

NOTICE OF MOTION

Amending TE22.3 - 72 Perth Avenue - Zoning By-law Amendment Application - Decision Report - Approval

Moved by: Councillor Bravo

Seconded by: Councillor Perks

SUMMARY:

At its meeting of May 21 and 22, 2025, City Council adopted Item TE22.3, approving a Zoning By-law Amendment, which included a recommendation for City Council to allow the owner of 72 Perth Avenue to design, construct, finish, provide and maintain on the site 13 affordable rental housing units as part of the development, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act in accordance with specific terms. The terms included a requirement for the in-kind contribution to have a total of three (3) studio units, five (5) one-bedroom units, four (4) two-bedroom units, and one (1) three-bedroom unit (the "affordable rental housing units").

The applicant would like to revise the unit mix requirement for the in-kind contribution to have a total of eight (8) one-bedroom units, four (4) two-bedroom units, and one (1) three-bedroom unit. This motion will enable the provision of more accessible units that require a larger unit type to accommodate more functional and spacious living arrangements. City Planning and Housing Secretariat staff support the proposed amendments to the unit mix terms. The additional height and density contemplated was noted by the applicant as being required to deliver a rental housing development under a rental housing program supported by the Canada Mortgage and Housing Corporation ("CMHC"). The proposed unit mix is in alignment with the goals of the CMHC program and affordable housing commitments under the City of Toronto's RHSP programs – Purpose-built Rental Housing Incentives Stream ("PBRHIS") and Capital Funding Stream ("CFS").

The value to the in-kind contribution with the revised unit mix remains equal to 100 percent of four percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law).

REQUIRES RE-OPENING:

2025.TE22.3 (May 21 and 22, 2025), as it relates to Part 3.

RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2025.TE22.3 by:
 - a. Deleting Part 3.a.

3. City Council allow the owner of 72 Perth Avenue (the "site") to design, construct, finish, provide, and maintain on the site thirteen (13) affordable rental housing units as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning, the Executive Director, Development Review and the Executive Director, Housing Secretariat, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act; all in accordance with the following terms (the "in-kind contribution"):

Part to be deleted:

- a. the in-kind contribution shall have a total of three (3) studio units, five (5) one-bedroom units, four (4) two-bedroom units, and one (1) three-bedroom unit (the "affordable rental housing units");

and replacing it with the following new Part 3.a.:

- a. the in-kind contribution shall have a total of eight (8) one-bedroom units, four (4) two-bedroom units, and one (1) three-bedroom unit (the "affordable rental housing units"), with any changes to the satisfaction of the Chief Planner and Executive Director, City Planning;

Date: November 12, 2025