

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

CITY OF TORONTO

BY-LAW 1216-2019(OMB)

To amend City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2018 as No. 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 569-2013, as amended, with respect to the lands; and

Whereas the Ontario Municipal Board 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 pursuant to Section 39 of the Planning Act, a by-law passed under Section 34 of the Planning Act, may authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law;

Now therefore pursuant to the Order of the Ontario Municipal Board, Zoning By-law 569-2013, as amended, is further amended as follows:

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to R (x57) and O, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 57 to Article 900.2.10 as follows:

Exception R (x57)

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:

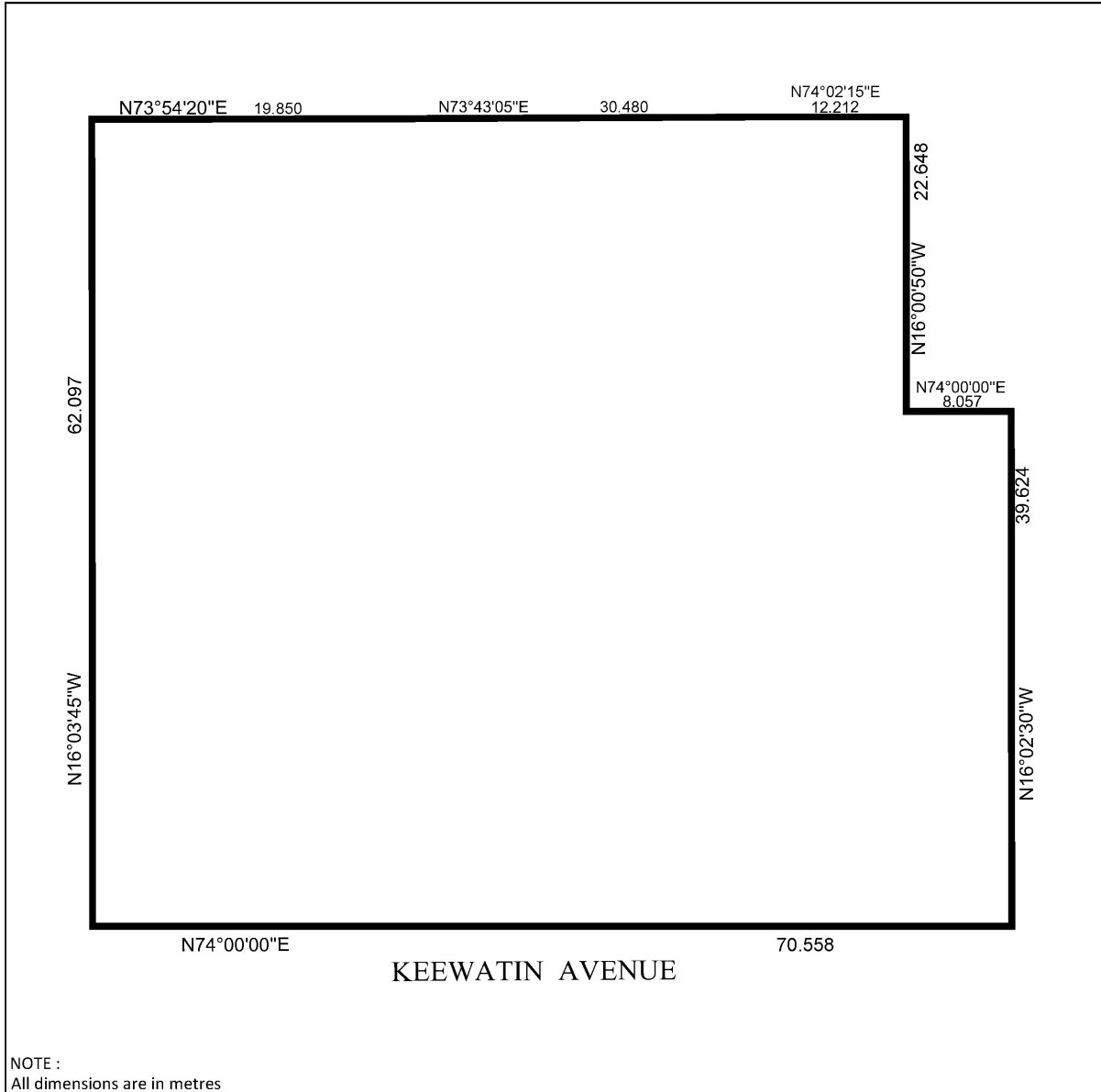
- (A) On 200, 202, 204, 206, 208, 210, 212 and 214 Keewatin Avenue, no provisions apply to prevent the erection or use of an **apartment building** or **structure**, addition or enlargement permitted in compliance with (B) to (R) below;

- (B) Despite Regulation 10.10.40.40(1), the **gross floor area** of the **building** must not exceed 6,950 square metres;
- (C) A maximum of 36 **dwelling units** are permitted;
- (D) Despite Clauses 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** and distance between **main walls** for all **buildings** and **structures** above ground are as shown on Diagram 3, attached to By-law 1216-2019(OMB);
- (E) Within the hatched areas shown on Diagram 3 of By-law 1216-2019(OMB) no portion of the **building** or **structure** is permitted between a height of 163.25 metres Canadian Geodetic Datum and a height of 167.75 metres Canadian Geodetic Datum;
- (F) Despite Clause 10.5.40.60 and (E) and (F) above, the following may encroach into the required minimum **building setbacks** shown on Diagram 3 attached to By-law 1216-2019(OMB):
- (i) stairs, patios, transformer boxes, railings, juliette balconies, wheelchair ramps, retaining walls and planter boxes; 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 Diagram 3 by a maximum of 1.2 metres;
- (G) Despite Regulation 10.10.40.30(1)(B), the maximum **building depth** is 32.5 metres;
- (H) Despite Regulations 10.5.40.10(1), 10.5.50.10(5) and 10.10.40.10(1), the height of any **building** or **structure** must not exceed the maximum height permitted as indicated by the letters HT as shown on Diagram 3 attached to By-law 1216-2019(OMB), measured as the distance between 163.25 metres Canadian Geodetic Datum and the elevation of the highest point of the **building**;
- (I) Despite Regulations 10.5.40.10(2), (3) and (4) and (I) above, the following may project no more than 3.0 metres beyond the maximum height as shown on Diagram 3 attached to By-law 1216-2019(OMB):
- (i) a parapet wall, skylights, stairwells, roof terrace access, mechanical rooms, mechanical equipment, partition walls, rooftop terraces and safety **structures** such as railings;
- (J) Despite Regulation 10.5.50.10(4), a minimum of 30 percent of the area of the lands outlined by heavy lines on Diagram 1 of By-law 1216-2019(OMB) must be used for **landscaping**, of which a minimum of 50 percent must be **soft landscaping**;

- (K) Regulation 10.5.50.10(5) with respect to **soft landscaping** when abutting another **lot** in the Residential Zone category does not apply;
- (L) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided on the **lot** in accordance with the following:
 - (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 **parking spaces** for visitors for each **dwelling unit**;
- (M) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.4 metres;
- (N) Despite Regulation 230.5.1.10(10), both “short-term” and “long-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (O) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (P) Despite Regulation 10.10.40.50(1), no **amenity space** is required;
- (Q) Prevailing Sections 12(2) 118 and 12(2) 119 of former City of Toronto By-law 438-86 do not apply; and
- (R) Despite any existing or future severance, partition or division of the lands outlined by heavy lines on Diagram 1 of By-law 1216-2019(OMB), the provisions of By-law 1216-2019(OMB) will apply to the entire lands as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
 - (B) Section 12(2) 119 of former City of Toronto By-law 438-86.
5. On the lands outlined on Diagram 1 of By-law 1216-2019(OMB), a temporary sales office is permitted for a period of not more than 3 years from the date this by-law comes into force and effect, used exclusively for the purpose of marketing, sales and leasing of **dwelling units**. A temporary sales office is permitted if 5 **parking spaces** are provided.

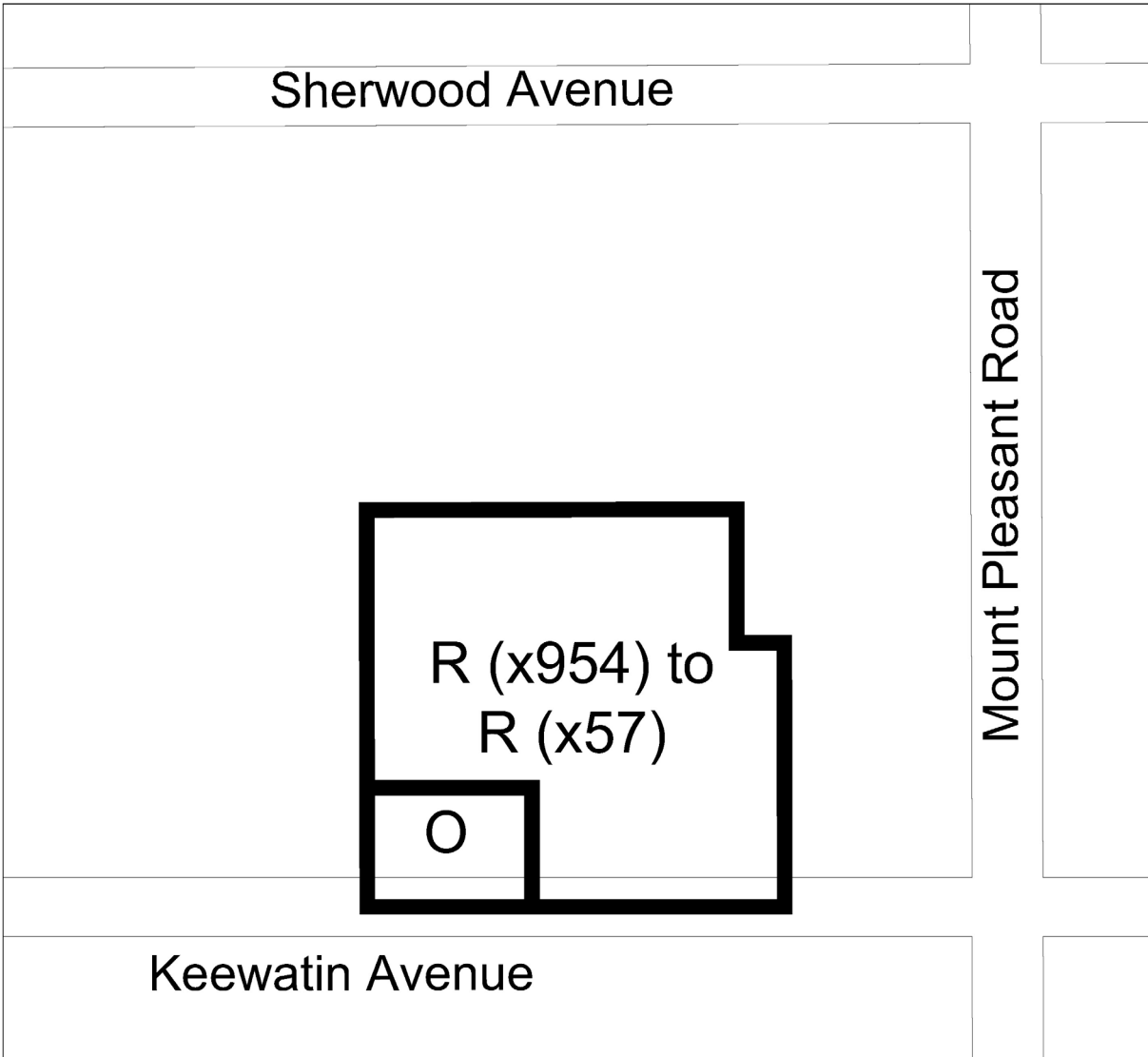


200-214 Keewatin Avenue, Toronto

Diagram 1



Not to Scale



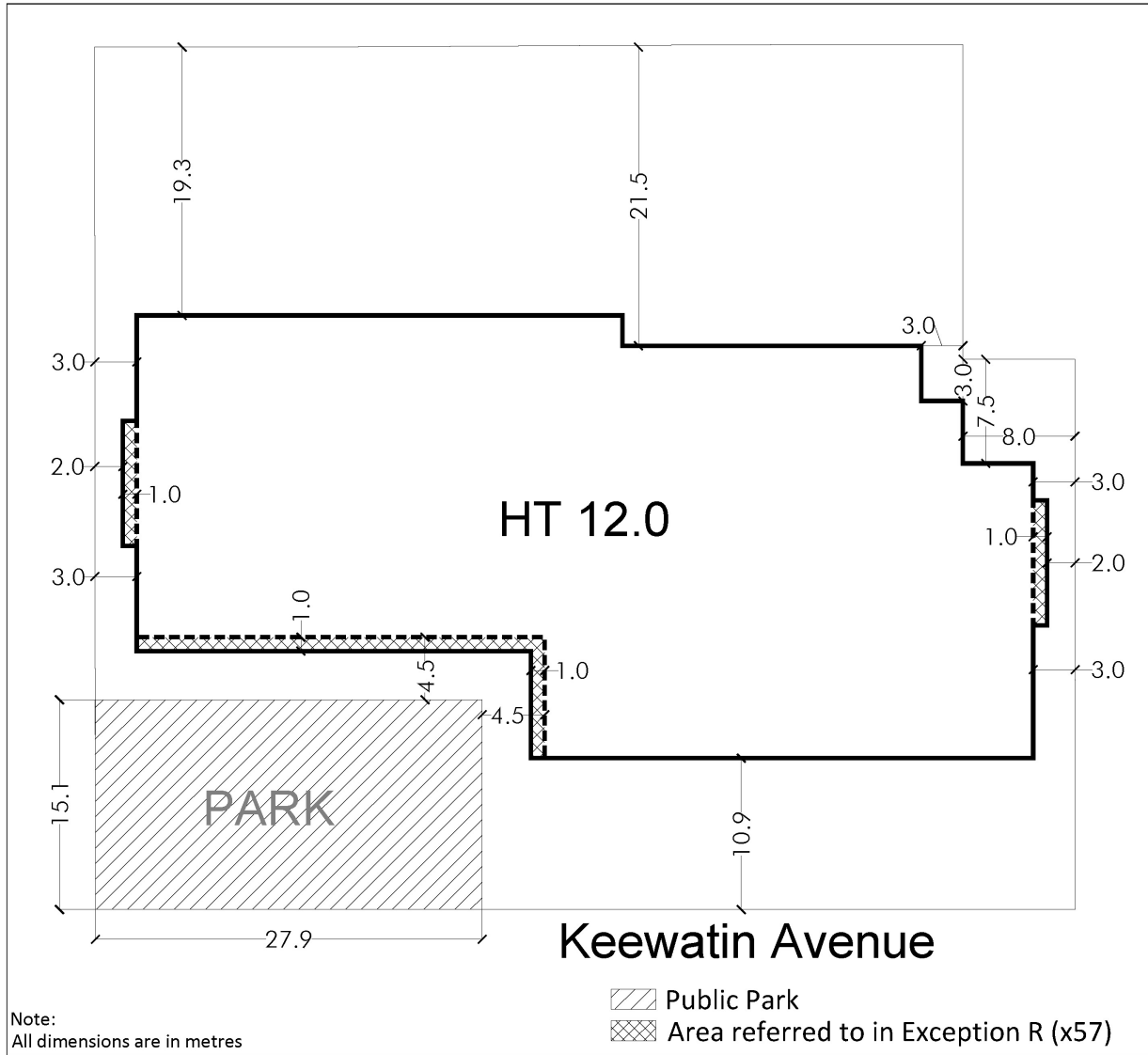
200-214 Keewatin Avenue, Toronto



Diagram 2



Not to Scale



200-214 Keewatin Avenue, Toronto



Diagram 3



Not to Scale