

Authority: Toronto and East York Community Council
Item TE31.5, adopted as amended, by City of Toronto
Council on March 9, 2022; and Section 169-5.2B of City of
Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 874

BY-LAW -2022

To make a technical amendment to By-law 182-2022, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 72 Perth Avenue.

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, by Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City, the authority to submit bills directly to Council to correct technical errors; and

Whereas further clarification is required to By-law 182-2022 enacted by Council as section 4(G) of By-law 182-2022 did not appropriately refer to the accompanying diagram, which is Diagram 3 of By-law 182-2022. In order to further clarify the intent of section 4(G) of By-law 182-2022, the section is to be separated into two sections, with section 4(H) now referring to the permitted encroachments into the required building setbacks. The changes to section 4(G) and subsequently, section 4(H) triggered changes to the numbering of sections 4(G) through (L) of By-law 182-2022.

The Council of the City of Toronto enacts:

1. Sections 4(G) to 4(K) of By-law 182-2022 is deleted and replaced with the following new Sections 4(G) to (L):
 - (G) Despite Regulations 40.10.40.70(2) and (4), the required minimum **building setbacks** are shown, in metres, on Diagram 3 of By-law 182-2022.
 - (H) Despite (G) above and Clause 40.10.40.60, the following **building** elements and **structures** may encroach into a required **building setback**:
 - (i) Eaves, cornices, lighting fixtures, fences and safety railings, trellises, balustrades, vents, wheelchair ramps, landscape features, privacy screens, ornamental features, window washing equipment, stairs, stair landings, decks, planters, and public art features may project beyond a required setback up to 0 metres from a lot line as shown on Diagram 3 of By-law ~~X-2022~~; and
 - (ii) Uncovered platforms such as balconies may project up to a maximum of 1.8 metres beyond the heavy black lines as shown on Diagram 3 of By-law ~~X-2022~~.
 - (I) Despite Table 200.5.10.1, the minimum number of parking spaces provided and maintained on the lot must be as follows:

- (i) A minimum of 35 parking spaces must be provided for the residents of the dwelling units; and
 - (ii) A minimum of 10 parking spaces must be provided for visitors.
- (J) Of the resident parking spaces required in (I)(i) above, a minimum of 1 parking space, dedicated to car-sharing, must be provided and maintained on the lot.
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor vehicles that are owner by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the building or short term rental, including hourly rental; and
 - (ii) "car-share parking space" means a parking space exclusively reserved and signed for a car used only for car-share purposes.
- (K) Despite Regulation 220.5.1(2), one Type "G" loading space and one Type "C" loading space must be provided on the lot.
- (L) Regulations 200.15.1(4) and 230.40.1.20(2) do not apply.

Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)