

Authority: Etobicoke York Community Council Item EY20.6, adopted as amended, by City of Toronto Council on March 9, 2017

**CITY OF TORONTO**

**BY-LAW 259-2017**

**To adopt Amendment 371 to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2016 as 2175 Keele Street.**

Whereas authority is given to Council under 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 attached Amendment 371 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on March 9, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 371 TO THE OFFICIAL PLAN**

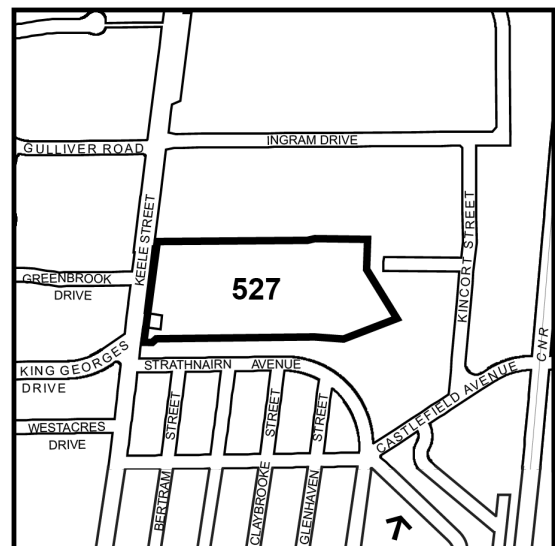
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 2175 KEELE STREET**

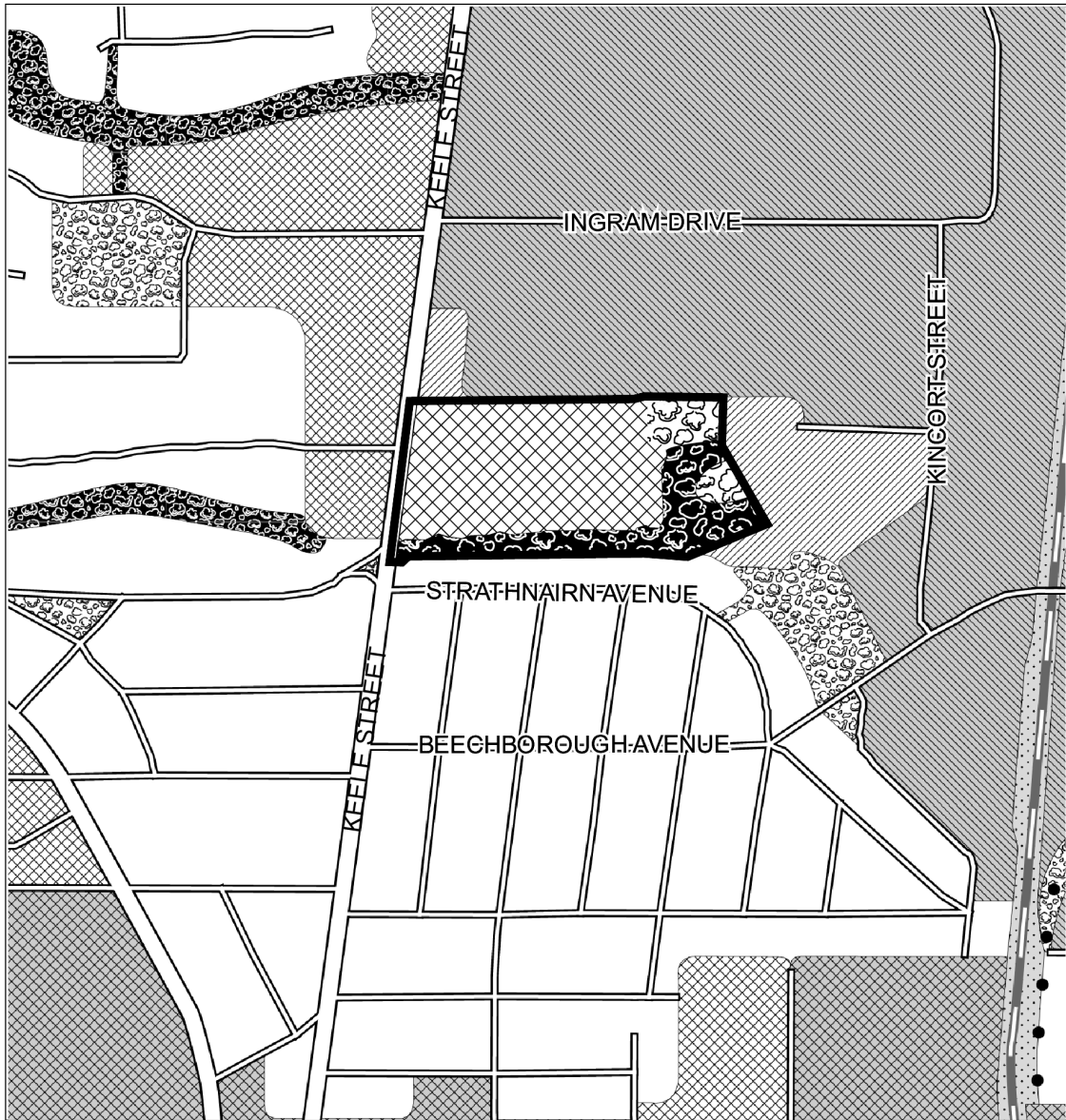
The Toronto Official Plan is amended as follows:

1. Map 17 – Land Use Plan is hereby amended by re-designating the lands known as 2175 Keele Street from *Institutional Areas* to *Apartment Neighbourhoods, Parks, and Natural Areas* in accordance with Schedule 1 attached hereto.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 527 for the lands known municipally in 2016 as 2175 Keele Street, as follows:

527. 2175 Keele Street

To enable the redevelopment of the lands subject to the report from the Director of Community Planning, Etobicoke York District entitled "2175 Keele Street – Official Plan and Zoning By-law Amendment and Subdivision Applications – Final Report", and notwithstanding 3.2.1.9 of the Official Plan; 5 per cent of the additional residential density for affordable ownership units provided as fully finished units to a non-profit affordable housing provider at nominal cost, and with no contribution from the City of Toronto, for a minimum term of 20 years is deemed to be an acceptable equivalent to 20 percent of provision for affordable housing units for 20 years. Affordable Ownership Housing is housing which is priced at or below an amount where the total monthly shelter cost in the year in which initial sales for the units commence (mortgage principle and interest -based on a 25-year amortization, 10 per cent down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada in January of the year that initial sales commence -plus property taxes and condominium fees calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as most recently reported by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.





2175 Keele Street



### Schedule 1 - Official Plan Amendment # 371

Revisions to Land Use Map 17 to redesignate lands from Institutional Areas to Apartment Neighbourhoods, Parks, & Natural Areas File # 15\_239429 WET 12 02



↑  
Not to Scale  
02/01/17