

Authority: Ontario Municipal Board Decision issued August 27, 2013 and September 16, 2013 and Order issued July 22, 2015 in Board File No. PL130416

CITY OF TORONTO

BY-LAW No. 889-2016(OMB)

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 2522-2542 Keele Street.

The Ontario Municipal Board enacts:

1. Schedules B and C of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20-A (236) RM6(236)

DEFINITIONS

- (a) For the purpose of this exception, "*Established Grade*" shall mean 171.58 metres above sea level;
- (b) For the purpose of this exception, "*Floor Area, Gross*" shall mean the aggregate area of each floor, measured between the exterior faces of the exterior walls of the building or structure as the level of each floor, but excluding:
 - (i) The floor area of unenclosed residential balconies and/or terraces;
 - (ii) Lobbies and vestibules;
 - (iii) Stairwells;
 - (iv) Indoor and outdoor recreational amenity area;
 - (v) All floor areas below established grade including storage, garbage/recycling rooms, bicycle storage rooms, vehicular parking spaces, and parking aisles; and
 - (vi) Any part of a building used for mechanical floor area including the mechanical penthouse;
- (c) For the purpose of this exception, "*Mechanical Floor Area*" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, such as heating, ventilation, air conditioning, electrical, plumbing, fire protection, telephone, television/security areas and elevator equipment;

PERMITTED USES

- (d) The following uses shall be permitted:

Apartment House Dwelling;
Art Gallery;

Artist Studio;
 Automatic Laundry Shop;
 Banks and Financial Institutions;
 Business and Professional Offices;
 Clinic;
 Club;
 Commercial Gallery;
 Commercial Recreation;
 Commercial School;
 Communication and Broadcasting;
 Custom Workshop;
 Day Nursery;
 Dry Cleaning and Laundry Collecting Establishment;
 Fitness Centre;
 Grocery store with limited outdoor display area;
 Laundry;
 Museum;
 Outdoor Café in conjunction with a Restaurant or Take-out Restaurant on the same lot, subject to the provisions of Subsection 6(22);
 Personal Service Shop;
 Private-Home Day Care;
 Professional Medical Office;
 Restaurant;
 Retail Store;
 Service Shop;
 Take-out Restaurant; and
 Veterinary Clinic;

EXCEPTIONS

DWELLING UNITS

- (e) A maximum of 128 dwelling units shall be permitted;

LOT AREA

- (f) The provisions of Section 20-A.2.1 (Lot Area) shall not apply;
- (g) For the purposes of this exception, any lands acquired for the purposes of a road widening or any other public purposes it shall be deemed that the remaining portion of the lot and any building erected on it shall be deemed to comply with the provisions of this By-law respecting minimum yard setbacks, landscaping, lot coverage, lot frontage, and gross floor area provided these standards were in lawful compliance prior to the acquisition;

LOT COVERAGE

- (h) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply;

LOT FRONTAGE

- (i) The provisions of Section 20-A.2.3 (Lot Frontage) shall not apply;

YARD SETBACKS

- (j) The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(236);
- (k) Notwithstanding (i) above, the minimum yard setback for parking structures and structures associated thereto below Established Grade shall be 0.6 metres;
- (l) Notwithstanding (i) above, the minimum yard setback for structures associated with parking structures above Established Grade shall be 0.6 metres;

GROSS FLOOR AREA

- (m) Notwithstanding Section 20-A.2.5, the gross floor area of a building shall not exceed two hundred and fifty (250) percent;

BUILDING HEIGHT

- (n) Notwithstanding Section 20-A.2.5, the maximum building height, excluding parapets, shall be the lesser of 8 storeys or 26.5 metres;

LANDSCAPING

- (o) Notwithstanding Section 15.8 Landscaping, a minimum of 400 square metres of landscaping shall be provided;

PARKING

- (p) Notwithstanding Section 6A(2) Parking Requirements; parking shall be provided based on the following rates:
- (i) 0.80 parking spaces for each bachelor dwelling units;
 - (ii) 0.90 parking spaces for each one bedroom units;
 - (iii) 1.00 parking spaces for each two bedroom units;
 - (iv) 1.20 parking spaces for each dwelling unit have three or more bedrooms;
 - (v) A minimum of 0.2 parking spaces per residential dwelling unit shall be provided for use of visitors;
 - (vi) 1.0 parking space per 28 square metres GFA for commercial/retail; and
 - (vii) For the purposed of this By-law, a minimum of 27 residential visitor parking spaces may be shared. All shared spaces must be available to residential visitors between the hours of 7:00 p.m. and 7:00 a.m., seven days a week, with each of the designated visitor/commercial parking stalls being signed to this effect;

- (q) The provisions of Section 6A(8) Parking Regulations for RM Zones other than RM2 Zones shall not apply;

LOADING SPACE REQUIREMENTS

- (r) Notwithstanding Section 6A(16) Loading Space Requirements, a minimum of two (2) loading spaces shall be required;

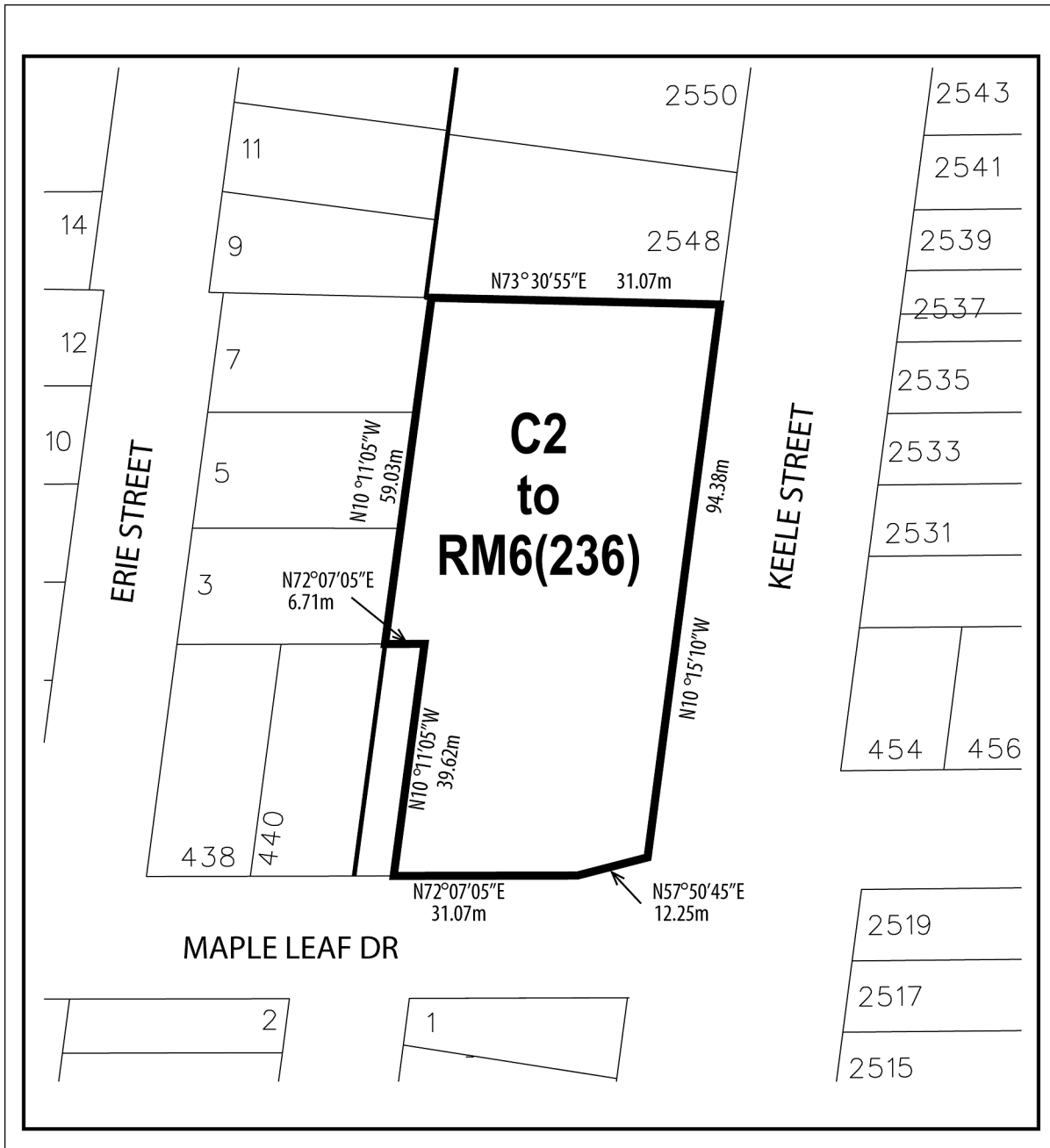
BICYCLE PARKING

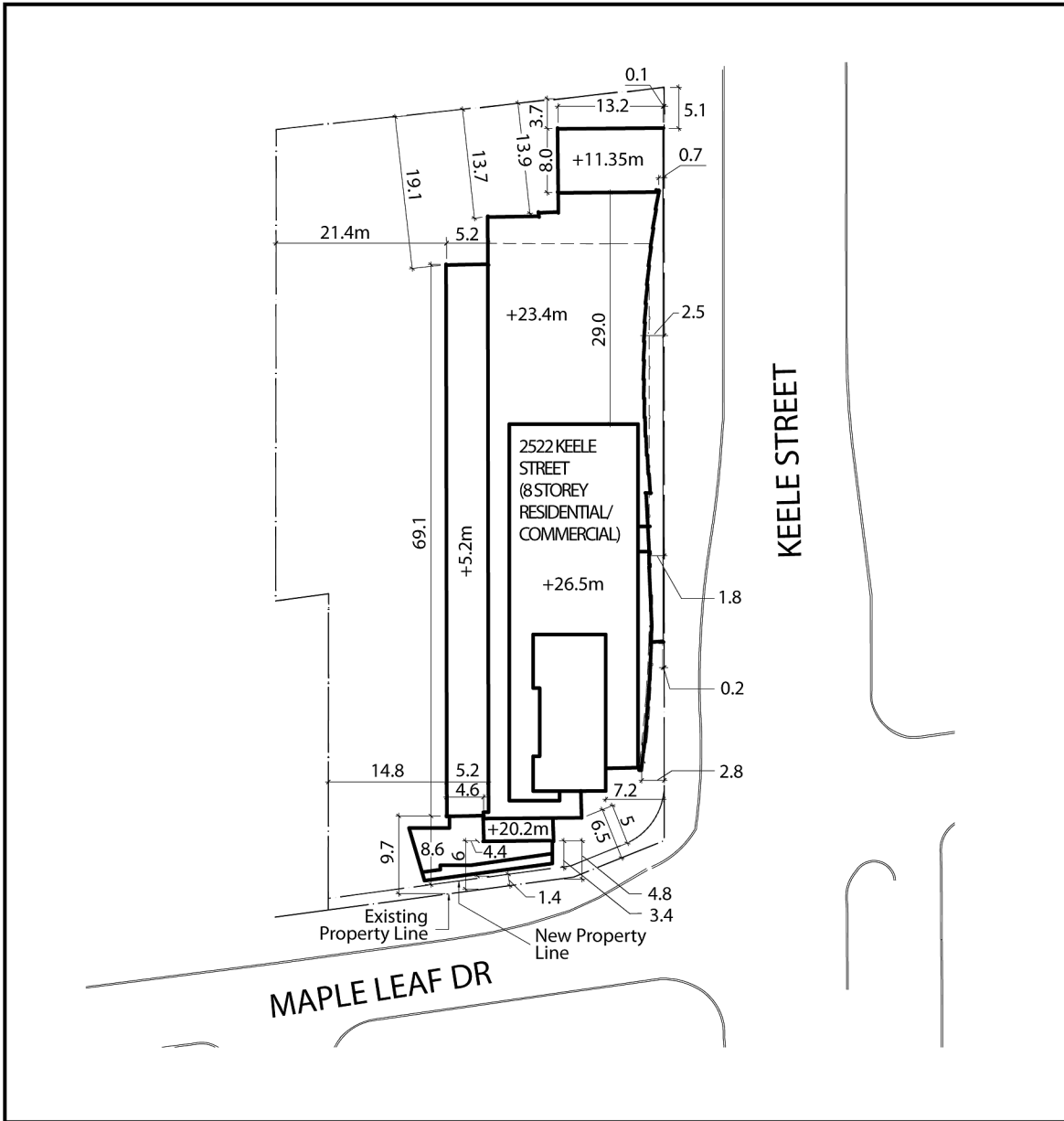
- (s) Bicycle parking for residential uses shall be provided at a minimum rate of 0.6 spaces per dwelling unit for residents and at a minimum rate of 0.15 spaces per dwelling unit for visitors;
- (t) Bicycle parking for commercial uses shall be provided at a minimum rate of 0.13 spaces per 100 square metres of commercial gross floor area and at a minimum rate of 0.15 spaces per 100 square metres of commercial gross floor area or 6 spaces whichever is greater for visitors; and

DIVISION OF LANDS

- (u) Notwithstanding any severance, partition or division of the lands shown on Schedule RM6(236), the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6(236), attached to this By-law.
4. Within the lands shown on Schedule RM6(236) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Pursuant to the Decision of the Ontario Municipal Board Issued August 27, 2013 and September 16, 2013 and Order issued July 22, 2015 in Board File No. PL130416





2522 Keele Street

Schedule RM6(236)

File # 12 166387 WET 12 0Z

From Applicant's Drawing
All measurements are in metres

Date: 09/26/2016



Former North York By-Law 7625
Not to Scale