

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. 438-86, 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 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 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 lines on Map 1 attached to and forming part of this By-law;
2. Except as otherwise provided herein, the provisions of By-law 438-86 shall continue to apply;
3. None of the provisions of Section 2 with respect to the definition of the terms, *lot*, *grade*, *height*, *stacked bicycle parking space* and 3(e), 3(f), 4(4), 4(5), 4(6), 4(7), 4(8), 4(12), 4(13), 6(3) Part I, 6(3) Part II, 6(3) Part V, and 6(3) Part IV of Zoning By-law 438-86, as amended, being “A by-law to regulate the use of land and the erection, use, bulk, height, spacing of lands and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of an *apartment* building on the lands municipally known as 145 St. George Street in the year 2021 (hereafter referred to as the *lot*), provided that,
 - (a) the *lot* comprises the lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;

- (b) the *residential gross floor area* shall not exceed a maximum of 25,000 square metres;
- (c) no portion of any building or structure erected on the lot above grade shall be located otherwise than wholly within the heavy lines identified on Diagram 1 attached to and forming part of this By-law, except for:
- 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;
- (d) no portion of any building or structure on the *lot* shall have a *height* in metres greater than the height limits specified by the numbers following the symbol “H” as shown on Diagram 2 attached to and forming part of this By-law, except for:
- 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 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*;
- (e) *Amenity space* shall be provided and maintained on the *lot* in accordance with the following:
- a. a minimum of 2.0 square metres of indoor *amenity space* for each *dwelling unit* shall be provided;
 - b. a minimum of 1.5 square metres of outdoor *amenity space* for each *dwelling unit* shall be provided; and
 - c. a maximum of 25% of outdoor *amenity space* may be *green roof*.

- (f) *parking spaces* shall be provided and maintained on the *lot* 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;
- (g) electric vehicle supply equipment (EVSE) does not constitute an obstruction in a *parking space*;
- (h) a maximum driveway width for an *apartment building* shall be 7.5 metres;
- (i) *bicycle parking spaces* shall be provided on the *lot* in accordance with the following:
- a. a minimum of 310 long-term *bicycle parking spaces* shall be provided for residents;
 - b. a minimum of 36 short-term *bicycle parking spaces* shall be provided for visitors of the *dwelling units*; and
 - c. *bicycle parking spaces* may be located in a bicycle stacker;
- (j) *bicycle parking spaces* shall have minimum dimensions as follows:
- a. 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;
 - b. 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;
 - c. 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
- (k) None of the provisions of this By-law shall apply to prevent a *sales office* used for the initial sale of *dwelling units* on the *lot*;
4. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred;

5. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:

“*grade*” means 115.89 metres Canadian Geodetic Datum;

“*height*” means the vertical distance between grade and the highest point of the roof of any building on the lot, except for those elements prescribed by this By-law;

“*lot*” means those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.

“*stacked bicycle parking space*” shall mean a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*.

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

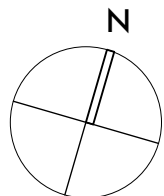
PRINCE ARTHUR AVENUE

CENTRE LINE OF STREET

DIAGRAM 1

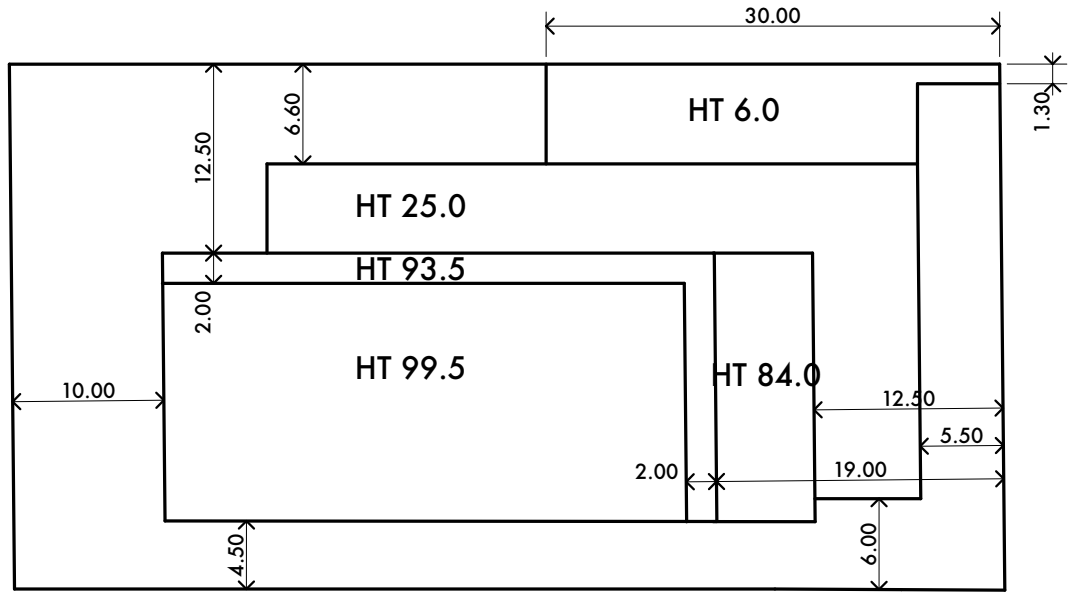
145 ST. GEORGE STREET

MAY 5 2021



ST. GEORGE STREET

CENTRE LINE OF STREET



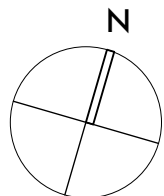
PRINCE ARTHUR AVENUE

CENTRE LINE OF STREET

DIAGRAM 2

145 ST. GEORGE STREET

MAY 5 2021



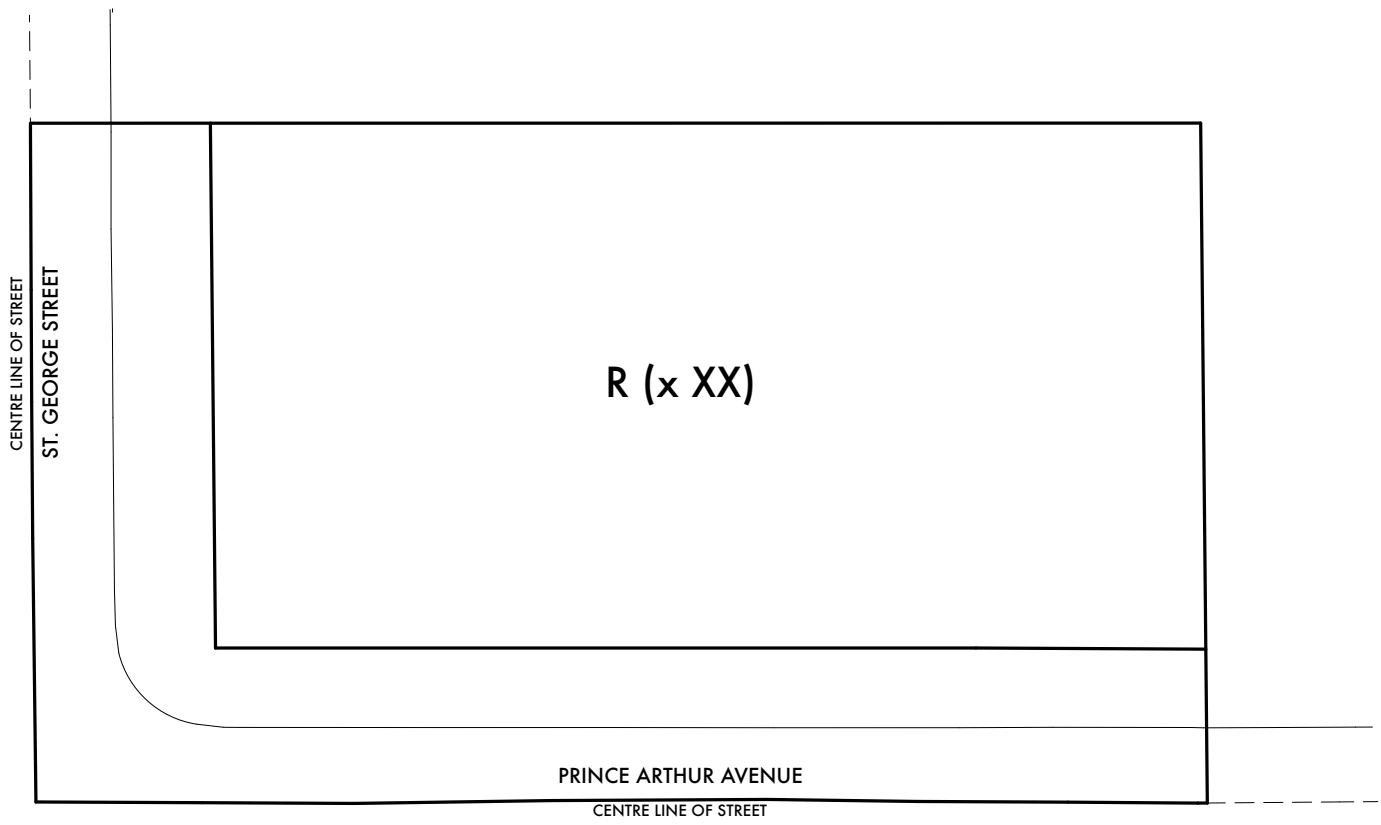


DIAGRAM 3

145 ST. GEORGE STREET

MAY 5 2021

