St. Retail



Yonge St. Commercial/Restaurants

2020



2046

ONTARIO

14,700,000

people

+36%

+5,300,000

86% due to net migration

20,000,000

people

TORONTO

2,990,000

people

+32%

+966,000

Fastest growing city in
North America

3,950,000

people

Moderate growth scenario from Government of Ontario population projections 2020-2046, updated August 25, 2021

2010

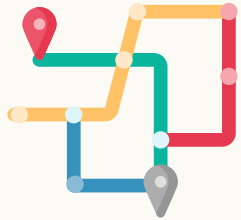


- Context has changed significantly in the past decade
- Substantial growth has occurred in the area and immediately around the site



- Substantial growth will continue to happen in the area and immediately around the site

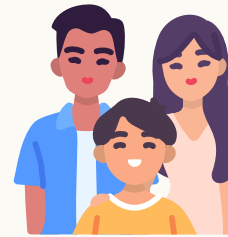




**Transit-oriented
Development**



**New Rental & Market
Housing Supply**



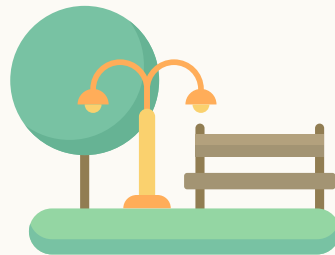
**Family Sized
Homes**



**A Spectrum of
Affordabilities**



**Community Services
& Amenities**



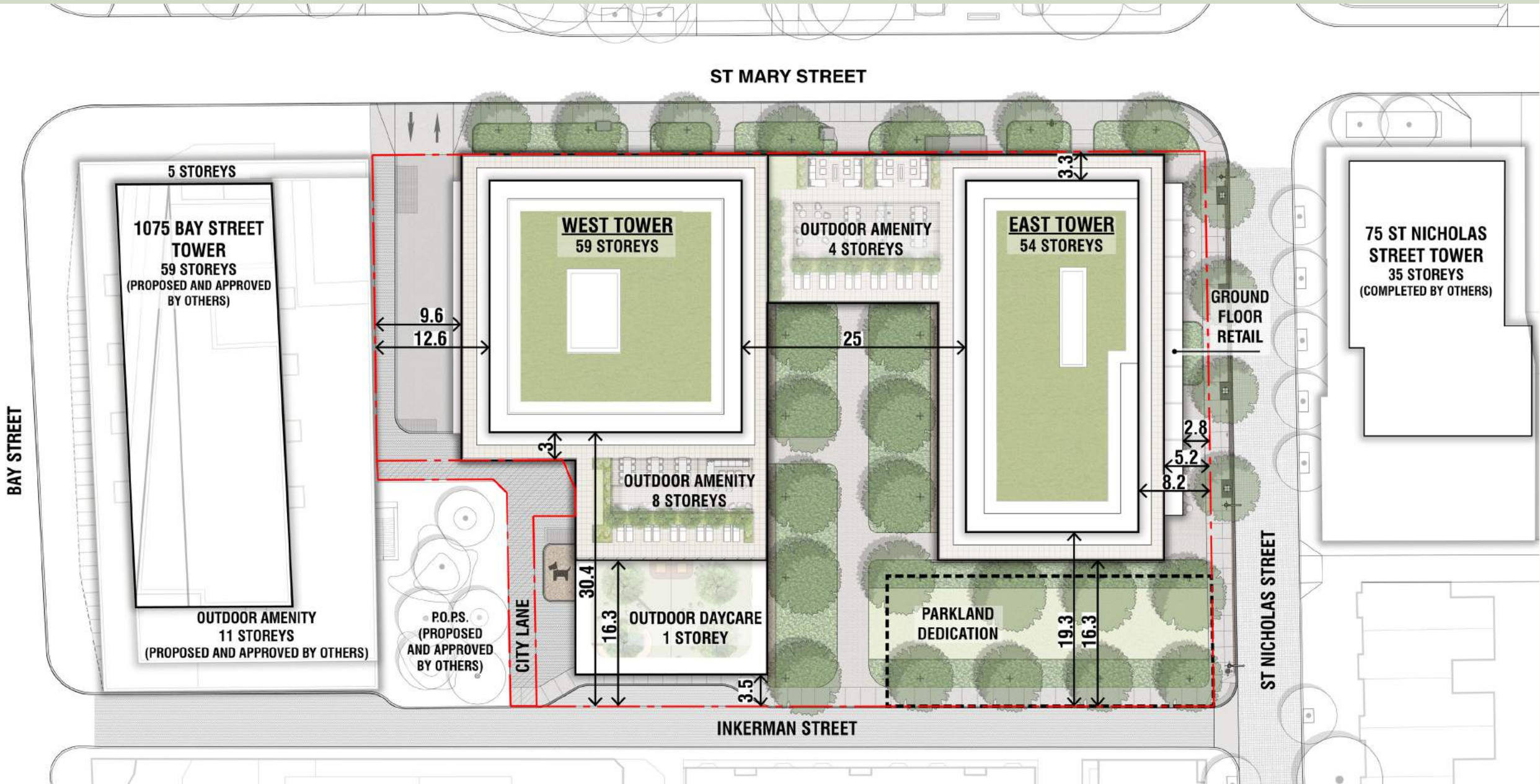
**Public Realm
Improvements**



**Community Oriented
Retail**



**Sustainable
Development**



25 St. Mary

A Proposal to Improve and Increase Housing Supply



259 Affordable &
Mid-range Rental
Replacement Homes



884
New Market-rate
Homes



Exceeds Rental Replacement Requirement

- » All 259 homes will be replaced in the new building
- » Eligible residents will have the right to return to a **brand new home** of the **same bedroom type, similar size, and similar rent**



Compensation & Assistance

- » Eligible residents will be given extra notice to move out and will receive assistance and compensation
- » This package is determined later on in the process



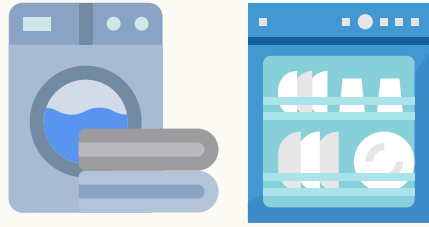
Existing Homes

- » Existing homes are a mix of affordable rents & mid-range rents

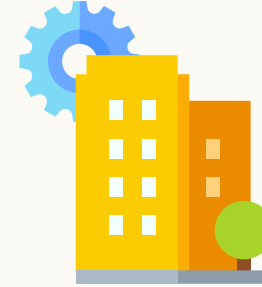


Resident Engagement

- » Tenblock letters to residents prior to submission & launch of website
- » Tenblock Resident Meeting: December 1
- » Tenblock Tenant Drop-in: April 27
- » Future meetings to be held & ongoing communication



In-suite laundry & dishwashers



Modern building operations



Indoor & outdoor amenity



Pet-friendly facilities



Internalize garbage, loading & parking



259

Rental Replacement Units



47 Studio



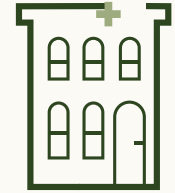
118 1-bedroom



94 2-bedroom



0 3-bedroom



884

New Residential Units



59 Studio



475 1-bedroom



257 2-bedroom



93 3-bedroom

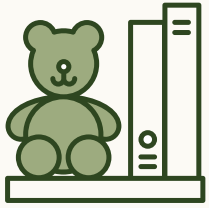
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Integrating New Public Park



521 m²
Public Park





Day Care

(for 62 children
from infant to
pre-school age)

- 709 m² interior space
- 405 m² dedicated outdoor area
- Covered pick-up and drop-off plaza



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Incorporating a Central Courtyard & Series of Mid-block Connections



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Extensive Street Trees & Plantings Along St. Mary



25 St. Mary

St. Mary Street Section



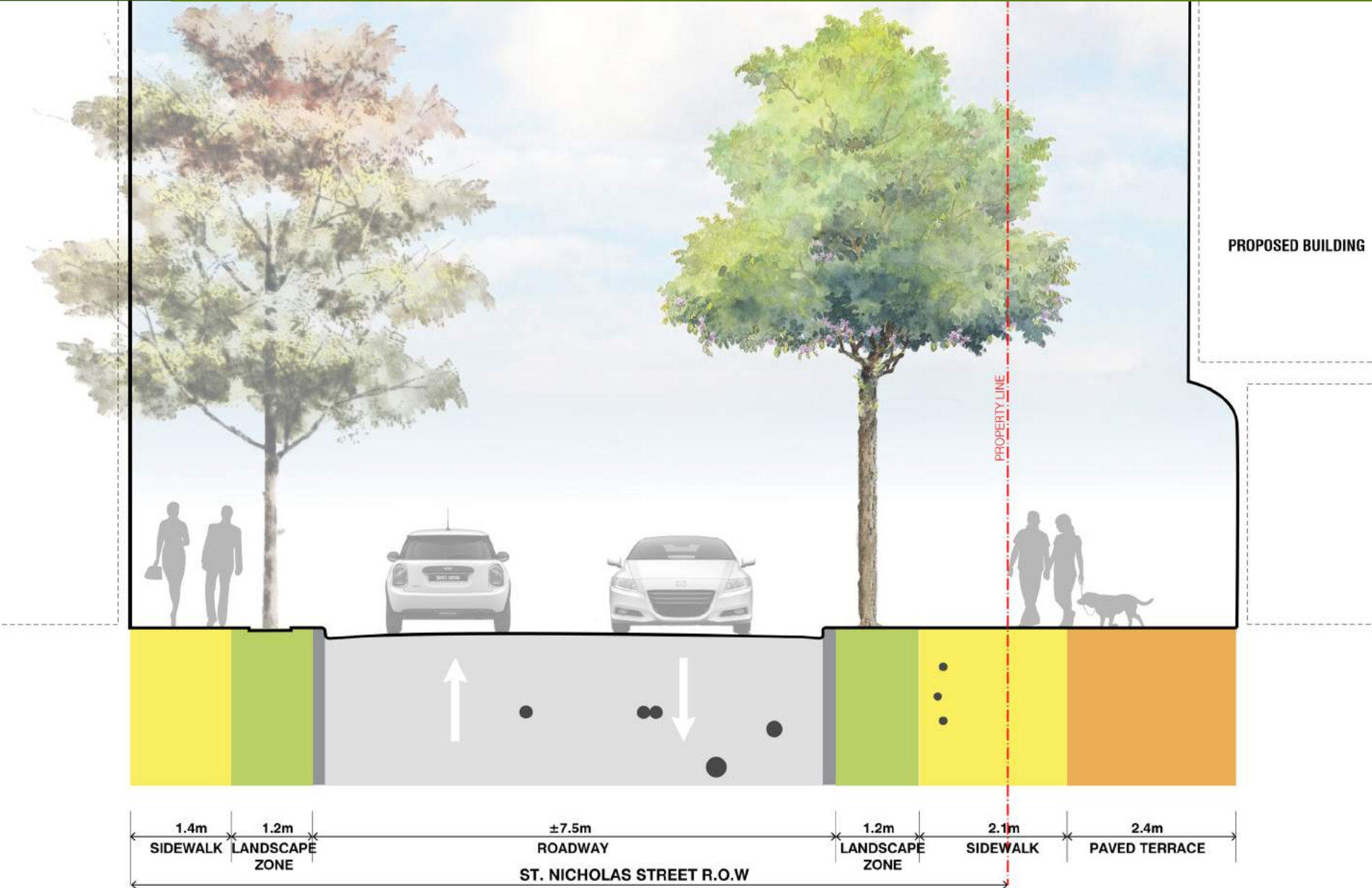
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Reinforcing the Character of St. Nicolas Street with Wider Sidewalks, Street Trees, & Retail



265 m²
Retail Space



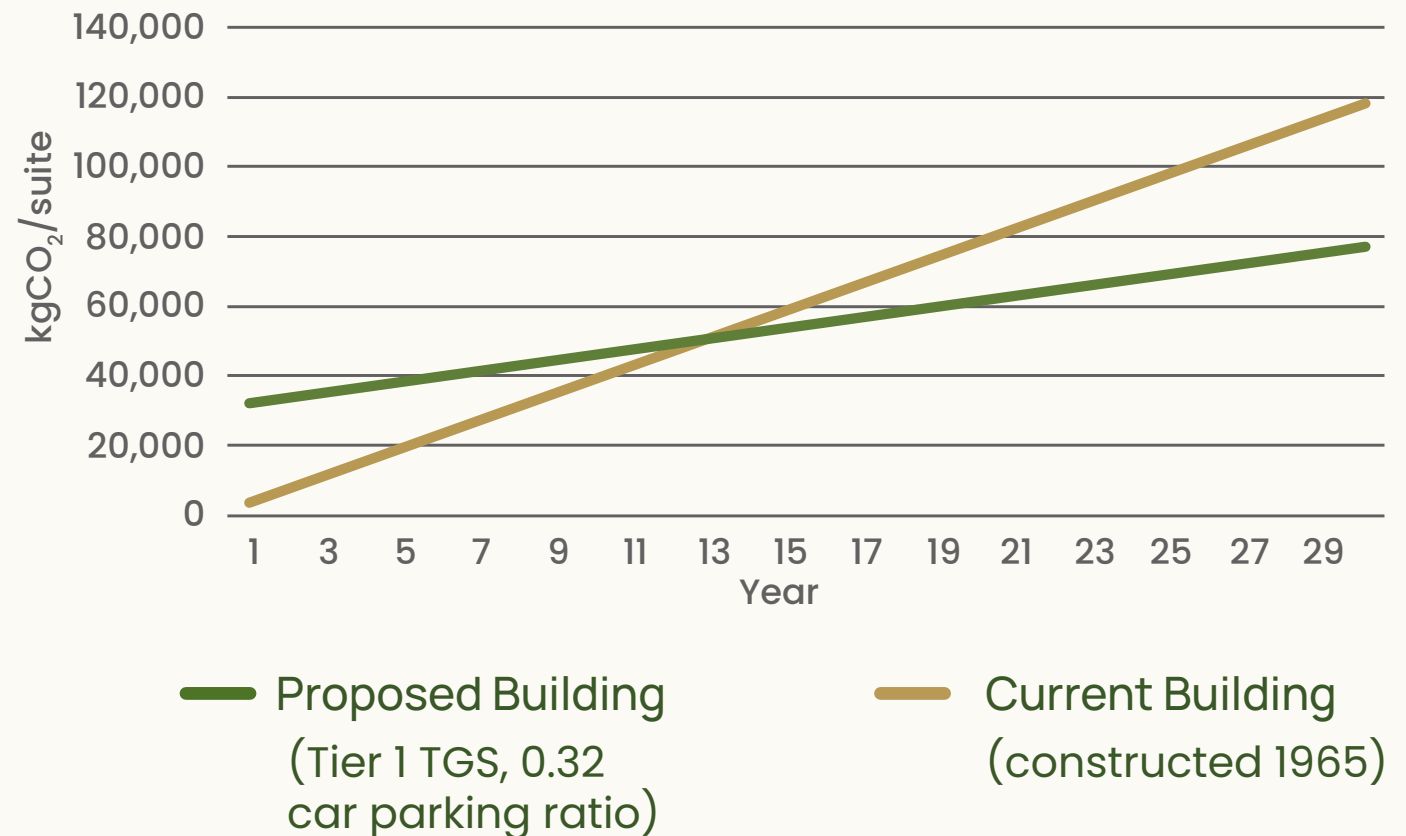


Carbon Analysis Report prepared by



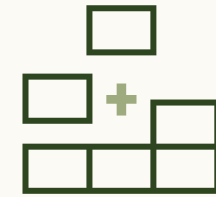
- Existing building emits 2.58X greater CO₂ per home compared to the proposed building
- Annual emissions of a suburban home are over 4X higher than a home in the proposed building
- Compact high-density development near transit is one of the most impactful ways to reduce emissions as a society
- Proposed building will be carbon-positive 13 years after occupancy if built to Tier 1 Toronto Green Standard Version 3
- Analysis includes emissions attributable to demolition, new construction, maintenance, and end of life of proposed building

Cumulative GHG Emissions Per Home





59 & 54
Storeys



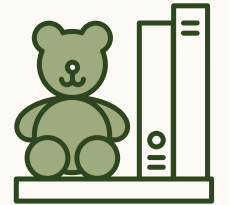
1,143
Total Units



265 m²
Retail Space



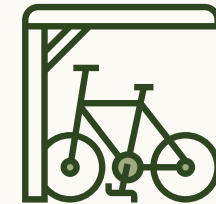
521 m²
Public Park



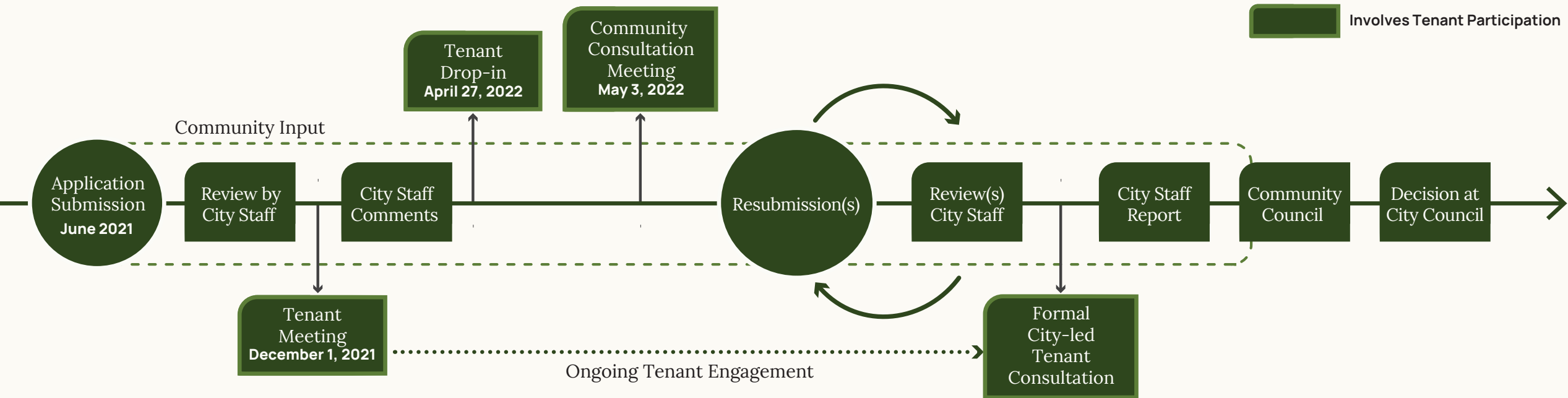
1,114 m²
Daycare



367
Vehicular Parking Spaces



1,156
Bicycle Parking Spaces



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Thank You!



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