

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~ and enacted by Council: ~20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. XXXX- 2021**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 145 St. George Street**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has the authority to pursuant to Section 39 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the temporary use of a building for a temporary sales office; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. This by-law applies to the lands delineated by heavy black lines on Diagram 1 attached to and forming part of this By-law.
2. The words highlighted in bold type in this By-law have the same meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to R (XXXX) as shown on Diagram 3 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number XXXX so that it reads:

**Exception R (XXXX)**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 145 St. George Street as shown on Diagram 1 of this By-law, if the requirements of by-law [Clerk to provide By-law #] are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection of a **residential building** in compliance with (B) through (P) below;

- (B) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 115.9 metres;
- (C) Despite regulation 10.5.40.40 and 10.10.40.40, the total **gross floor area** of all **buildings** and **structures** on the **lot** shall not exceed 25,000 square metres;
- (D) Despite regulation 10.10.40.70, and 10.5.40.70 the required minimum **building setbacks** are shown on Diagram 2 of this By-law;
- (E) Despite regulation 10.10.40.70, 10.5.40.60, 10.5.40.70 and 10.5.60.20 the portions of a **building** or **structure** erected or used above established grade must be located within the areas delineated by the heavy lines as shown on Diagram 1, attached to By-law [**Clerk to provide By-law #**];
- (F) Despite (D) above, the following building elements, structures and projections are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 2 of By-law [**Clerk to provide By-law ##**]:
- i. cornices, lighting fixtures, awnings, canopies, architectural features, balconies and guards, balcony roof or canopies, privacy screens, mechanical and architectural screens, window sills, chimneys, vents, stacks, pipes, mechanical fans, exterior stairs, stair landings, covered stairs and/or stair enclosures associated with an entrance or exit from an underground parking garage, air conditioning and other mechanical equipment, retaining walls and curbs, monitor wells, bicycle parking areas, fences and safety railings, terraces, planters, balustrades, bollards, wheelchair ramps, access ramps, window projections, underground garage ramps and their associated **structures**, and landscape and public art features;
- (G) Despite regulation 10.5.40.10 and 10.10.40.10, the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the symbol “HT” as shown on Diagram 2 of By-law [**Clerk to provide By-law ##**];
- (H) Despite (H) above, the following **building** elements, **structures** and projections are permitted to exceed the maximum **heights** as delineated by the letter “HT” as shown on Diagram 2, of By-law [**Clerk to provide By-law #**]:
- i. A **structure** on the roof of the **building** used for outside or open air recreation, a roof top amenity room, roof top stair enclosure, roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, an unenclosed structure providing safety or wind protection, air intake and handling units, antennae and other communication equipment, access hatches, air shafts, awnings, balcony & terrace guards and dividers, bollards, canopies, cornices, eaves, elevator enclosures, shafts and overruns, fences, flag poles, flues, green roof, guardrails, insulation and roof surface materials, landscaping, planters and other landscaping structures, lighting fixtures, maintenance equipment storage, mechanical and

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architectural screens, mechanical penthouses, ornamental elements, parapets, pipes, platforms, privacy screens, railings, retaining walls, roof access, satellite dishes, stacks, staircases or enclosures, trellises, vents, wind protection, and window washing equipment on the roof of the **building**;

- (I) Despite regulation 10.10.40.50(1), **amenity space** must be provided on the **lot** in accordance with the following:
- (i) A minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit** must be provided;
  - (ii) A minimum of 1.5 square metres of outdoor **amenity space** for each **dwelling unit** must be provided; and
  - (iii) A maximum of 25% of outdoor **amenity space** may be **green roof**.
- (J) Regulations 10.5.50.10(4), 10.5.50.10(5) and 10.5.50.10(6) with respect to landscaping for an **apartment buildings** shall not apply;
- (K) Despite regulations 200.5.10.1, 200.15.1, and 200.15.1.5(1) **parking spaces** must be provided and maintained in accordance with the following minimum requirements:
- (i) 90 **parking spaces** for residents of the **dwelling units**; ;
  - (ii) 4 **parking spaces** for visitors;
  - (iii) a total of 20% of **parking spaces** shall be equipped with electric vehicle supply equipment (EVSE); and
  - (iv) a minimum of 4 accessible **parking spaces** shall be provided;
- (L) Despite (K) above and regulation 200.5.1.10, electric vehicle supply equipment (EVSE) does not constitute a **parking space** obstruction;
- (M) Despite regulation 10.5.100.1(4)(B) with respect to driveway widths for **apartment buildings**, a maximum total width of 7.5 metres may be provided;
- (N) Despite regulations 230.5.1.10 and 230.5.10.1(5) **bicycle parking spaces** shall be provided on the **lot** in accordance with the following:
- (i) a minimum of 310 long-term **bicycle parking spaces** shall be provided for residents;
  - (ii) a minimum of 36 short-term **bicycle parking spaces** shall be provided for visitors of the **dwelling units**; and
  - (iii) **bicycle parking spaces** may be located in a bicycle stacker;
- (O) Despite regulations 230.5.1.10(4) and (5) **bicycle parking spaces** must have minimum dimensions as follows:
- (i) Horizontal **bicycle parking spaces**:
    - i. Minimum length of 1.8 metres;

- ii. Minimum width of 0.6 metres; and
- iii. Minimum vertical clearance of 1.9 metres;

(ii) Vertical **bicycle parking spaces:**

- i. Minimum length or vertical clearance of 1.9 metres;
- ii. Minimum width of 0.6 metres, and
- iii. Minimum horizontal clearance from the wall of 1.2 metres;

(iii) **Stacked bicycle parking spaces:**

- i. Minimum length of 1.8 metres;
- ii. Minimum width of 0.6 metres; and
- iii. Minimum vertical clearance for each **bicycle parking space** of 1.0 metres

(P) None of the provisions of this Exception R (XXXX) or By-law 569-2013 shall apply to prevent a **sales office** used for the initial sale of **dwelling units** on the **lot**;

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any existing or future severance, partition, or division of the lot, the provisions of this by-law must apply to the whole of the lot as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

Frances Nunziata  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

ST. GEORGE STREET

CENTRE LINE OF STREET

N16°45'00"W 34.74

N73°48'20"E 65.49

N16°45'00"W 34.80

N73°48'40"E 50.30

N74°05'50"E 15.22

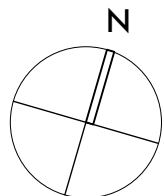
PRINCE ARTHUR AVENUE

CENTRE LINE OF STREET

# DIAGRAM 1

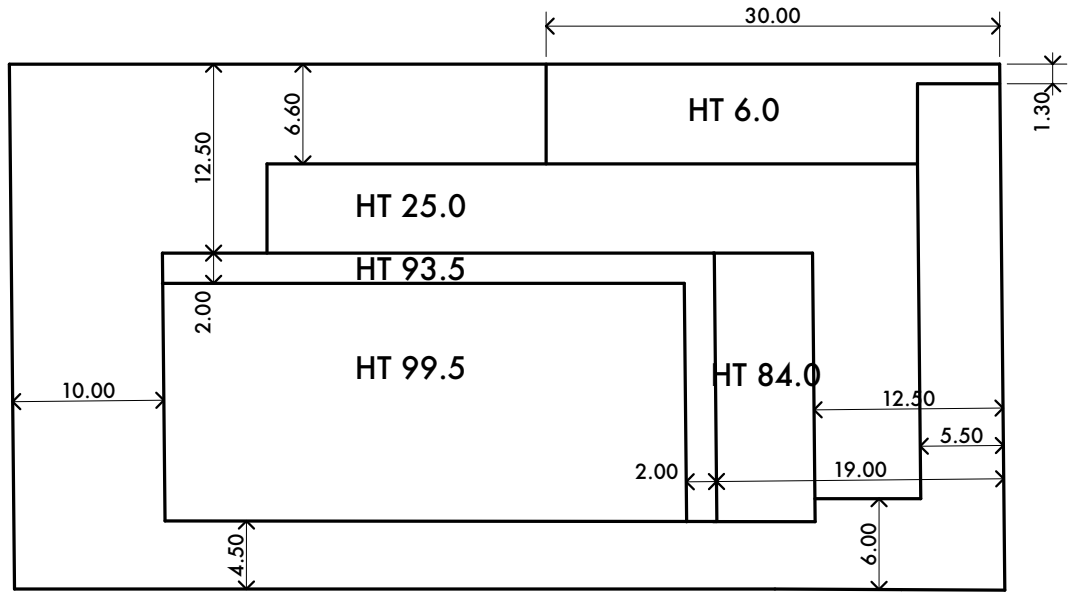
145 ST. GEORGE STREET

MAY 5 2021



ST. GEORGE STREET

CENTRE LINE OF STREET



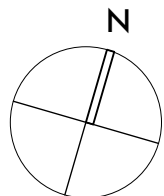
PRINCE ARTHUR AVENUE

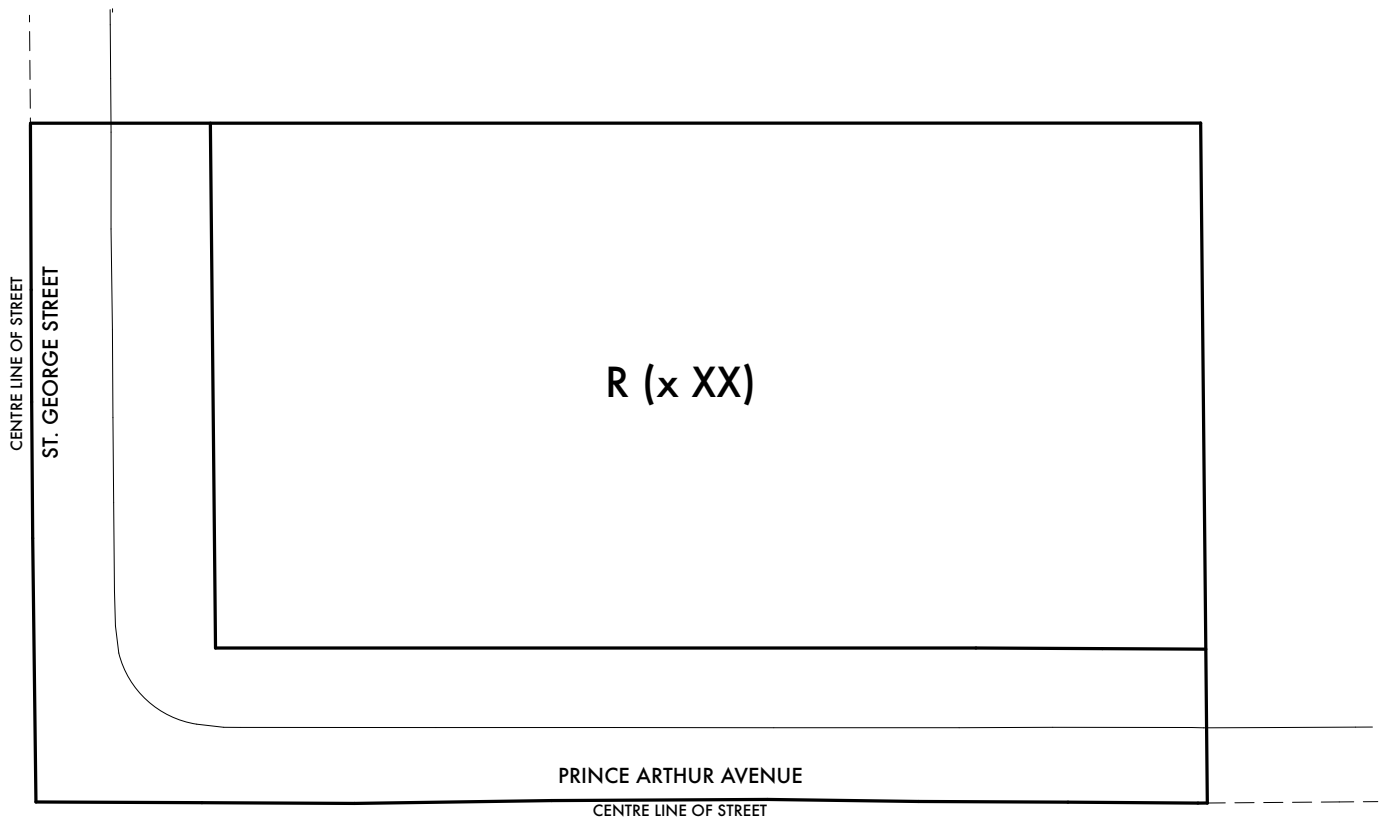
CENTRE LINE OF STREET

## DIAGRAM 2

145 ST. GEORGE STREET

MAY 5 2021





# DIAGRAM 3

145 ST. GEORGE STREET

MAY 5 2021

