

Authority: Ontario Municipal Board Decision/Order issued on March 6, 2017 and February 15, 2018, in File PL150687

CITY OF TORONTO

BY-LAW 1215-2019(OMB)

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to lands municipally known in the year 2018 as 200, 202, 204, 206, 208, 210, 212 and 214 Keewatin Avenue.

Whereas the Ontario Municipal Board, by its Decision/Order issued on March 6, 2017 and February 15, 2018, in File PL150687, approved amendments to By-law 438-86, as amended, with respect to the lands;

Now therefore pursuant to the Order of the Ontario Municipal Board, Zoning By-law 438-86, as amended, is further amended as follows:

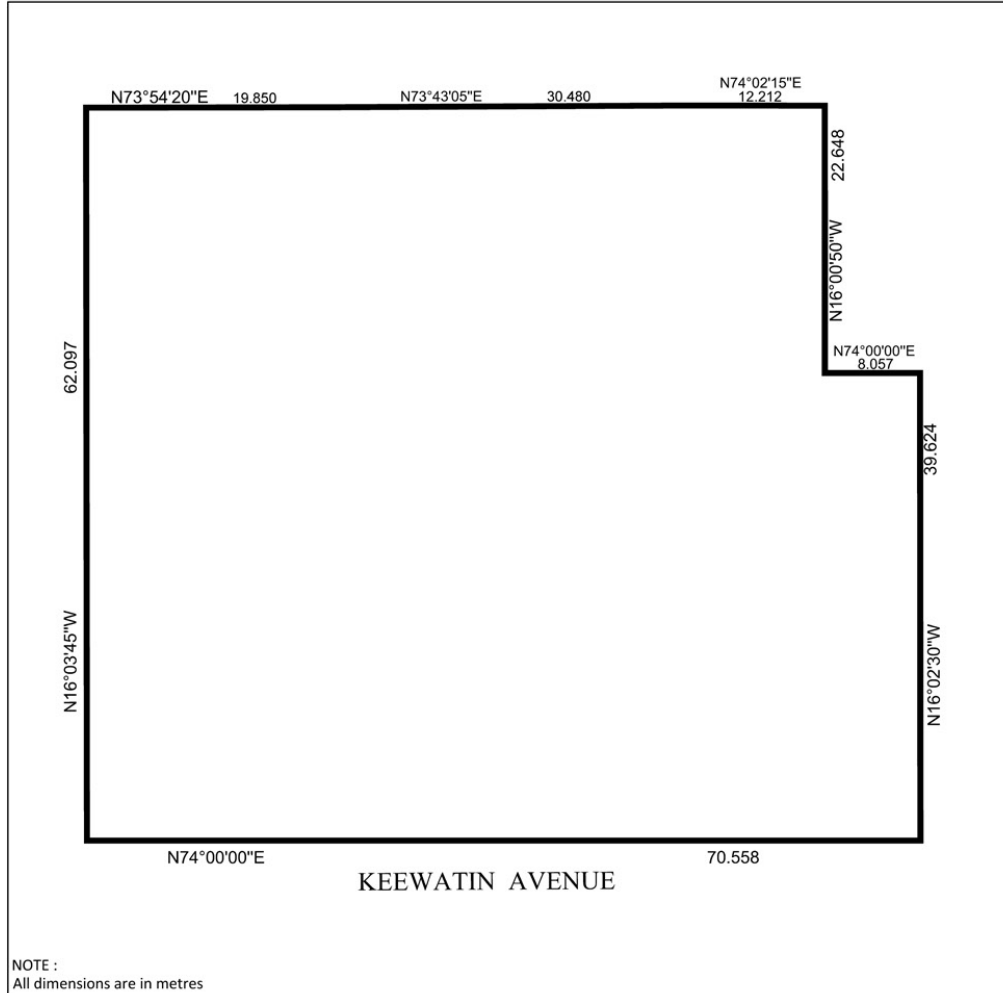
1. None of the provisions of Sections 4(2)(a), 4(4)(b) and (c), 4(12), 4(13), 4(16), 6(1)(f), 6(3) Part I 1, 6(3) Part II 2, 6(3) Part II 3, 6(3) Part II 4, 6(3) Part II 5, 6(3) Part III and Section 12(2)68(a) of By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of land and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of an *apartment building* and uses accessory thereto on the *lot* delineated by heavy lines on the attached Map 1, provided that:
 - a. the *lot* upon which the proposed buildings and structures are erected or used comprises at least the lands shown outlined by heavy lines on the attached Map 1;
 - b. the total *residential gross floor area* erected or used on the *lot* shall not exceed 6,950 square metres;
 - c. no person shall erect or use a building or structure on the *lot* having a greater *height* than the *height* limits specified by the numbers in metres shown on the attached Map 2, with the exception of a parapet wall, skylights, stairwells, landscaping, roof terrace access, mechanical rooms, mechanical equipment, partition walls, rooftop terraces and safety structures such as railings, which may project no more than 3.0 metres beyond the *height* shown on Map 2;
 - d. no portion of the building or structure above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, provided that, within the hatched areas shown on Map 2, no portion of the building or structure is permitted between *grade* and a height of 4.5 metres above *grade*;
 - e. despite paragraph d. above, the following elements are permitted to extend beyond the heavy lines shown on the attached Map 2:

- i. Stairs, patios, transformer boxes, fences, guardrails, railings, juliette balconies, wheelchair ramps, retaining walls, planter boxes and landscape features; and
 - ii. Stair enclosures, porches, cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, balustrades, downspouts and splash pads, all of which may extend beyond the heavy lines shown on Map 2 by a maximum of 1.2 metres;
- f. a minimum of 30 percent of the area of the *lot* shall be used for *landscaped open space*, of which a minimum of 50 percent shall be *soft landscaping*;
- g. *parking spaces* shall be provided on the *lot* in accordance with the following standards:
 - i. A minimum of 0.7 *parking spaces* for each one bedroom *dwelling unit*;
 - ii. A minimum of 0.9 *parking spaces* for each two bedroom *dwelling unit*;
 - iii. A minimum of 1.0 *parking space* for each three bedroom *dwelling unit*; and
 - iv. A minimum of 0.1 visitor *parking spaces* for each *dwelling unit* on the *lot*;
- h. *bicycle parking spaces* shall be provided on the *lot* in accordance with the following standards:
 - i. A minimum of 0.9 *long-term bicycle parking spaces* for each *dwelling unit*; and
 - ii. A minimum of 0.1 *short-term bicycle parking spaces* for each *dwelling unit*;
- i. both *long-term bicycle parking spaces* and *short-term bicycle parking spaces* may be located in a stacked *bicycle parking space*, within or outside a secured room, with minimum dimensions of:
 - i. A minimum length or vertical clearance of 1.2 metres;
 - ii. A minimum width of 0.4 metres; and
 - iii. A minimum horizontal clearance from the wall of 1.2 metres;
- j. no loading space shall be required on the *lot*;
- k. no outdoor *amenity space* shall be required; and

1. no indoor *amenity space* shall be required.
2. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:
 - a. "*grade*" shall mean 163.25 metres Canadian Geodetic Datum;
 - b. "*height*" shall mean the vertical distance between *grade* and the highest point of the roof of any building on the *lot*, except those elements prescribed by this By-law;
 - c. "*residential gross floor area*" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, excluding the following:
 - i. Parking, loading and bicycle parking below *grade*;
 - ii. Required *loading spaces* and required *bicycle parking spaces* at or *grade*;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - iv. Indoor *residential amenity space* required by this By-law;
 - v. Elevator shafts;
 - vi. Garbage shafts;
 - vii. mechanical penthouse; and
 - viii. exit stairwells in the building;
 - d. "*temporary sales office*" means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of the first *dwelling units* to be erected on the *lot*;
 - e. "*lot*" shall refer to those lands delineated by a heavy black line on Map 1, attached to and forming part of this By-law;
 - f. "*bicycle parking space*" shall mean an area used for parking or storing a bicycle;
 - g. "*long-term bicycle parking spaces*" shall mean *bicycle parking spaces* for use by the occupants or tenants of a building; and
 - h. "*short-term bicycle parking spaces*" shall mean *bicycle parking spaces* for use by visitors to a building.

3. None of the provisions of this By-law or By-law 438-86, as amended, as of the date of the passing of this By-law, shall apply to prevent the erection and use of a *temporary sales office* on the *lot*.
4. Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

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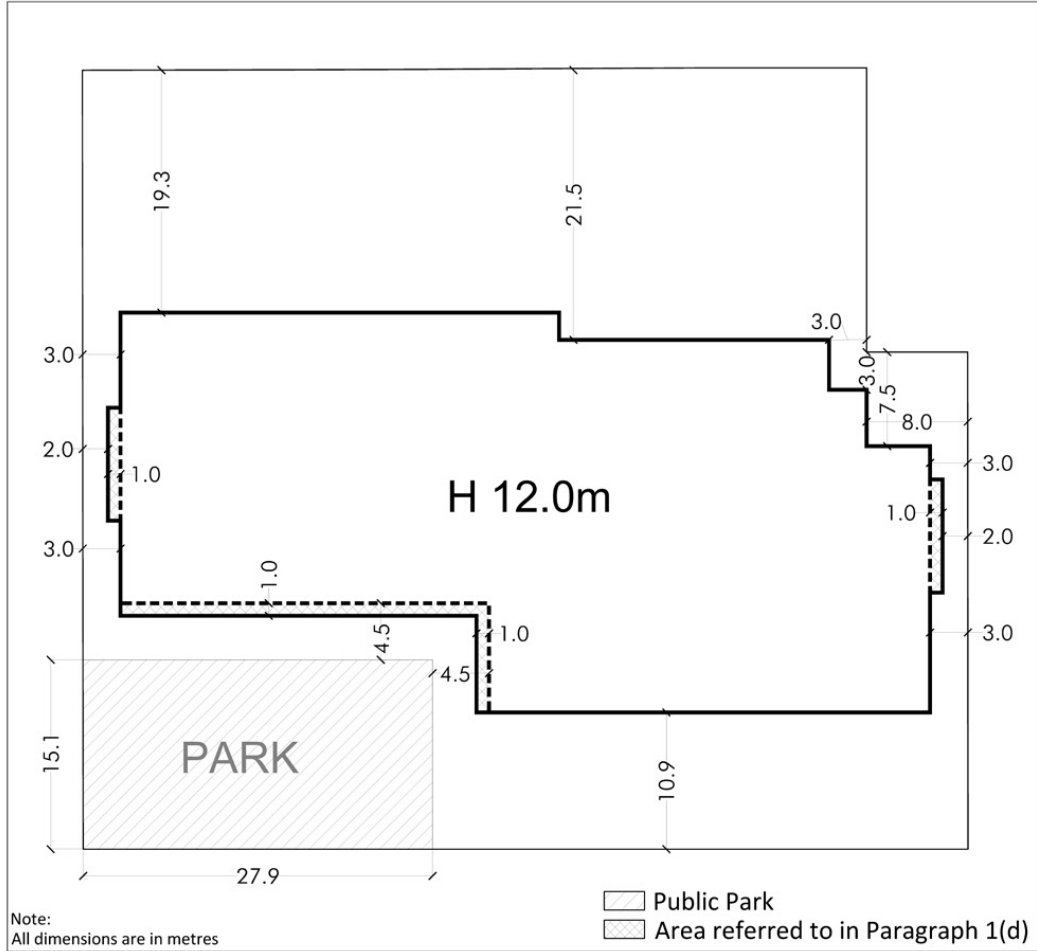


200-214 Keewatin Avenue, Toronto

Map 1



Not to Scale



200-214 Keewatin Avenue, Toronto



Map 2

