

MOTION WITHOUT NOTICE

Representation at an Ontario Land Tribunal Hearing with respect to 145 St. George Street

Moved by: Councillor Saxe

Seconded by: Councillor Cheng

SUMMARY:

The applicant applied to the Committee of Adjustment (Application No. A0293/25TEY) (the "**Application**") to amend the site specific zoning by-law (By-law 750-2023) respecting 145 St. George Street (the "**Site**"). By-law 750-2023 permits a tall residential building with non-residential space at grade, with a height of 96.0 metres and a combined total GFA of 24,00 square metres. The Application requests variances with respect to maximum building height, GFA, number of units and setbacks to lot lines. At its hearing on September 3, 2025, the Committee of Adjustment refused the Application (the "**Decision**"). The Notice of Decision is attached.

The applicant has appealed the Decision to the Ontario Land Tribunal (the "**OLT**"), along with their Site Plan Application. This motion will authorize the City Solicitor, appropriate City staff, and outside consultants to attend the OLT in order to oppose the proposed minor variances requested in the Application. This motion will give the City Solicitor authority to negotiate a settlement of the appeal and retain outside consultants as necessary.

This matter is time sensitive and urgent as the Decision has been appealed and the City Solicitor requires instructions to attend the hearing in opposition of the proposal.

RECOMMENDATIONS:

1. City Council authorize and direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal respecting 145 St. George Street to uphold the Committee of Adjustment's refusal of the minor variances requested through Application No. A0293/25TEY.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to attempt to negotiate a resolution of the appeal and, if a resolution is reached, to settle the appeal at the City Solicitor's discretion, and in consultation with the Ward Councillor and the Chief Planner and Executive Director, City Planning.

ATTACHMENTS:

Attachment 1: Notice of Decision of the Committee of Adjustment dated September 9
2025

For submission to City Council on October 8, 2025