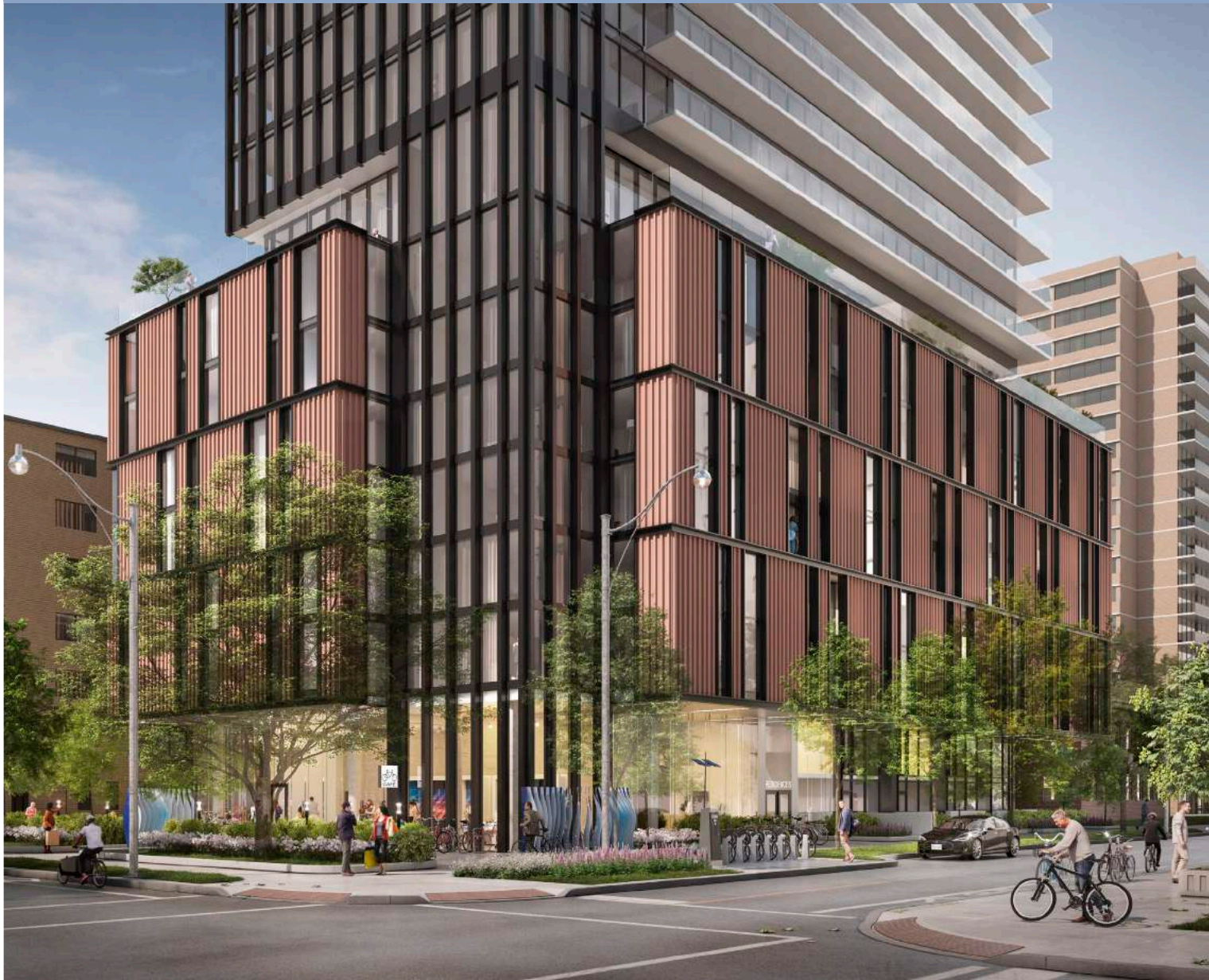


# 145 St. George

[www.145stgeorge.com](http://www.145stgeorge.com)



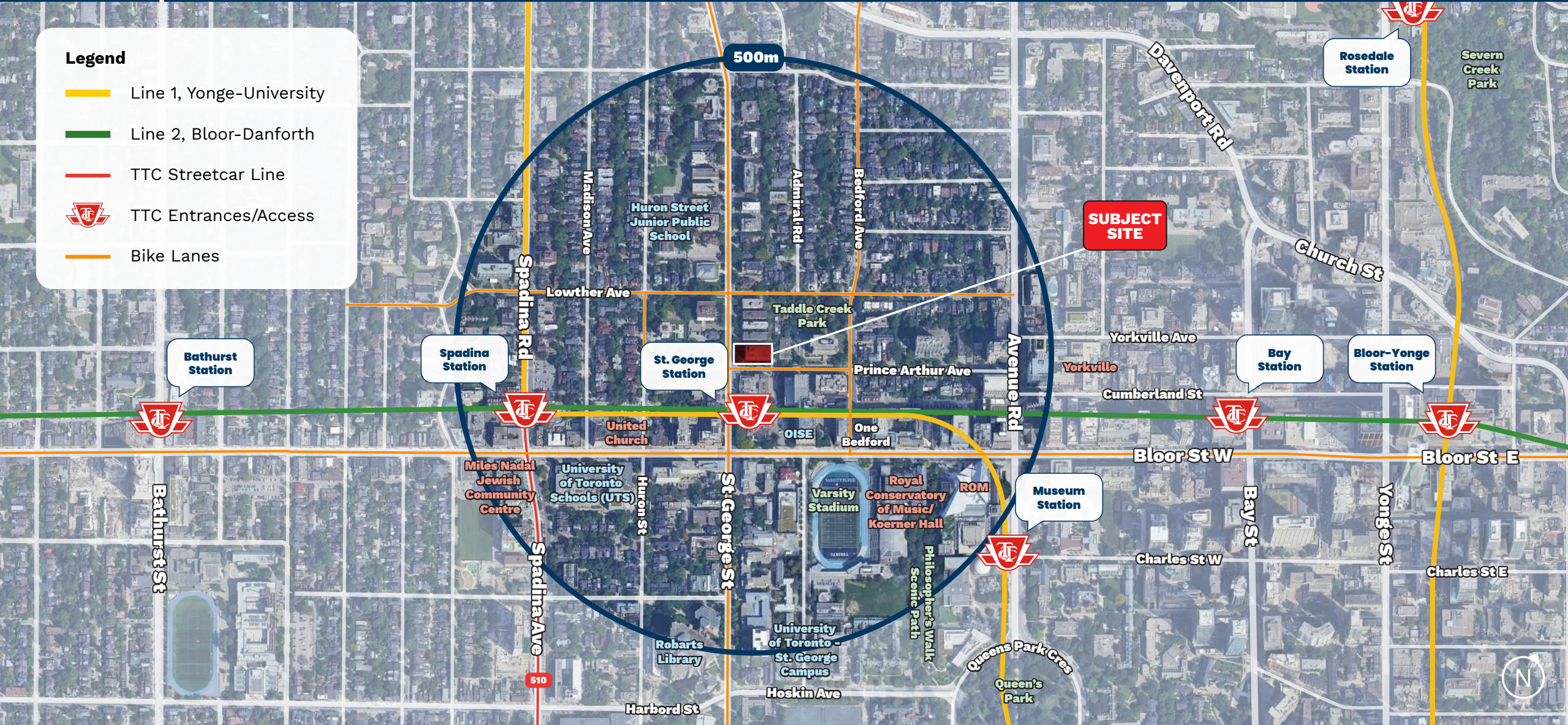
## Project Overview

145 St. George Street  
Ward 11  
University-Rosedale



### Legend

- Line 1, Yonge-University
- Line 2, Bloor-Danforth
- TTC Streetcar Line
- TTC Entrances/Access
- Bike Lanes



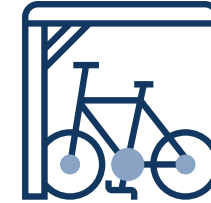




**12 New Affordable  
Apartments**



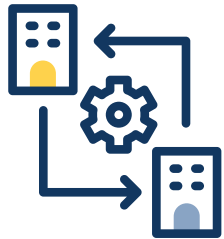
**30 Storeys**  
Including  
Penthouse



**478**  
Bicycle Parking  
Spaces



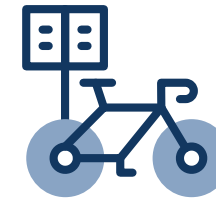
**5**  
Car Share &  
Visitor Spaces



**130 Rental  
Replacement  
Apartments**



**Outdoor  
Patio**  
181 m<sup>2</sup>



**New Bike Share  
Station**  
& Curb Extension



**Bike Cafe  
(Retail)**  
131 m<sup>2</sup>



**256 New Market  
Rate Apartments**



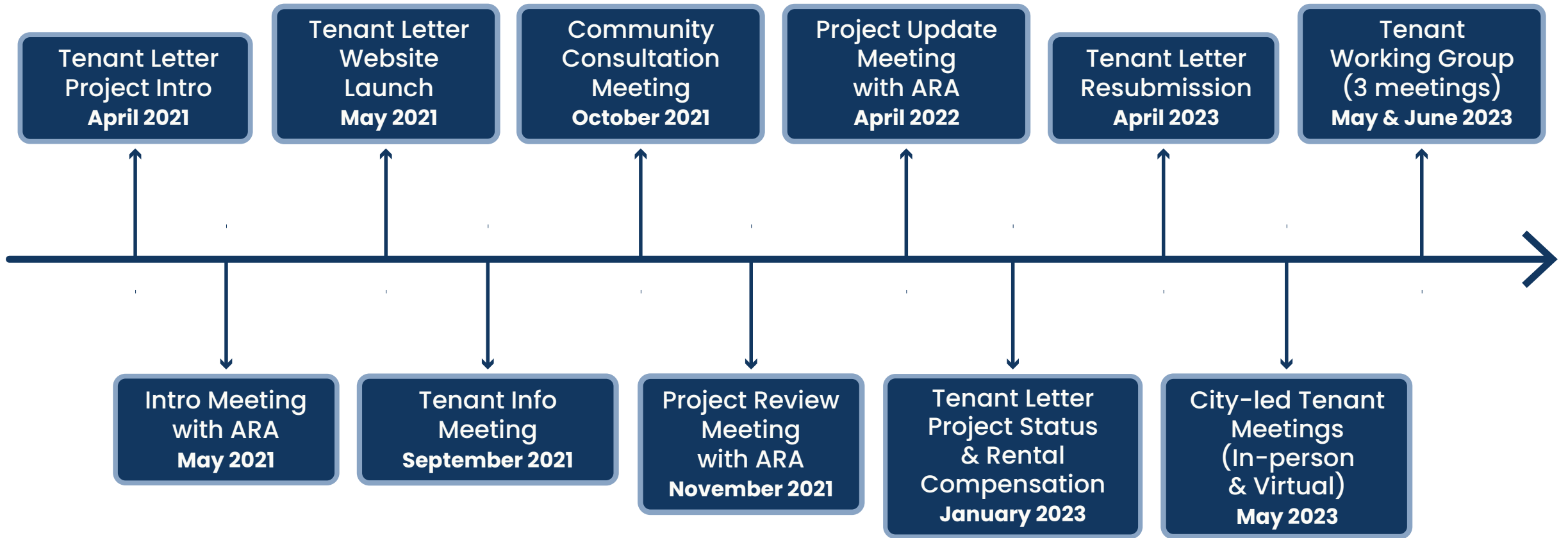
## 12 New Affordable Apartments

### Affordable Rent Limits\*

Unit Type	Rent Limit
Bachelor	\$1,317
1 Bedroom	\$1,538
2 Bedroom	\$1,811
3 Bedroom	\$2,083

\*As of 2023. Rent limits are adjusted annually.

# Tenant & Public Consultation



←----- Correspondence with individual tenants, in consultation with City Staff ----->

# Rental Replacement Program

## All tenants receive:

<b>Notice to vacate</b>	Minimum 6 months
<b>Cash compensation</b>	3 months' rent
<b>Special needs assistance (if eligible)</b>	4 months' rent in cash for tenants (or resident dependents) 65 years or older or with a significant physical or mental health condition.

## Eligible\* tenants receive:

\*Tenants who were in place when the application was made, and are still in place when notice to vacate is given

<b>Right to return</b>	<b>Right to return to replacement apartment of similar size and same number of bedrooms at similar rent</b>
<b>Rent gap lump sum</b>	Difference between tenant's rent and relevant market vacant rent per CMHC, multiplied by construction period (estimated at 30 months)
<b>Moving allowances</b>	Move-out and move-back allowances
<b>Relocation support</b>	Leasing agent and other supports
<b>Parking elimination (if eligible)</b>	Compensation of \$2,000 and free bike parking

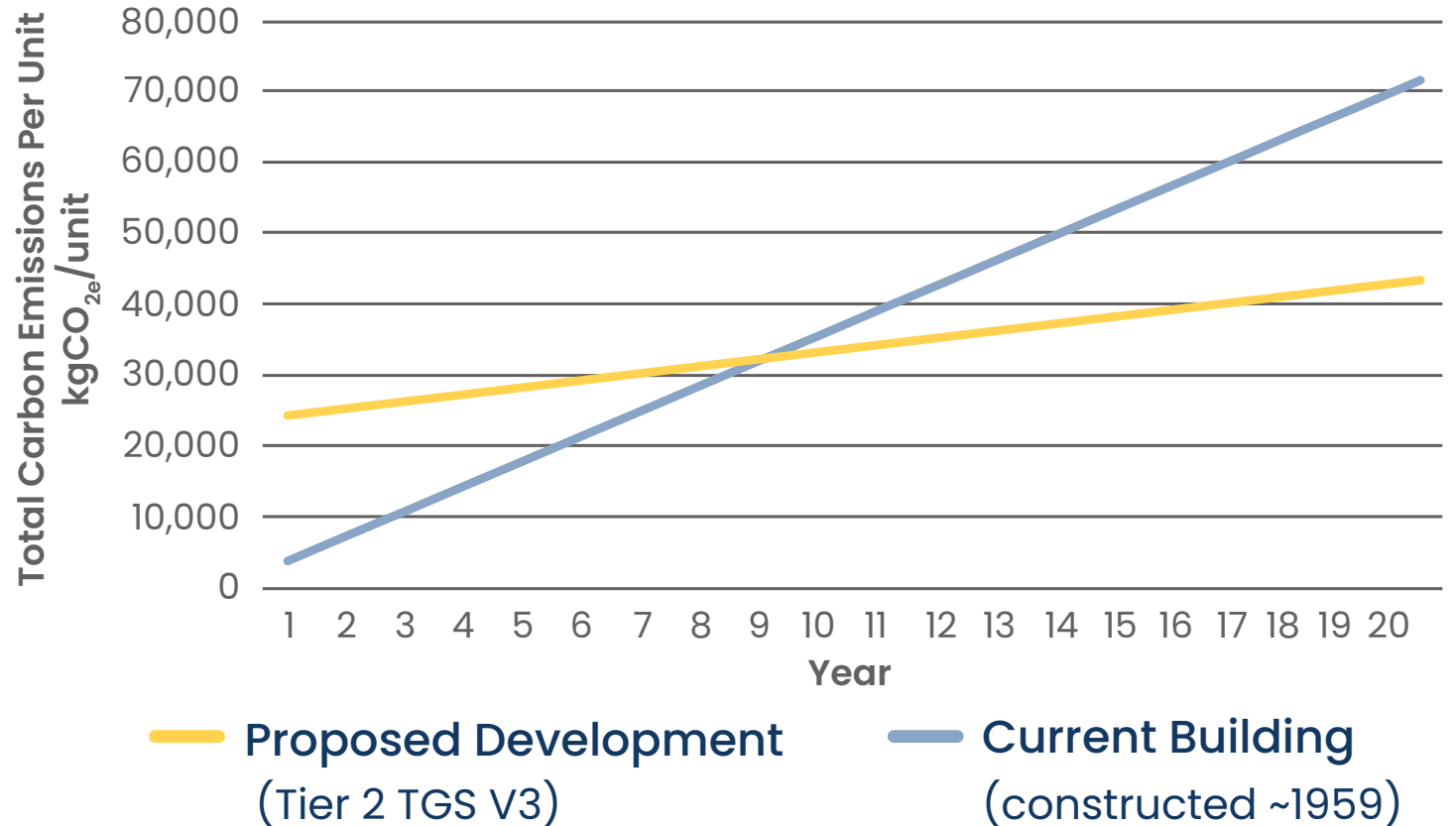
Carbon Analysis Report prepared by

footprint



- » Existing building emits **4X greater** CO<sub>2e</sub> per home annually compared to the proposed development (Tier 2 TGS V3)
- » Proposed development projected to be carbon-positive within **8.6 years** after occupancy (Tier 2 TGS V3)
- » Annual emissions of a suburban home are over **4.8X higher** than a home in the proposed development (Tier 2 TGS V3)
- » Compact high-density development near transit is one of the most impactful ways to reduce emissions as a society
- » Analysis includes embodied carbon

## Cumulative Carbon Emissions per Unit





145 St. George

[www.145stgeorge.com](http://www.145stgeorge.com)



**Thank  
You!**

Please Contact Us Anytime:  
[info@145stgeorge.com](mailto:info@145stgeorge.com)