

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 2022

CITY OF TORONTO

Bill No. ~

BY-LAW No. **XXX-2022**

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as, 72 Perth Avenue

Whereas Council of the City of Toronto has the authority to pursuant to 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; and

Whereas pursuant to Section 39 of the Planning Act, Council of the City of Toronto may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law **XXX-2022**; and
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions; and
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10, respecting the lands subject to this By-law, as outlined in heavy black lines to CR 5.4 (c0.0; r5.4) SS2 (x1227), as shown on Diagram 2 attached to By-law **XXX-2022**; and
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the following subsection to Article 900.11.10 Exception Number 1227 so that it reads:

(1227) Exception CR 1227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Clause 40.10.20.20, a **home occupation** within the 3 northernmost units, located at-grade and fronting Perth Avenue, are not subject to regulations 150.5.20(1)(A) and (B), (2), (4), (6), 150.5.40.1(1), and 150.5.40.40(1). A **home occupation**, subject to the conditions set out in regulation 40.10.20.20 (1) (B), shall be permitted for all other **dwelling units** on the **lot**.
- (B) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value following the symbol "HT" and

the permitted maximum number of **storeys** is the numerical value following the symbol "ST" as shown on Diagram 3 of By-law **XXX-2022**.

- (C) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.35 metres.
- (D) Despite Regulation (B) above and Regulations 40.5.40.10(4), (6), and (7), the following elements may project above the permitted maximum height:
- (i) **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety or wind protection purposes provided such projections are limited to a maximum vertical projection of 3.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law **XXX-2022**;
 - (ii) **structures** on any roof used for green roof purposes, vestibules providing access to outdoor **amenity space**, cooling towers, parapets, parapet wall, mechanical and architectural screens, chimneys, vents, flues, stacks, mechanical fans, window washing equipment, **structures** and elements related to drainage, **structures** and elements associated with green energy and renewable energy facilities provided such projections are limited to a maximum vertical projection of 2.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law **XXX-2022**; and
 - (iii) a **storey** used exclusively for the storage of mechanical, electrical or other equipment used for the functional operation of the building, elevators, and related structural elements, provided such vertical projections are limited to 5.6 metres beyond the maximum height in metres as shown on Diagram 3 of By-law **XXX-2022**.
- (E) Despite Regulation 40.10.40.40(1), the total residential **gross floor area** of the **building** or **structure** must not exceed a maximum of 9,700 square metres.
- (F) The maximum permitted number of **dwelling units** is 108, of which:
- (i) A minimum of 30% must be two-bedroom **dwelling units**; and
 - (ii) A minimum of 10% must be three-bedroom **dwelling units** or larger.
- (G) Despite Clause 40.10.40.60 and Regulations 40.10.40.70(2) and (4), 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 horizontally up to the **lot** line as shown on Diagram 3 of By-law **XXX-2022**; and
 - (ii) Uncovered platforms such as balconies may project a maximum of 1.8

metres beyond the heavy black lines as shown on Diagram 3 of By-law **XXX-2022**.

- (H) 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.
- (I) Of the resident **parking spaces** required in (H)(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.
- (J) Despite Regulation 220.5.1(2), one Type "G" **loading space** and one Type "C" **loading space** must be provided on the **lot**.
- (K) Regulations 200.15.1(4) and 230.40.1.20(2) do not apply.

Prevailing By-laws and Prevailing Sections: None Apply

- 5. A temporary sales office is permitted for a period of three years from the date of enactment of this By-law as follows:

For the purpose of By-law **XXX-2022**, a "temporary sales office" means a temporary building, structure, facility, or trailer on the lands used exclusively for the purpose of marketing or sale of **dwelling units** to be erected on the lands.

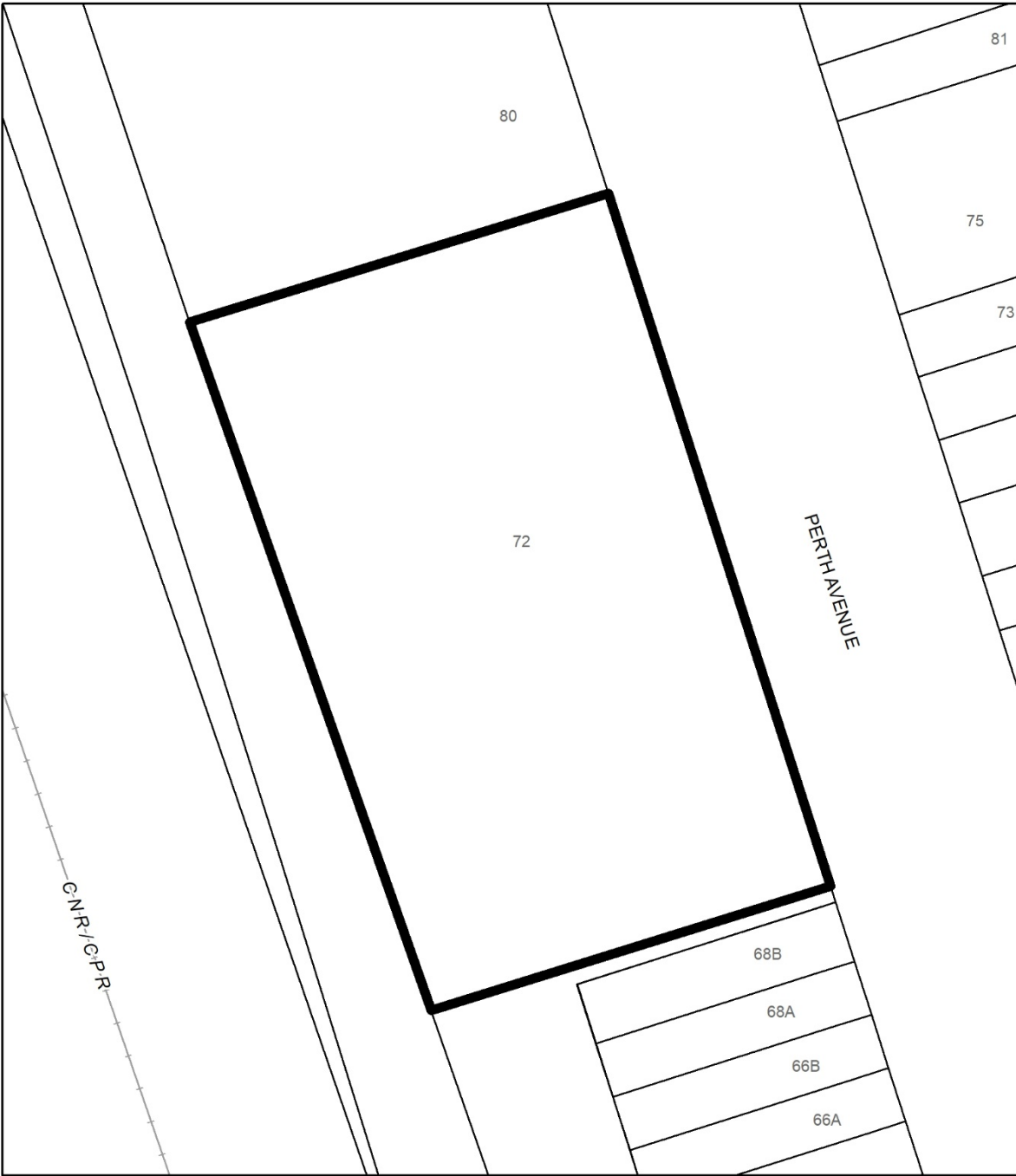
- 6. Despite any future severance, partition or division of the lands as shown on Diagram 1 of of By-law **XXX-2022**, the provisions of this By-law shall apply as if no severance, partition, or division occurred.

Enacted and passed on ~, **2022**.

Name,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

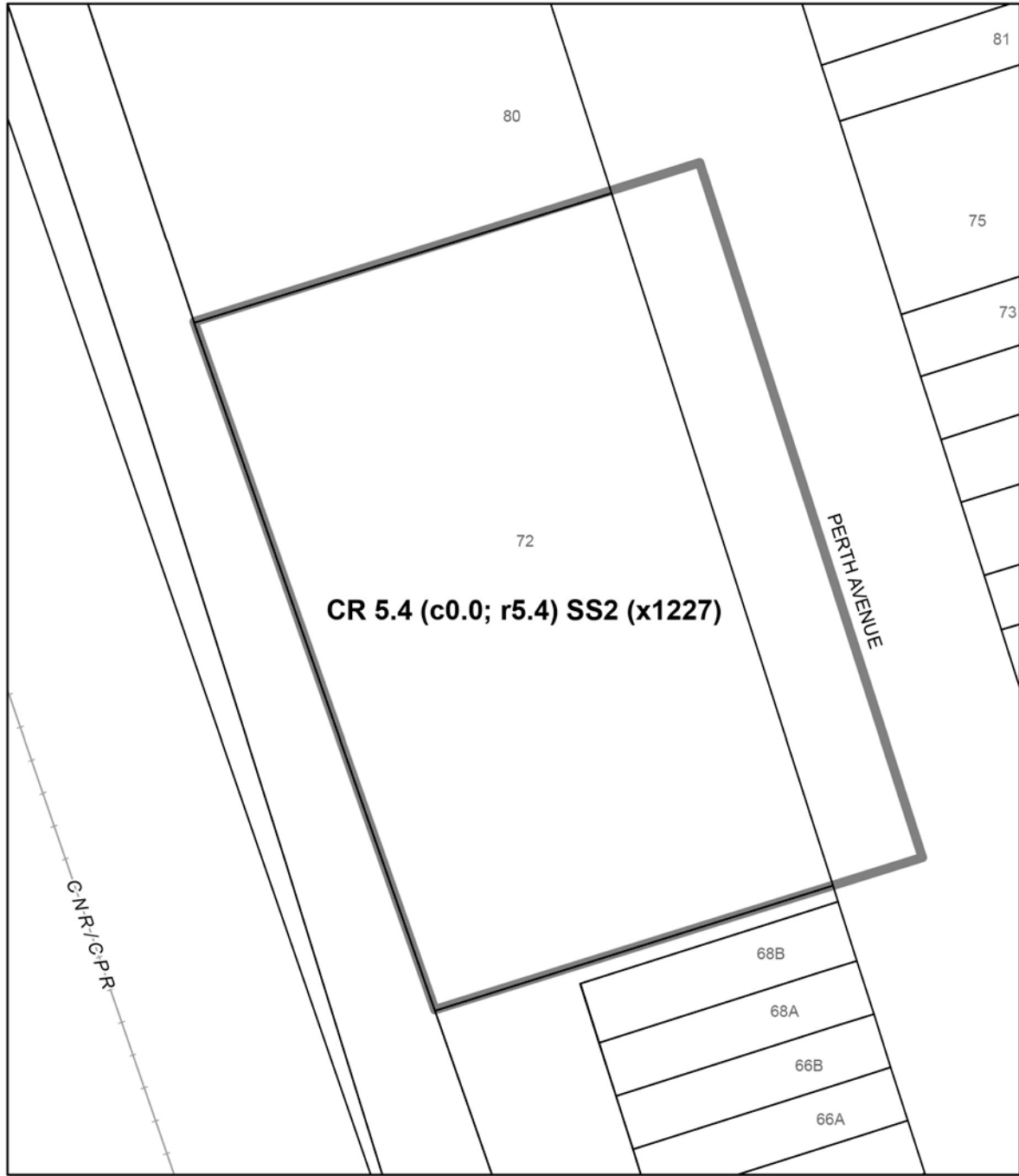


 **TORONTO**
Diagram 1

72 Perth Avenue

File # 18 170127 STE 18 0Z

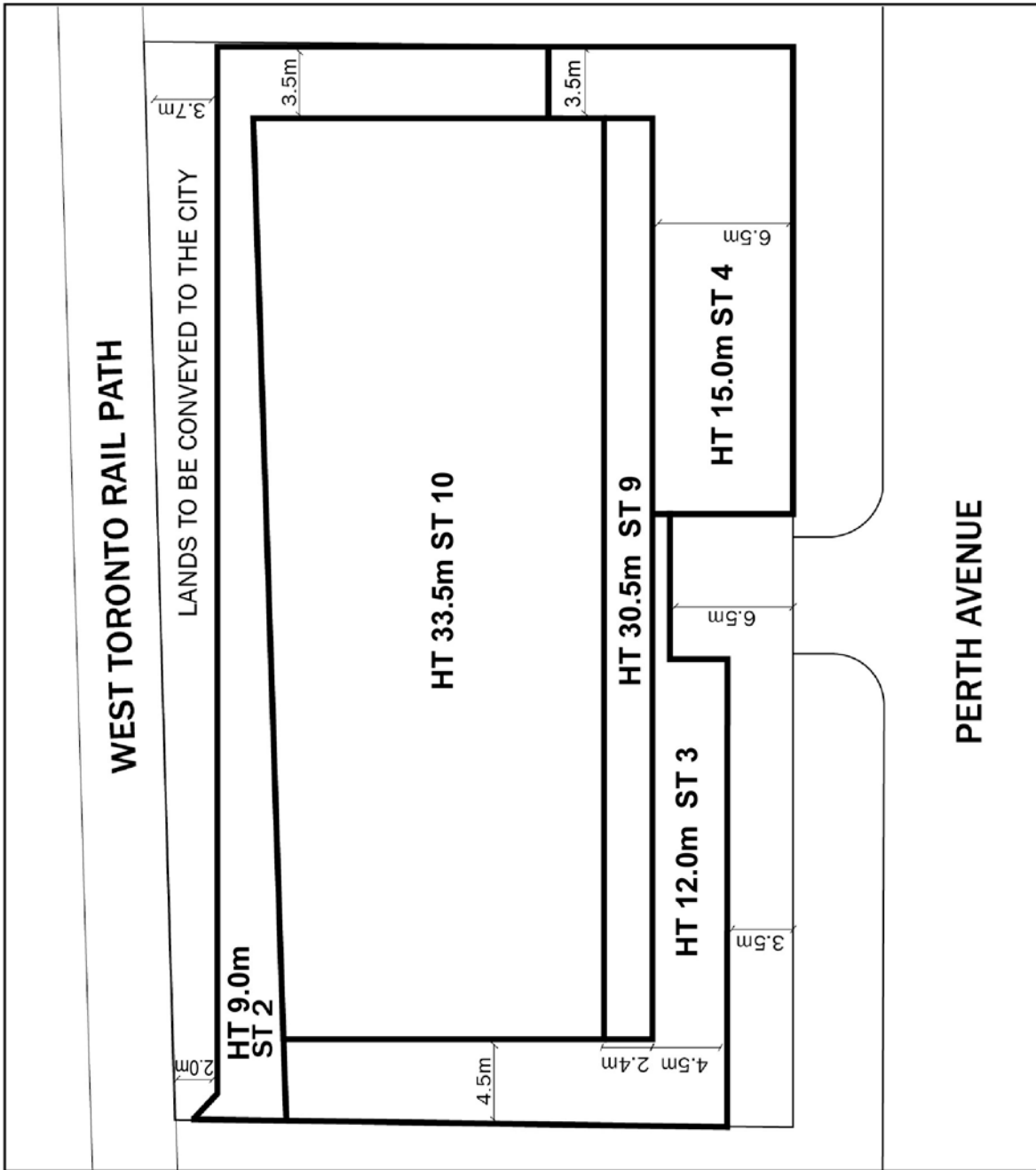

City of Toronto By-law 569-2013
Not to Scale
12/15/2021



 **TORONTO**
Diagram 2

72 Perth Avenue

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 **TORONTO**
Diagram 3

72 Perth Avenue

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