

Authority: Toronto and East York Community Council  
Item TE6.9, as adopted by City of Toronto Council on July  
19 and 20, 2023  
City Council voted in favour of this by-law on July 20,  
2023  
Written approval of this by-law was given by Mayoral  
Decision 8-2023 dated July 20, 2023

## **CITY OF TORONTO**

### **BY-LAW 750-2023**

**To amend City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 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; and

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

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 (d 2.0) (x202) 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 202 so that it reads:

#### **(202) Exception RAC 202**

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 the lands municipally known as 145 St. George Street, if the requirements of By-law 750-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (CC) below;
- (B) Despite Regulation 15.5.40.10(1), 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), **massage therapy**, "geo-energy facility", "car share", and **wellness centre** are permitted;
- (D) In addition to the uses permitted in Regulation 15.20.20.10(1) and (C) above, an **outdoor patio** is permitted provided that:
  - (i) the maximum area of an **outdoor patio** is 150 square metres;
  - (ii) an **outdoor patio** may not be used to provide entertainment such as performances, music and dancing; and
  - (iii) an **outdoor patio** must be set back at least 7.5 metres from a **lot** in a Residential Zone category or Residential Apartment Zone category;
- (E) The following clauses or regulations do not apply with respect to the lands that are subject of this By-law 750-2023:
  - (i) Regulations 15.5.50.10(1) and (2), with respect to **landscaping**;
  - (ii) Regulations 15.5.80.10(2), 15.5.80.20(1), and 15.5.80.30(1), with respect to the location of a parking space on the lot, setback from **lot lines** for **parking spaces** and separation from any **main wall** of the **building** for a surface **parking space**;
  - (iii) Clause 15.5.100 with respect to access to the **lot**;
  - (iv) Regulations 15.20.20.100(1)(B) and (E);
  - (v) Regulation 15.20.20.100(7) with respect to other uses with an **eating establishment**; and
  - (vi) Regulations 15.20.20.100(12)(A) and (B) with respect to the outdoor sale or display of goods or commodities;
- (F) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (G) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in a **building** or **structure** on the **lot**;

- (H) Despite Regulation 15.20.40.10(1), 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 750-2023, inclusive of equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment;
- (I) Despite (H) above, and Regulations 15.5.40.10(2) to (6), 15.5.75.1(4)(A)(ii), 15.5.75.1(5)(C), the following elements of a **building** or **structure** are permitted to project above the permitted maximum **building** heights shown on Diagram 3 of By-law 750-2023:
  - (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, chimneys, pipes, flues, stacks, vents, antennae, enclosed stairwells, **solar energy** and **wind energy** devices, window washing equipment, and roof access, to a maximum of 3.5 metres;
  - (ii) Elements on or above any roof used for parapets, exterior cladding and ornamental or architectural features by a maximum of 6.5 metres, provided that none of these elements exceed a height of 96.0 metres as shown on Diagram 3 of By-law 750-2023;
  - (iii) Elements on or above any roof used for lightning rods, to a maximum of 6.5 metres;
  - (iv) **structures** associated with a **green roof**, to a maximum of 1.5 metres;
  - (v) trellises, pergolas, louvres, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, to a maximum of 3.0 metres; and
  - (vi) planters, **landscaping** features, lighting fixtures, guardrails, and divider screens on a balcony and/or terrace, to a maximum of 3.0 metres;
- (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 a minimum vertical clearance of 4.5 metres in the shaded area on Diagram 4 of By-law 750-2023;
- (K) Despite (J) above, architectural features may project into the minimum vertical clearance of 4.5 metres in the shaded area on Diagram 4 of By-law 750-2023 to a maximum of 0.5 metres;
- (L) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 24,400 square metres, provided that:
  - (i) the permitted maximum **gross floor area** for residential uses is 24,400 square metres; and

- (ii) the permitted maximum **gross floor area** for non-residential uses is 200 square metres;
- (M) In addition to the elements listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by:
  - (i) "geo-energy facilities", below ground, at, or above-ground; and
  - (ii) storage rooms, electrical, utility, service corridors, and mechanical and ventilation rooms above a height of 87.0 metres to maximum height of 96.0 as shown on Diagram 3 of By-law 750-2023;
- (N) 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 2.0 square metres for each **dwelling unit** as indoor **amenity space**, of which:
    - a. a maximum of 0.5 square metres per **dwelling unit** of indoor **amenity space** may be located below ground;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (O) Despite Clause 15.20.40.70, Regulation 15.20.40.80(1) and Article 600.10.10, the required minimum **building setbacks** and separation distance between **main walls** of **buildings** are as shown, in metres, on Diagram 3 and Diagram 4 of By-law 750-2023;
- (P) Despite (O) above, Clause 15.5.40.60, Regulations 15.5.75.1(4)(A)(i) and 15.5.75.1(5)(B), and 600.10.10(E), the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** and separation distance between **main walls** of **buildings** as shown, in metres, on Diagram 3 of By-law 750-2023:
  - (i) balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding, to a maximum of 1.8 metres provided that they are located within the area identified as "Balcony Zone" on Diagram 5 of By-law 750-2023;
  - (ii) exterior stairs, ladders, access ramps and elevating devices, to a maximum of 1.0 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**, to a maximum of 1.0 metre;
  - (iv) utilities such as gas equipment and meters, hydro equipment and meters, telecommunications equipment and **solar energy** and **wind energy** devices, to a maximum of 1.0 metre;
  - (v) underground garage ramp and associated **structures**, to a maximum of 6.0 metres;
  - (vi) canopies and awnings with or without support, to a maximum of 3.0 metres;
  - (vii) elevator shafts, to a maximum of 3.0 metres; and
  - (viii) air conditioners, satellite dishes, antennae, signage, lighting fixtures, vents, and pipes, to a maximum of 1.0 metre;
- (Q) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** must be any combination of two bedroom **dwelling units** and three or more bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two bedroom **dwelling units** and three or more bedroom **dwelling units**;
  - (iv) convertible **dwelling units** as described in (Q)(iii) above, may be converted using accessible or adaptable design measures, such as knock-out panels;
  - (v) if the calculation of the number of required **dwelling units** in accordance with (Q)(i), (ii), and (iii) above, results in a number with a fraction, the number may be rounded down to the nearest whole number;
  - (vi) none of (Q)(i) to (v) above apply to rental replacement **dwelling units** provided in accordance with Section 111 of the City of Toronto Act, 2006, and Chapter 667 of the Municipal Code;

- (R) Despite Regulation 200.5.1.10(2)(A)(iv), 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**;
- (S) Despite Regulation 200.5.1.10(2)(B) and (C), **parking spaces** may have the following minimum dimensions:
  - (i) width of 2.4 metres;
  - (ii) length of 5.4 metres; and
  - (iii) vertical clearance of 1.8 metres;
- (T) Despite Regulations 200.5.1.10(2)(D), the equipment for the charging of an electric **vehicle** does not constitute an obstruction to a **parking space**;
- (U) Despite Regulation 200.5.1.10(2)(E), the equipment for the charging of electric **vehicles** is permitted in one or more **parking spaces**;
- (V) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following requirements:
  - (i) for **parking spaces** for occupants of residential **dwelling units**, a minimum of **0 parking spaces**;
  - (ii) for **parking spaces** for occupants of residential **dwelling units**, a maximum of:
    - a. **0.3 parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
    - b. **0.5 parking spaces** for each one bedroom **dwelling unit**;
    - c. **0.8 parking spaces** for each two bedroom **dwelling unit**; and
    - d. **1.0 parking spaces** for each three or more bedroom **dwelling unit**;
  - (iii) a minimum of 4 **parking spaces** for residential visitors;
  - (iv) a minimum of 0 **parking spaces** for non-residential uses;
  - (v) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and

- (vi) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (W) Despite Regulation 15.5.80.1, the **parking spaces** required by (V)(iii) above may be provided on a non-exclusive basis;
- (X) Despite Regulation 200.15.10.10(1), a minimum of 1 of the required **parking spaces** on the lands must be an accessible **parking space**;
- (Y) Despite Regulations 220.5.10.1 (1), (2), (3), a minimum of 1 Type "G" **loading space** must be provided on the lands;
- (Z) 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;
- (AA) The minimum dimensions for a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device are:
  - (i) length or vertical clearance of 1.9 metres;
  - (ii) width of 0.4 metres; and
  - (iii) horizontal clearance from the wall of 1.2 metres;
- (BB) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may be located below ground, and at and above **established grade**;
- (CC) For the purpose of this exception, a "geo-energy facility" means premises containing devices to generate **geo-energy** for the exclusive use of the **building**.

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

- 5. Despite any future severance, partition or division of the lands subject to this By-law, the provisions of this By-law will apply as if no severance, partition or division occurred.
- 6. Pursuant to Section 39(1) of the Planning Act, none of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a **retail store** in a **building, structure** or trailer for the purpose of selling, renting or leasing of **dwelling units** on the lands in the RAC Zone to which this By-law applies, provided that any such

**building** or **structure** does not exceed a maximum height of 7.5 metres. Section 6 of this By-law shall expire on July 20, 2026.

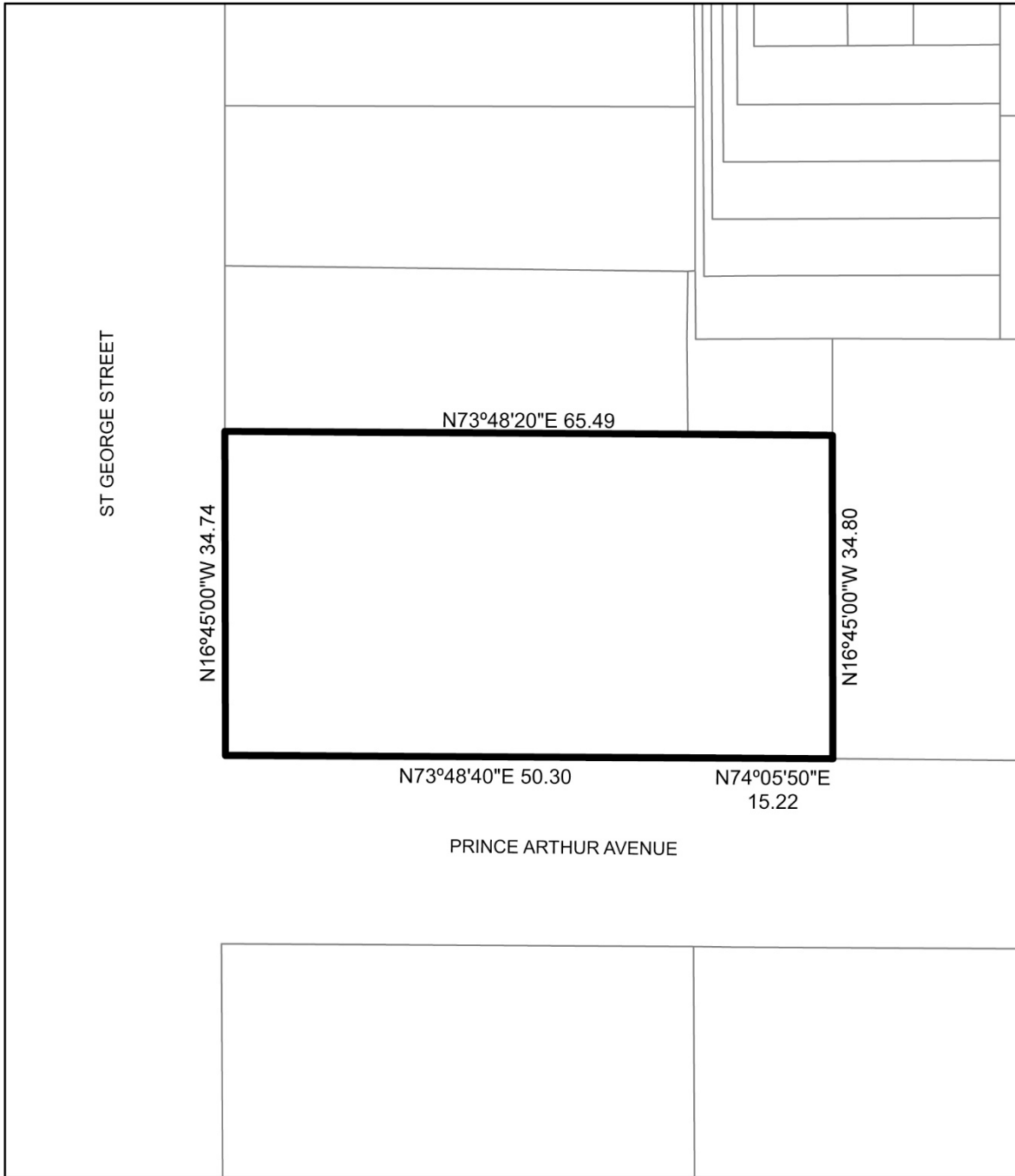
Enacted and passed on July 20, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



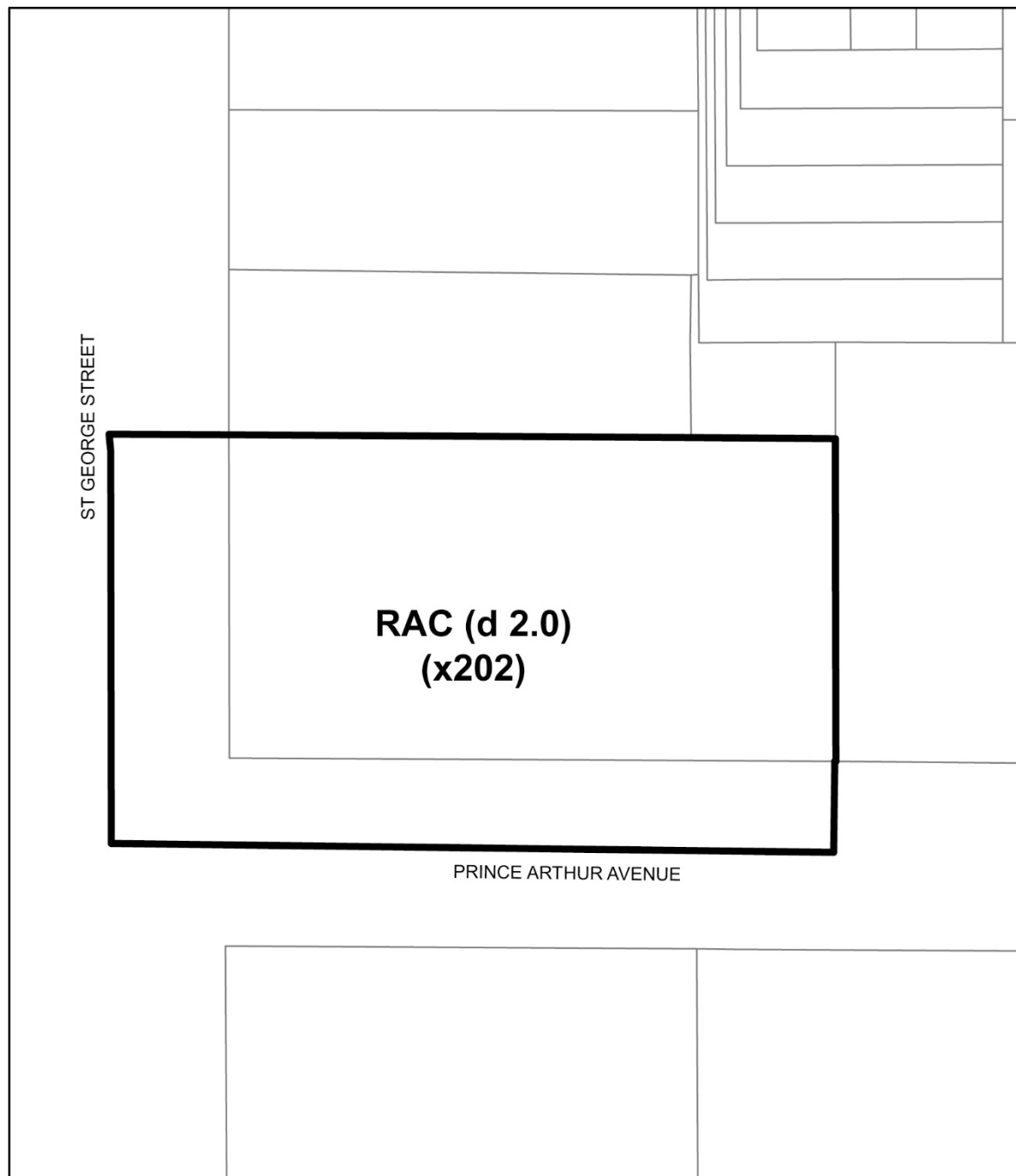
**Diagram 1**

**Toronto**  
Diagram 1

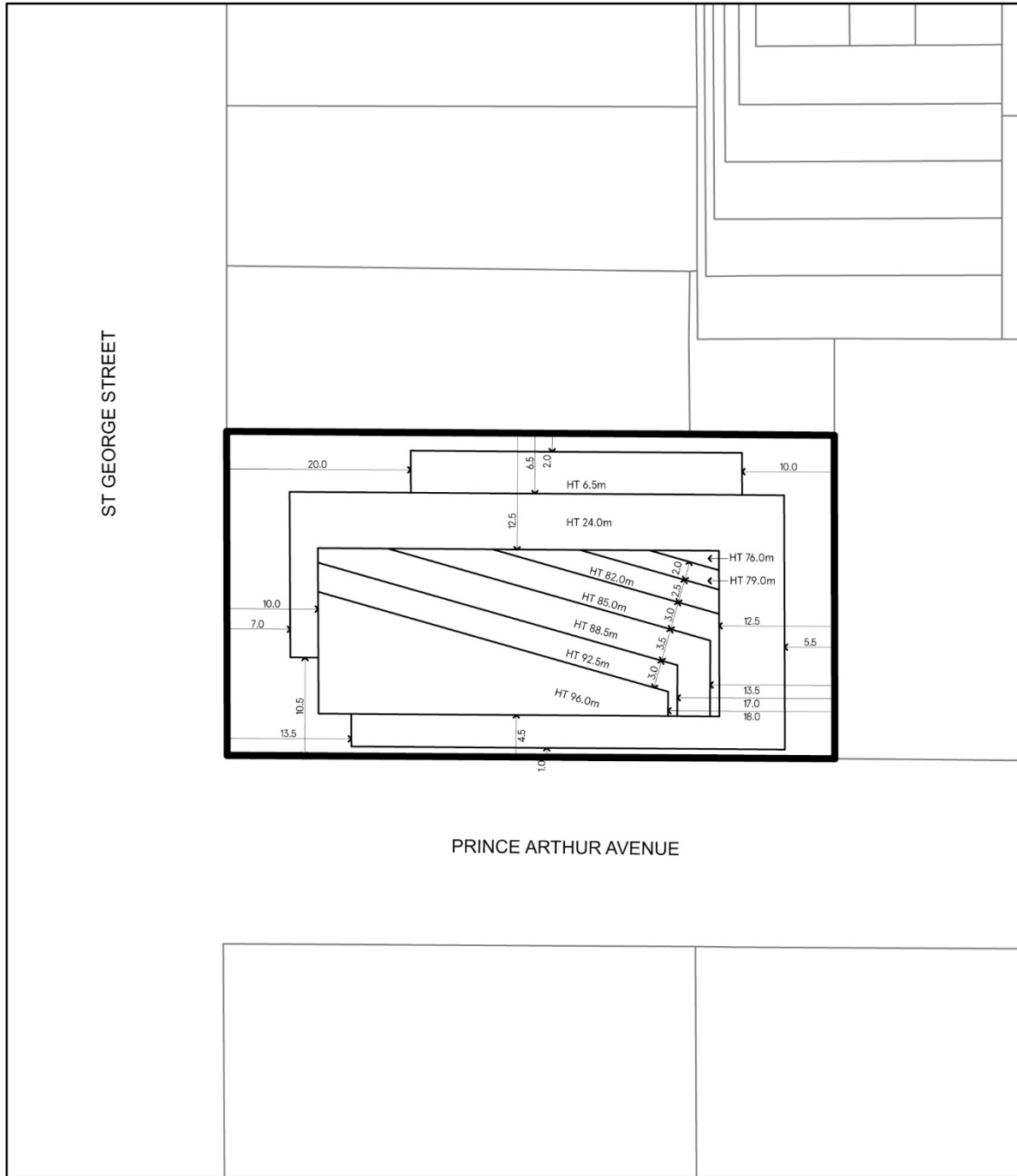
**145 St. George Street**

File # 21 155923 STE 11 OZ

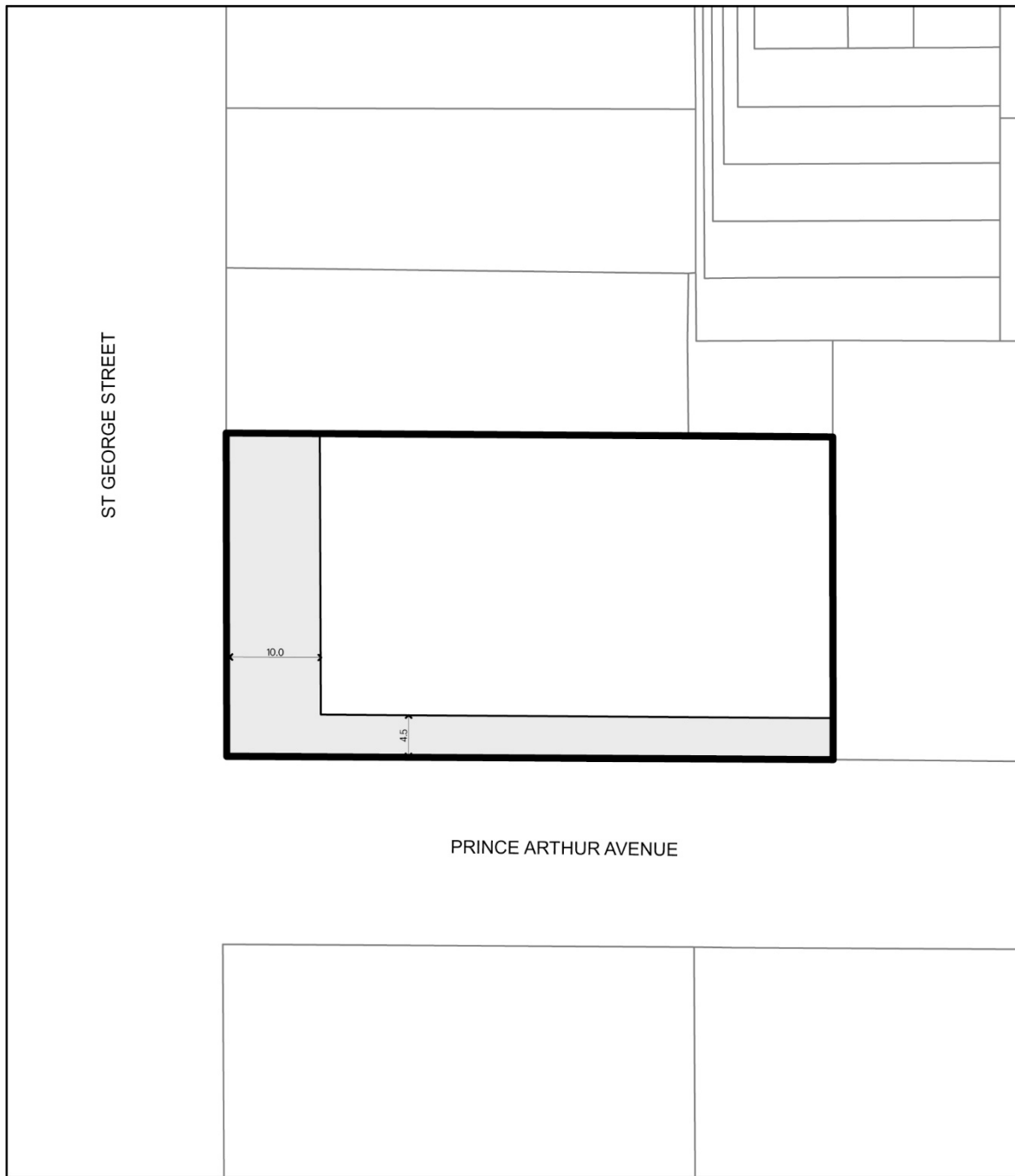
**Diagram 2**



**Diagram 3**



**Diagram 4**



 **Toronto**  
**Diagram 4**

**145 St. George Street**

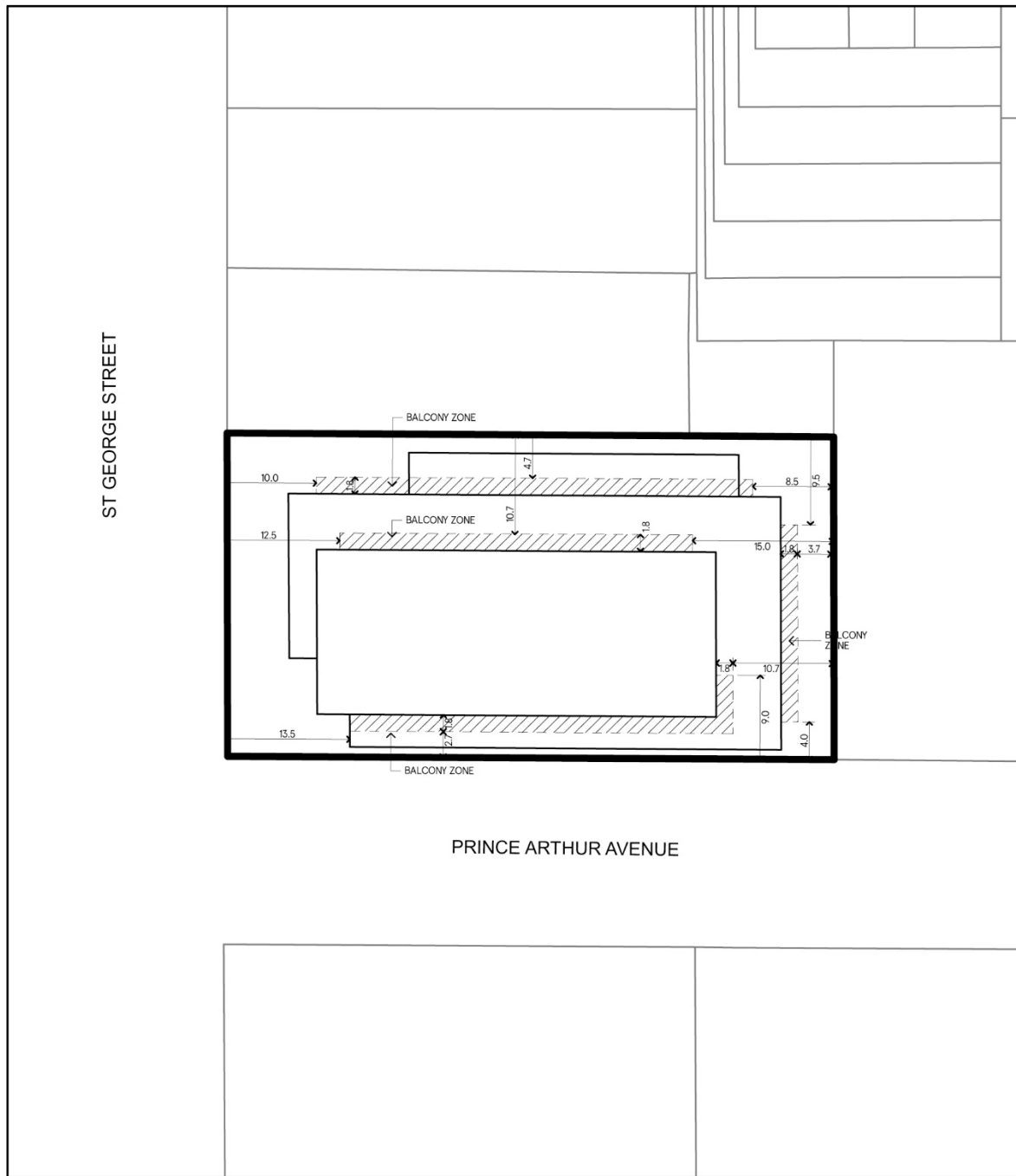
File # 21 155923 STE 11 OZ



No part of a building, except for any structural elements associated cladding and architectural features, may be located between the Canadian Geodetic Datum elevation of 116.1 metres and a minimum vertical clearance of 4.5 metres in the shaded area.

  
City of Toronto By-law 569-2013  
Not to Scale  
06/20/2023


**Diagram 5**



 **Toronto**  
**Diagram 5**

**145 St. George Street**

File # 21 155923 STE 11 OZ

 Balcony Zone

  
City of Toronto By-law 569-2013  
Not to Scale  
06/20/2023