

Authority: Toronto and East York Community Council Item 18.4,
as adopted by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 812-2013

To amend the General Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands municipally known as 243 Perth Avenue.

Whereas authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this 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. None of the provisions of Sections 4(2), 4(4), 4(6)(c), 4(12), 4(14), 6(3) Part I 1, 6(3) Part II 3.F(i)(1)(a), 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 6, and 6(3) Part III 1(a) of Zoning By-law No. 438-86, being, "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various area of the City of Toronto", as amended, shall apply to prevent the erection and use of an addition to and the conversion and renovation of the existing *place of worship* to a *residential building* on the lands delineated by heavy lines on the attached Map 1 provided:
 - a. The *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
 - b. No portion of any above grade building or structure to be erected or used on the *lot* shall extend beyond the building envelope delineated by the heavy lines on Map 2 attached to and forming part of this By-law, except for the following:
 - i eaves and cornices shall be permitted to project no more than 0.45 metres beyond the heavy lines on Map 2;
 - ii balconies shall be permitted to project from the north side of the existing church building, and the west side of the new building 1.6 metres from the wall to which they are attached; and
 - iii. canopies;
 - c. The *height* of the building on the *lot* shall not exceed the maximum *heights* as shown on Map 2 attached to and forming part of this By-law except the following:
 - i. railings, stairways, handrails, landscaping elements, structures related to the parking area, and planters; and

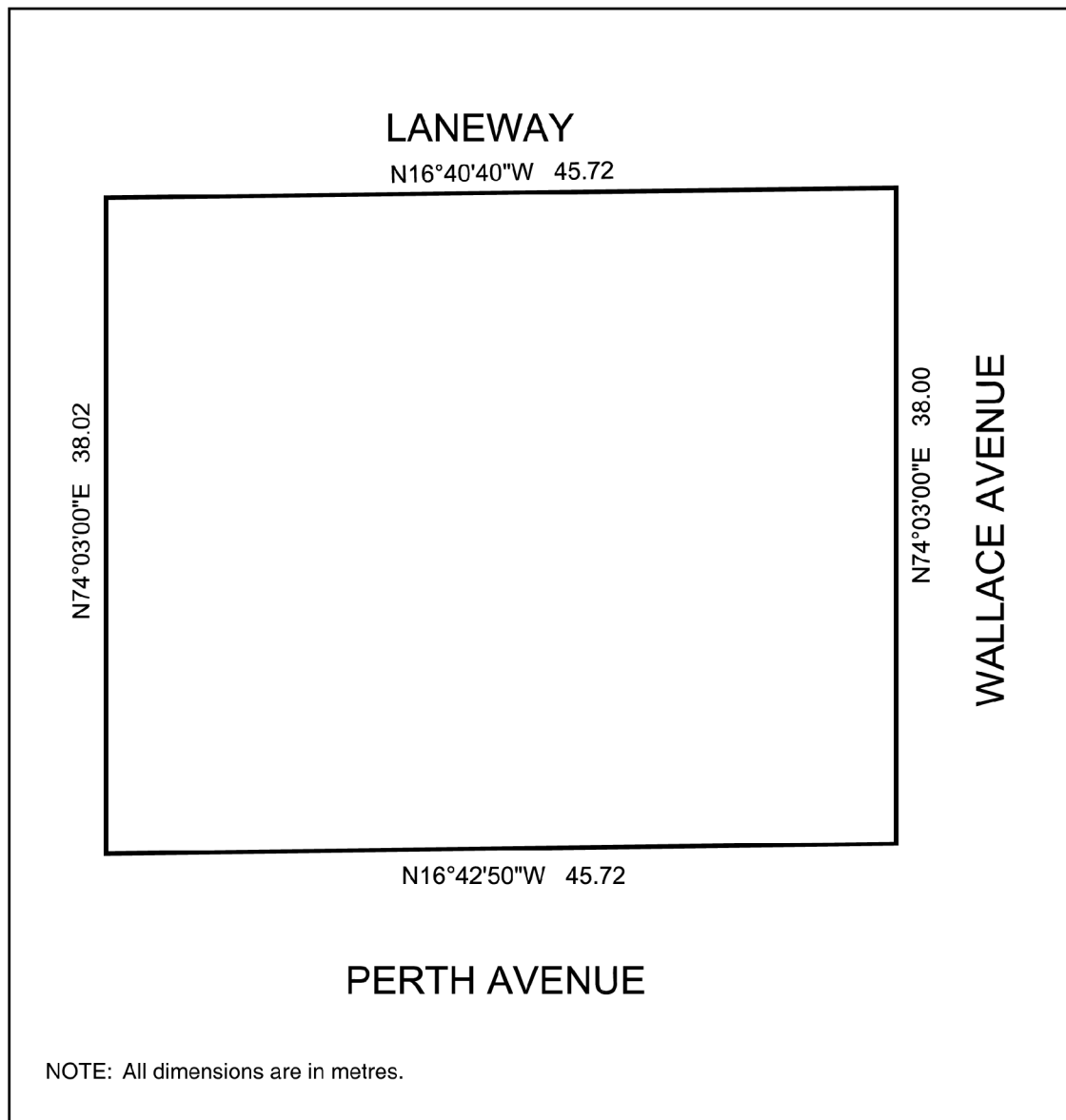
- ii. mechanical equipment including heating, cooling and ventilation equipment is permitted in the area labelled "Mechanical Equipment" on Map 2 up to a maximum height of 3 metres;
 - d. A maximum of 40 *dwelling units* shall be permitted on the *lot*; of which no more than 26 units shall be contained within the existing *place of worship* to be converted into a *residential building* and not more than 14 units shall be contained within the addition to the existing *place of worship*;
 - e. The maximum permitted *residential gross floor area* on the lot shall not exceed 3,835 square metres;
 - f. A minimum of 20 *parking spaces* shall be provided on the *lot*, including a minimum of 3 *parking spaces* for visitors;
 - g. A minimum of 70 square metres of indoor *residential amenity space* shall be provided within the building in a multi-purpose room containing a kitchen and a washroom;
 - i. notwithstanding 1g above, an area of up to 35 square metres of the residential amenity space may be used for mechanical and electrical equipment specifically related to a heating or cooling system employed towards LEED certification;
 - h. A minimum of 80 square metres of outdoor *residential amenity space* shall be provided on the lot and it is not required to be adjoining or directly accessible from the indoor *residential amenity space*.
2. Despite any future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a. All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - b. All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June 13, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Map 2

