

## **25 St. Mary Street – Official Plan Amendment, Zoning Amendment, and Rental Housing Demolition Applications – Supplementary Report**

Date: May 11, 2023  
To: City Council  
From: Chief Planner and Executive Director, City Planning  
Ward: 13 - Toronto Centre

**Planning Application Number:** 21 166606 STE 13 OZ, 21 166617 STE 13 RH

### **SUMMARY**

---

On April 12, 2023, Toronto and East York Community Council adopted a motion directing City Staff to work with the applicant to include a geo-energy facility at 25 St. Mary Street. City Staff were asked to report back to City Council on revisions to the draft Zoning By-law as it related to resulting impacts on the overall building height and gross floor area.

This report provides a revised draft Zoning By-law for 25 St. Mary Street as per Toronto and East York Community Council's request.

### **FINANCIAL IMPACT**

---

There are no financial implications resulting from the adoption of this report.

### **RECOMMENDATIONS**

---

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete Toronto and East York Community Council's recommendation 2 and replace it with the following:

City Council amend Zoning By-law 569-2013 for the lands at 25 St. Mary Street substantially in accordance with the draft Zoning By-law Amendment included as

Attachment No. 1 to the Supplementary Report from the Chief Planner and Executive Director, City Planning dated May 11, 2023.

2. City Council determine that the revisions reflected in the proposed Zoning By-law Amendment appended to this Supplementary Report as Attachment No. 1 are minor in nature and pursuant to Section 34(17) of the Planning Act, no further public notice is required in respect of the revisions within the proposed Zoning By-law Amendment.

## **DECISION HISTORY**

---

On April 12, 2023, Toronto and East York Community Council adopted Staff Recommendations for the Official Plan Amendment, Zoning By-law Amendment, and Rental Housing Demolition Application located at 25 St. Mary Street. At this meeting, Toronto and East York Community Council adopted a Motion to include a further recommendation regarding the geo-energy facility, which was adopted as follows:

*16. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor and the Executive Director, Environment and Climate, to work collaboratively with the applicant to evaluate proposed revisions to the draft Zoning By-law Amendment to permit the incorporation of geo-energy facilities and corresponding revisions to main building height and residential GFA and report to City Council with any amendments to that effect.*

The report and motion can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE4.13>

## **COMMENTS**

---

On May 4, 2023, the applicant provided a revised draft Zoning By-law to include a geo-energy facility. The revised draft Zoning By-law permits a geo-energy facility and increases the residential gross floor area while maintaining the overall building height. New projections are needed to account for mechanical equipment unrelated to the geo-energy facility, such as elevator overruns.

Staff have worked with the applicant and are satisfied with the revised Draft Zoning By-law attached to this report and find the modifications to be minor. No changes are proposed to the original building envelope. The revisions include:

- The inclusion of a geo-energy facility as a permitted use within the development;
- Revising the main building heights to the top of the previously identified mechanical penthouse area. The heights have been relabelled as 204 metres

(West Building) and 194 metres (East Building) to allow for repurposing of the interior of the mechanical penthouse area;

- The allowance of some projections above the main building height including the elevator overrun, building mechanical units, antennae, structures associated with a green roof, and architectural features; and,
- An increase in residential gross floor area by 3,600 square metres.

## **CONTACT**

---

Jeremy Humphrey, Planner  
Telephone: 416-392-1729  
E-mail: [Jeremy.Humphrey@toronto.ca](mailto:Jeremy.Humphrey@toronto.ca)

## **SIGNATURE**

---

Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

---

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment