

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

CITY OF TORONTO

BY-LAW ###-YEAR

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 145 St. George

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; 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 from a zone label of R (d2.0) (X902) to a zone label of RAC 2.0 (c.1.0 r.2.0) (XXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number XXX so that it reads:

(XXX) Exception RAC (XXX)**

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, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (EE) below:
- (B) Despite Regulations 15.5.40.10, the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 116.1 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 15.20.20.10(1), car share, **massage therapy, geo-energy facility, public parking, wellness centre**, and an **outdoor patio** are permitted;
- (D) Despite Regulation 15.20.20.20(1) non-residential uses are not subject to Regulation 15.20.20.100(1)(B) and (E), (7), and (12)(A) and (B);
- (E) For the purposes of this exception, a mezzanine does not constitute a storey;
- (F) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in an **apartment building** or **mixed-use building** on the **lot**;
- (G) Clauses 15.5.50.10, 15.5.80.10(2), 15.5.80.20, 15.5.80.30, and 15.5.100 shall not apply;
- (H) Despite Regulation 15.5.40.10, 15.20.40.10(1) and 15.20.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (I) Despite Regulations 15.5.40.10 and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, chimneys, piping, flues, stacks, vents, antennae, enclosed stairwells, renewable energy facilities and devices, window washing equipment, and roof access by a maximum of 6.5 metres;
 - (ii) Elements on or above any roof used for parapets, exterior cladding and ornamental or architectural features by a maximum of 5.0 metres;
 - (iii) Elements on or above any roof used for lightning rods by a maximum of 6.5metres;

- (iv) **structures** associated with a **green roof and roofing assemblies** by a maximum of 1.5m metres;
 - (v) trellises, pergolas, louvres, and unenclosed structures providing safety or wind protection to rooftop amenity space by a maximum of 3.0 metres;
 - (vi) planters, landscaping features, lighting fixtures, guardrails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
 - (vii) **Structures**, elements or enclosures listed in Regulation (S) below;
- (J) Despite (H) above, no part of a building, except for any structural elements and associated cladding may be located between the Canadian Geodetic Datum elevation of 116.1 metres and;
- (i) a minimum vertical clearance of 4.5 metres in the shaded area on Diagram 3 of the By-law [Clerks to insert By-law ##];
- (K) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 24,000 square metres,
- (L) In addition to the elements listed in Regulation 5.10.40.70(1) and Clause 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by **renewable energy** facilities, below ground, at, or above-ground;
- (M) None of the **gross floor area** permitted by Regulation (K) may be located above a height of 88.5 metres;
- (N) Notwithstanding Regulation (K) and (M), an additional 400 square metres of gross floor area, for a total of a maximum of 24,400 square metres of gross floor area is permitted above a height of 88.5 metres as shown on Diagram 3 of By-law [Clerks to insert By-law ##] provided that the building contains a **geo-energy facility**;
- (O) Clauses 15.5.50.10, 15.5.80.10(2), 15.5.80.20, 15.5.80.30, and 15.5.100 shall not apply;
- (P) Despite Regulation 15.20.40.50, a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.75 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.25 square metres of outdoor **amenity space** for each **dwelling unit**;

- (iii) a maximum of 0.5 square metres per **dwelling unit** of indoor **amenity space** may be located below ground; and
 - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (Q) Despite Regulation 5.10.40.70(1) and Clause 15.20.40.70 the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (R) Despite Regulation 15.20.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (S) Despite 15.5.40.60, 15.5.75.1(4)(A)(ii) and 15.5.75.1(5)(C), 600.10.10(E) and Article (Q) and (R) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies and related structures and elements such as balcony dividers, guardrails, railings and soffit cladding may encroach a maximum of 1.8 metres provided within the area identified as “Balcony Zone” on Diagram XX of By-law [Clerks to insert By-law ##]
 - (ii) exterior stairs, ladders, access ramps and elevating devices, by a maximum of 1 metre;
 - (iii) ornamental and architectural features such as pilaster, decorative column, cornice, sill, belt course, eaves, dormer, flashing and cladding elements added to the exterior surface of the **main wall** of a **building**, by a maximum of 1 metre;
 - (iv) utilities such as gas equipment and metres, hydro equipment and meters, telecommunications equipment and renewable energy facilities and devices by a maximum of 1.0 metre;
 - (v) underground garage ramp and associated structures by maximum of 6.0 metres;
 - (vi) canopies and awnings with or without support,
 - (a) to the same extent as the platform it is covering; and
 - (b) if it is not covering a platform, the canopy or similar **structure** to a maximum of 3.0 metres if it is no closer than 0 metres from a lot line; and

- (vii) air conditioners, satellite dishes, antennae, signage, lighting fixtures, vents, and pipes, by a maximum of 1.0 metre;
- (viii) **structures**, elements or enclosures listed in Regulation (I) above by a maximum of 3.5 metres;
- (T) Despite Regulation 200.5.1.10(2)(A)(iv), the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (U) Despite Regulation 200.5.1.10(2)(B) and (C), the total number of **parking spaces** may have the following minimum dimensions:
 - (i) minimum width of 2.4 metres;
 - (ii) minimum length of 5.4 metres; and
 - (iii) minimum vertical clearance of 1.8 metres;
- (V) Despite Regulations 200.5.1.10(2) and (D), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (W) Despite Regulation 200.5.10.1(1), (4), (5), and (6), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a minimum 4 **parking spaces** for residential visitors and car-share;
 - (iii) a minimum of 0 **parking spaces** for non-residential uses;
 - (iv) for the purpose of this exception, "car-share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or nonprofit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
- (X) for the purpose of this exception, "car-share parking space" means a **parking space** that is reserved and actively used for car-sharing; Despite Regulation 200.5.10.1(1) and Regulation (W)(ii), "car share parking spaces" may replace parking spaces otherwise required for residential occupants or visitors;

- (Y) Despite Regulation 15.5.80.1, the **parking spaces** required by Regulation (W)(ii) above may be provided on a non-exclusive basis and may be provided within a **public parking** use on the lot.
- (Z) Despite Regulations 200.15.10.10(1), a minimum of 1 of the required **parking spaces** on the **lot** must be accessible **parking spaces**;
- (AA) Despite Regulations 220.5.10.1 (1), (2), (3), **loading spaces** must be provided as follows:
- (i) A minimum of 1 Type "G" loading space;
- (BB) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
- (i) length of 1.8 metres;
- (ii) width of 0.3 metres; and
- (iii) vertical clearance of 1.9 metres;
- (CC) A **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device must have a minimum length or vertical clearance of 1.9 metres, minimum width of 0.4 metres, and minimum horizontal clearance from the wall of 1.2 metres;
- (DD) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**; For the purposes of this exception, "short-term" bicycle parking spaces may be located below ground, and at and above established grade;
- (EE) For the purpose of this exemption, "**geo-energy facility**" means a facility which provides energy derived from the temperature of the earth that is used to produce thermal energy or converted to produce electrical energy.

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred
6. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection or use of a temporary sales office, with a maximum height of 7.5 metres, on the lands subject to this By-law, which means a building, structure, facility, trailer, or portion thereof used exclusively for the purpose of the sale, leasing or rental of dwelling units or non-residential units to be constructed on the lot

7. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection or use of a temporary construction management office with a maximum height of 7.5 metres, on the lands subject to this By-law, which means a building, structure, facility, trailer, or portion thereof used exclusively for the purpose of the construction management for the development of the lands to be constructed on the same lot.

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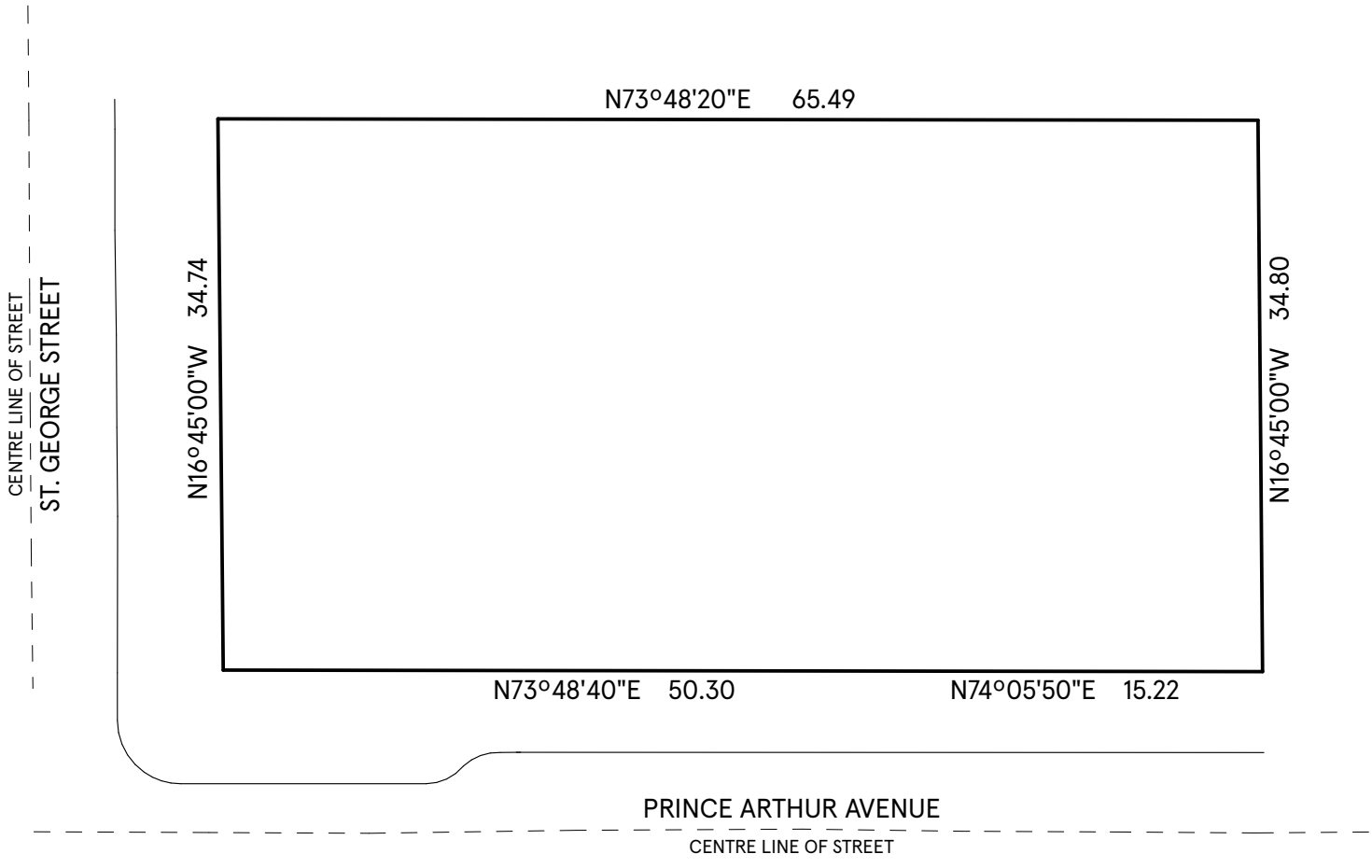


Diagram 1

145 St. George St.
19 April 2023



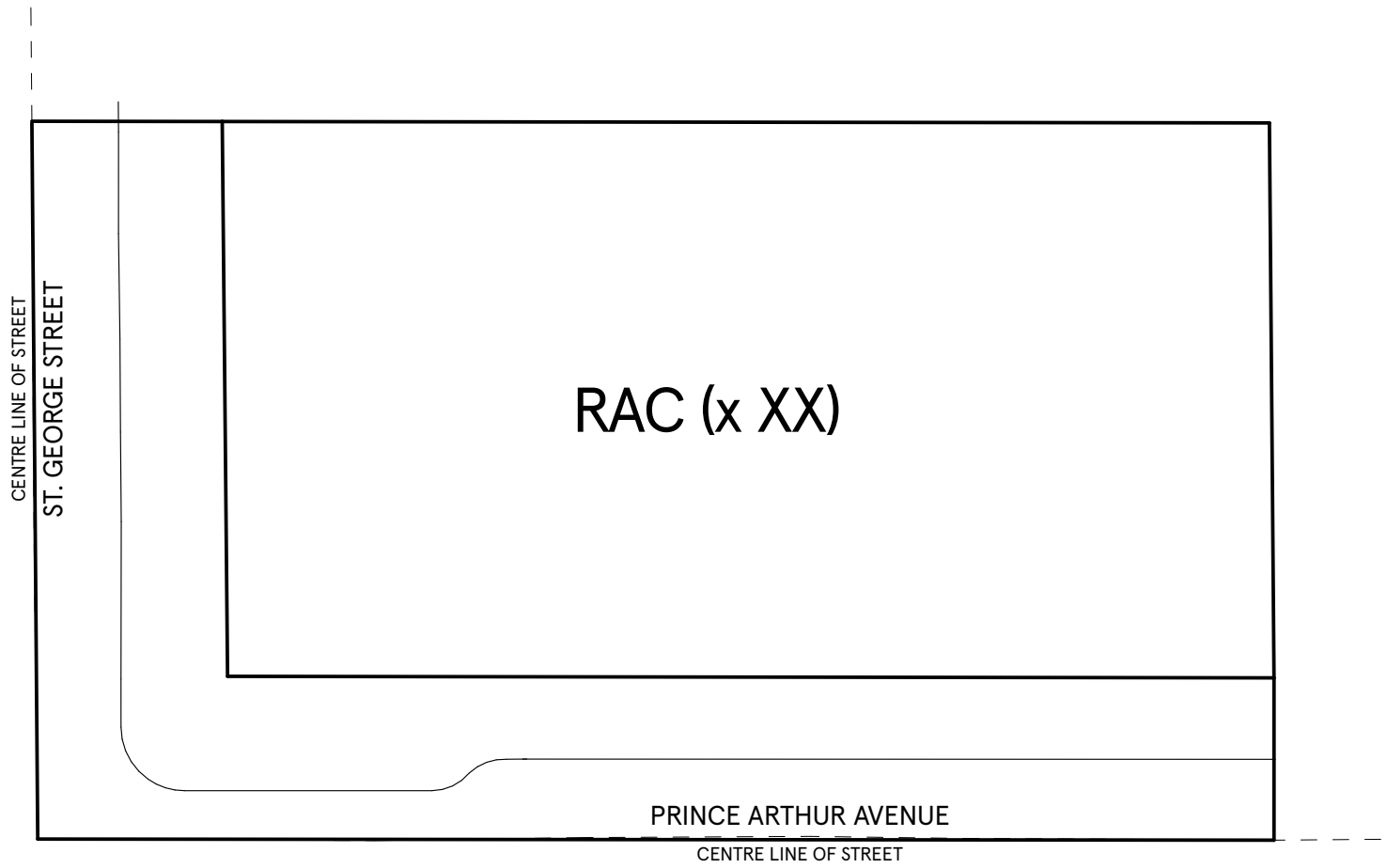
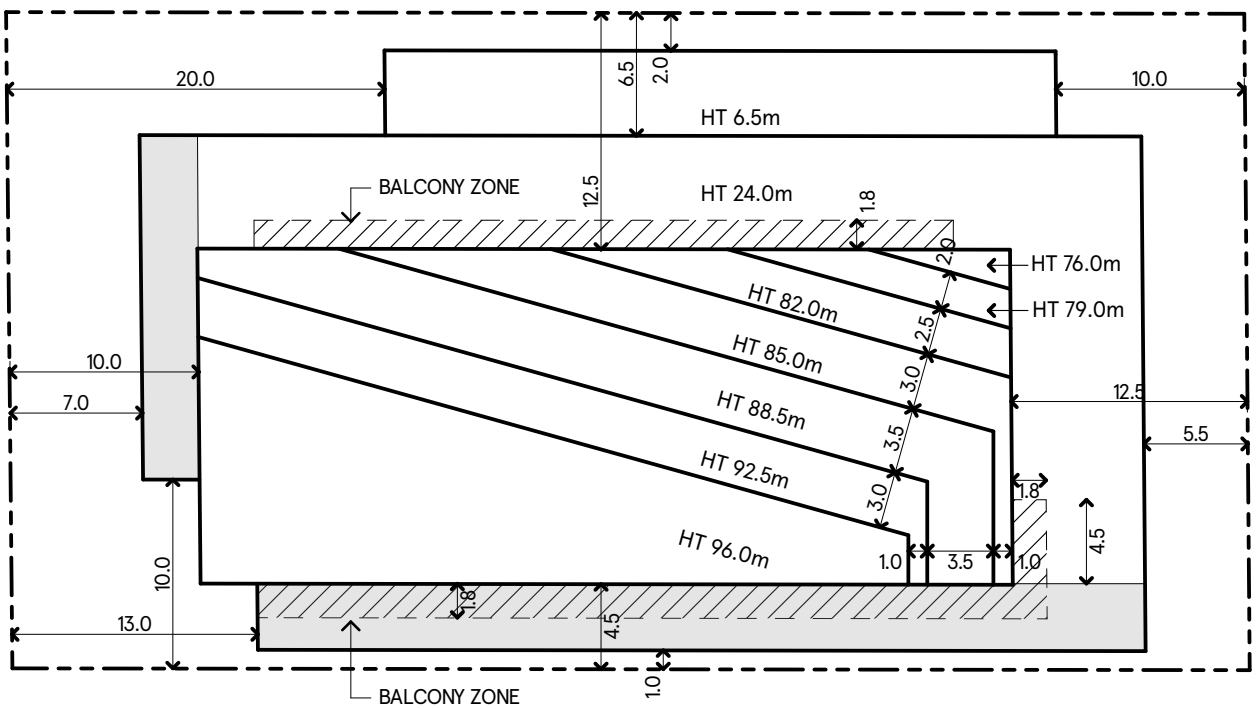


Diagram 2

145 St. George St.
19 April 2023





Building or structure above established grade only permitted above a height of 4.5m to the height limit indicated

Diagram 3

145 St. George St.
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