

Authority: Toronto and East York Community Council
Item TE22.3, adopted as amended by City of Toronto
Council on May 21 and 22, 2025; and Section 169-5.2B of
City of Toronto Municipal Code Chapter 169, Officials,
City
City Council voted in favour of this by-law on March 26,
2026
Written approval of this by-law was given by Mayoral
Decision 7-2026 dated March 26, 2026

CITY OF TORONTO

BY-LAW 215-2026

To make a technical amendment to Zoning By-law 423-2025, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 72 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 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 Council has determined that a technical amendment to By-law 423-2025 must be made and is appropriate to address the inadvertent omission of wording in By-law 423-2025 and exceptions to By-law 569-2013's building setback and bicycle parking space dimension requirements;

The Council of the City of Toronto enacts:

1. Deleting Section 4 (H) and replacing it with the following:

"(H) Despite regulations 40.10.40.70(2), 40.10.40.70(4), and 40.10.40.80 (2), the required minimum **building setbacks** and the required separation of **main walls** are shown in metres on Diagram 3 of By-law 423-2025;"

2. Deleting Section 4 (I) (i) and replacing it with the following:

"(i) eaves, cornices, lighting fixtures, fences and safety railings, guardrails, trellises, balustrades, vents, wheelchair ramps, landscape features, privacy screens, canopies, ornamental features, window washing equipment, stairs, stair landings, decks, planters, and public art features, may project horizontally up to the **lot line** as shown on Diagram 3 of By-law 423-2025;"

3. Adding Section 4 (R) as follows:

"(R) Despite regulation 230.5.1.10 (4), the minimum width of a **bicycle parking space** is 0.45 metres."

4. The provisions of By-law 423-2025 shall continue to apply except as otherwise provided in this By-law.

Enacted and passed on March 26, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)