

Authority: Scarborough Community Council Item SC4.21, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 387-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 85 Keeler Boulevard.

Whereas Council of the City of Toronto has the authority 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*;

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 this By-law.
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.
3. Zoning By-law No. 569-2013, as amended, is further amended, by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to the lands as shown on Diagram 2 attached to this By-law:

RD (f13.0, a395) (x60)

RD (f12.0, a450) (x63)

RD (f12.0, a430) (x65)

RD (f10.0, a580) (x68)

RD (f12.0, a380) (x85)

RD (f10.0, a490) (x174)

RS (f15.0, a440) (x22)
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 10, ST 2, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage labels of 25 percent, 30 percent, 47 percent and 48 percent to the lands as shown on Diagram 4 attached to this By-law.

6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 2 attached to this By-law.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RD 60 so that it reads:

Exception RD 60

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) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
 - (i) On a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
 - (ii) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
 - (iii) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.5 metres to the **side lot line** that abuts the **street** and 1.2 metres on the other side;
 - (iv) The minimum **rear yard building setback** is 7.0 metres;
 - (v) Maximum floor area 320 square metres;
 - (vi) An attached garage must be erected with each **dwelling unit**; and
 - (vii) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RD 63, so that it reads:

Exception RD 63

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) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
- (i) On a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
 - (ii) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 22 and 23 as shown on Diagram 1 attached to By-law No. 387-2015;
 - (iii) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.7 metres to the **side lot line** that abuts the **street** and 1.2 metres on the other side;
 - (iv) The minimum **rear yard building setback** is 10.0 metres;
 - (v) Maximum floor area 320 square metres;
 - (vi) An attached garage must be erected with each **dwelling unit**; and
 - (vii) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

9. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RD 65, so that it reads:

Exception RD 65

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) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
- (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
 - (ii) The minimum **rear yard building setback** is 8.0 metres;
 - (iii) Maximum floor area 320 square metres;
 - (iv) An attached garage must be erected with each **dwelling unit**; and
 - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

10. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RD 68, so that it reads:

Exception RD 68

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) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70 (2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
- (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
 - (ii) The minimum **rear yard building setback** is 10.0 metres;
 - (iii) Maximum floor area 320 square metres;
 - (iv) An attached garage must be erected with each **dwelling unit**; and

- (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

11. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RD 85, so that it reads:

Exception RD 85

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) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70 (2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
 - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 11 and 12 as shown on Diagram 1 attached to By-law No. 387-2015;
 - (ii) The minimum **rear yard building setback** is 8.5 metres;
 - (iii) Maximum floor area 320 square metres;
 - (iv) An attached garage must be erected with each **dwelling unit**; and
 - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

12. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RD 174, so that it reads:

Exception RD 174

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) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70(2), (3), (4) and (6) do not apply to

prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;

- (B) These standards apply:
- (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
 - (ii) The minimum **rear yard building setback** is 7.5 metres;
 - (iii) Maximum floor area 320 square metres;
 - (iv) An attached garage must be erected with each **dwelling unit**; and
 - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections (None Apply)

13. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number RS 22, so that it reads:

Exception RS 22

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) On 85 Keeler Boulevard, Clause 10.40.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.40.40.70(2) and (3) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) or (C) below;
- (B) A **semi-detached house** must comply with the following:
 - (i) Minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
 - (ii) Minimum **lot area** is 440 square metres per **semi-detached house** and 220 square metres for each **dwelling unit**;
 - (iii) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
 - (iv) The required minimum **side yard setback** is 1.2 metres for a **semi-detached house**;

- (v) The required minimum **side yard setback** for a **semi-detached house** is 2.5 metres to the **side lot line** that abuts the **street**;
 - (vi) The minimum **rear yard setback** is 7.0 metres where a **lot** does not directly abut a **Park**;
 - (vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
 - (viii) Maximum floor area 210 square metres;
 - (ix) An attached garage must be erected with each **dwelling unit**; and
 - (x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.
- (C) A **detached house** must comply with the following:
- (i) Minimum **lot frontage** is 15.0 metres;
 - (ii) Minimum **lot area** is 440 square metres;
 - (iii) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
 - (iv) The required minimum **side yard setback** is 1.2 metres;
 - (v) The required minimum **side yard setback** for a **detached house** is 2.5 metres to the **side lot line** that abuts the **street**;
 - (vi) The minimum **rear yard setback** is 7.0 metres where a **lot** does not directly abut a **Park**;
 - (vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
 - (viii) Maximum floor area 240 square metres;
 - (ix) An attached garage must be erected with each **dwelling unit**; and
 - (x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

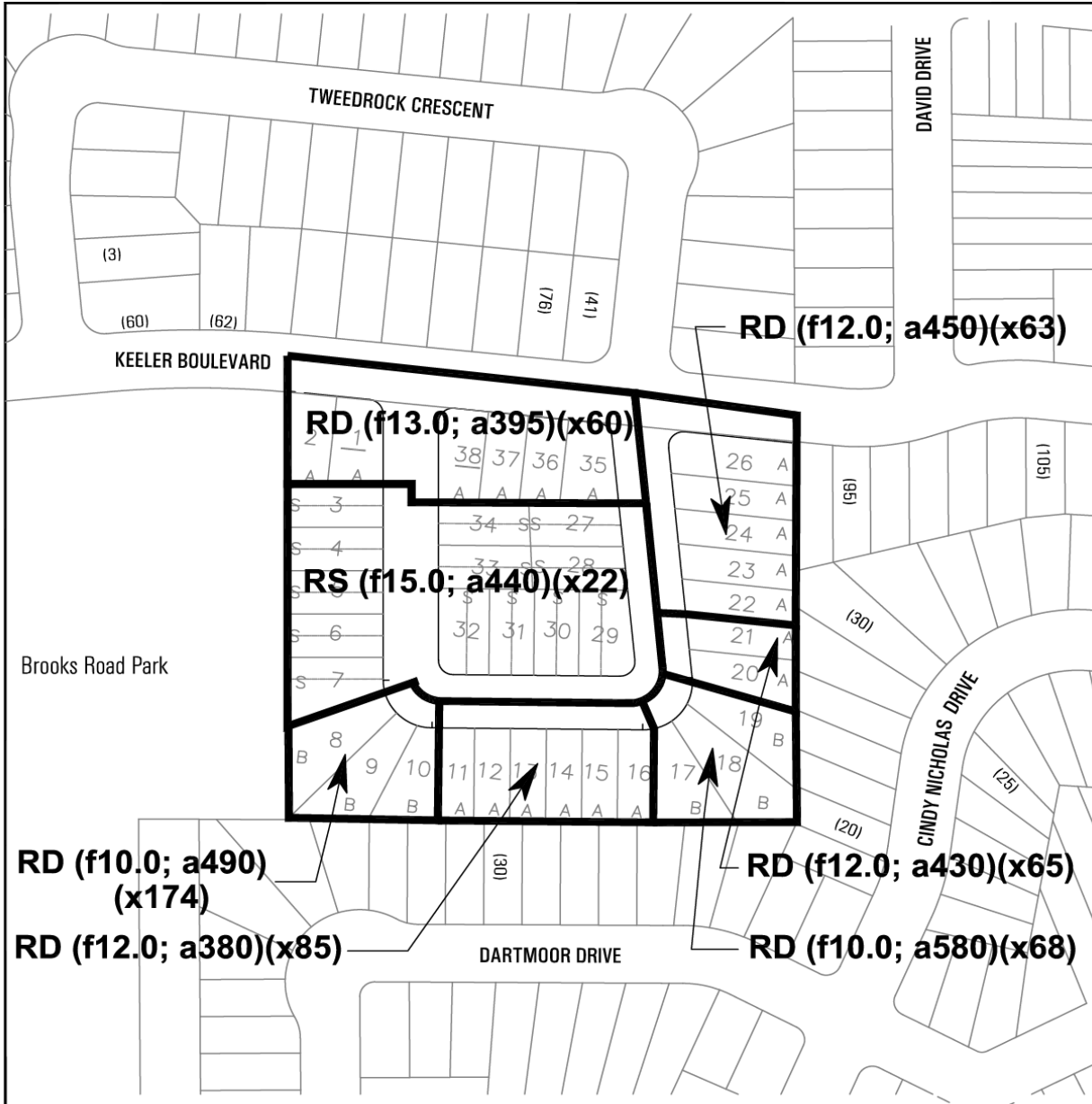
Enacted and passed on April 2, 2015.

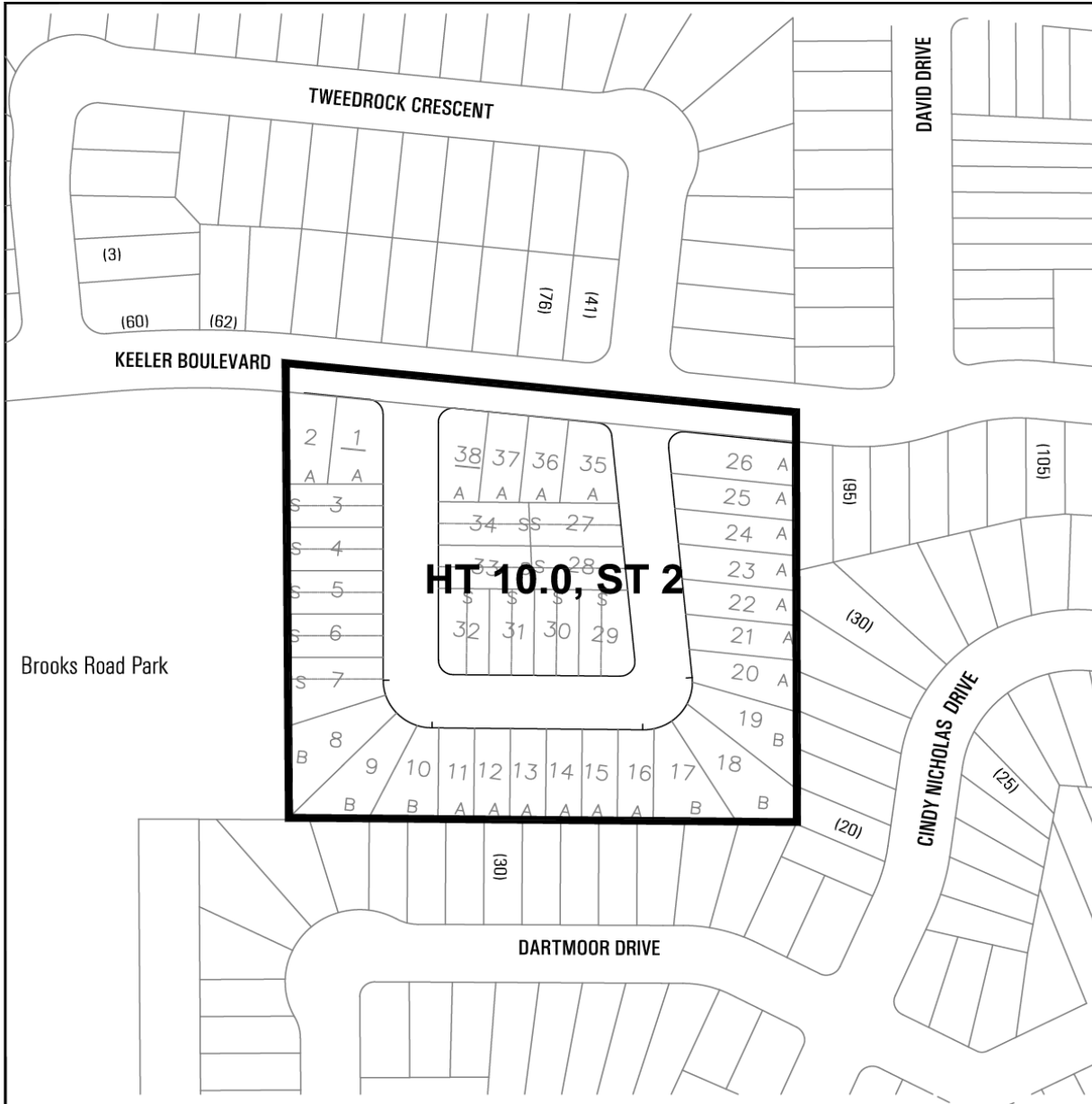
Frances Nunziata,
Speaker

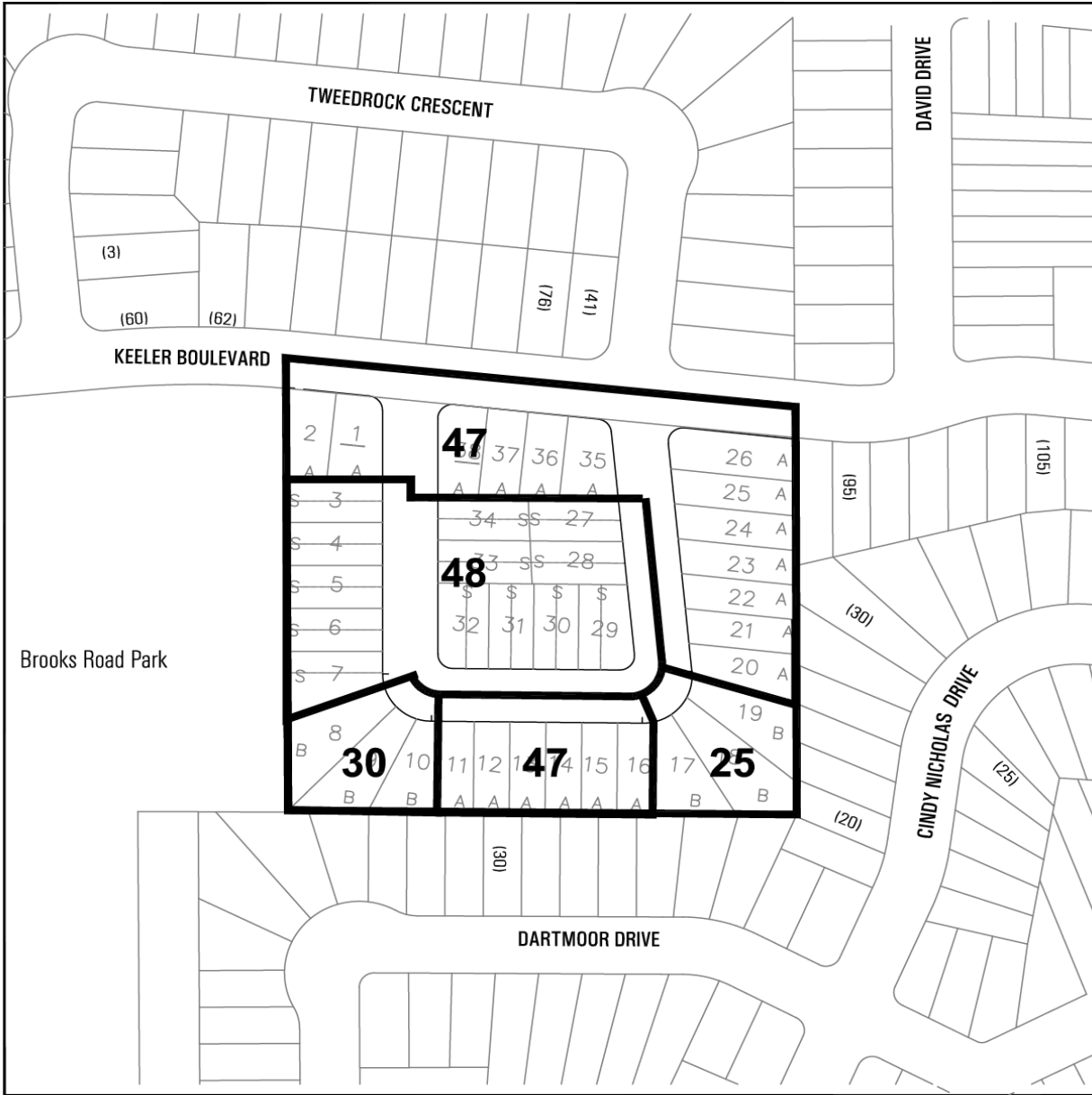
Ulli S. Watkiss,
City Clerk

(Seal of the City)









Toronto City Planning
Diagram 4

85 Keeler Boulevard

File # 13 239585 ESC 43 OZ, 13 239568 ESC 43 SB

Approved by: Andrea Reaney

City of Toronto By-Law 569-2013
Not to Scale
01/29/2015