

Authority: Toronto and East York Community Council
Item TE32.1, as adopted by City of Toronto Council on
May 11 and 12, 2022 and MM45.39, by Councillor Gord
Perks, seconded by Councillor Mike Layton, as adopted by
City of Toronto Council on June 15 and 16, 2022

CITY OF TORONTO

BY-LAW 601-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 406-410 Keele Street.

Whereas Council of the City of Toronto has the authority to 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 4 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 14.0, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1 with no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands B3 as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 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 label to these lands: R (d3.4) (x117), as shown on Diagram 2 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 117 so that it reads:

(117) Exception R 117

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 406-410 Keele Street, as shown on Diagram 1 of this By-law 601-2022, an **apartment building**, may be constructed or used in compliance with (B) to (O) below;
- (B) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 4,800 square metres;
- (C) The permitted maximum number of **dwelling units** is 65 of which:
 - (i) a minimum of 25 percent must contain two or more bedrooms; and
 - (ii) a minimum of 10 percent must contain three or more bedrooms;
- (D) Despite Regulation 10.5.40.70(1), and Clauses 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** and separation distances between **main walls** for all **buildings** and **structures** above ground are as shown on Diagram 6, attached to this By-law;
- (E) Despite Clause 10.5.40.60, and (D) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) landscape planters by a maximum of 1.4 metres;
 - (ii) balconies, screens, and underground garage ramps by a maximum of 1.8 metres;
 - (iii) eaves, cornices, light fixtures, railings and window sills, by a maximum of 0.6 metres;
 - (iv) wheelchair ramps, stairs, stair enclosures, covered walkways and ramps, patios by a maximum of 0.8 metres; and
 - (v) canopies, awnings, ornamental and architectural elements, or similar structures by a maximum of 0.8 metres;
- (F) Despite Regulations 10.5.40.10(1) and 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following "HT" symbol in metres as shown on Diagram 6 of this By-law;

- (G) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum 117.53 metres and the elevation of the highest point of the **building**;
- (H) Despite Regulations 10.5.40.10(2), (3) and (4), and (F) and (G) above, the following equipment and **structures** located on the roof of a **building** may project beyond the permitted maximum height as shown on Diagram 6 attached to this By-law, subject to the following limitations:
 - (i) skylights/clerestory roofs, parapets, guard rails, railings and dividers, and roof drainage up to a maximum of 1.5 metres;
 - (ii) screens up to a maximum of 2.3 metres;
 - (iii) window washing equipment and lightning rod up to a maximum of 3.0 metres;
 - (iv) planters, landscaping and elements of a green roof up to 0.8 metres; and
 - (vi) mechanical equipment, elevator overruns, associated parapets and landscaping up to a maximum of 3.5 metres;
- (I) For the purposes of this exception, provided the area identified as "PENTHOUSE" on Diagram 6 attached to this By-law complies with the (D) and (E) above regarding **building setbacks**, (F), (G) and (H) above regarding building height it shall not constitute a **storey**;
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) A minimum of 0.40 **parking spaces** for each **dwelling unit** for residents; and
 - (ii) A minimum of 0.09 **parking spaces** for each **dwelling units** for visitors;
- (K) Despite Regulation 200.5.1.10(2), 5 percent of the total number of **parking spaces** may have the minimum width of 2.6 metres without increase, if obstructed;
- (L) Despite Regulation 200.5.1.10(12), a **vehicle** entrance and exit for a two-way **driveway** may have a minimum width of 4.5 metres and must be operated by a signal;
- (M) Despite Regulations 220.5.1.10(8) and 220.5.10.1(2), one Type 'G' loading **space** is required and may have a minimum vertical clearance of 4.4 metres;
- (N) Despite Regulation 230.5.1.10 (4), the minimum width of a bicycle **parking space** if placed in a vertical position on a wall is 0.38 metres;

- (O) Despite Regulation 10.5.50.10 (4) and (5), the required minimum **soft landscaping** is 18.15 square metres, located as shown on Diagram 6 attached to this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

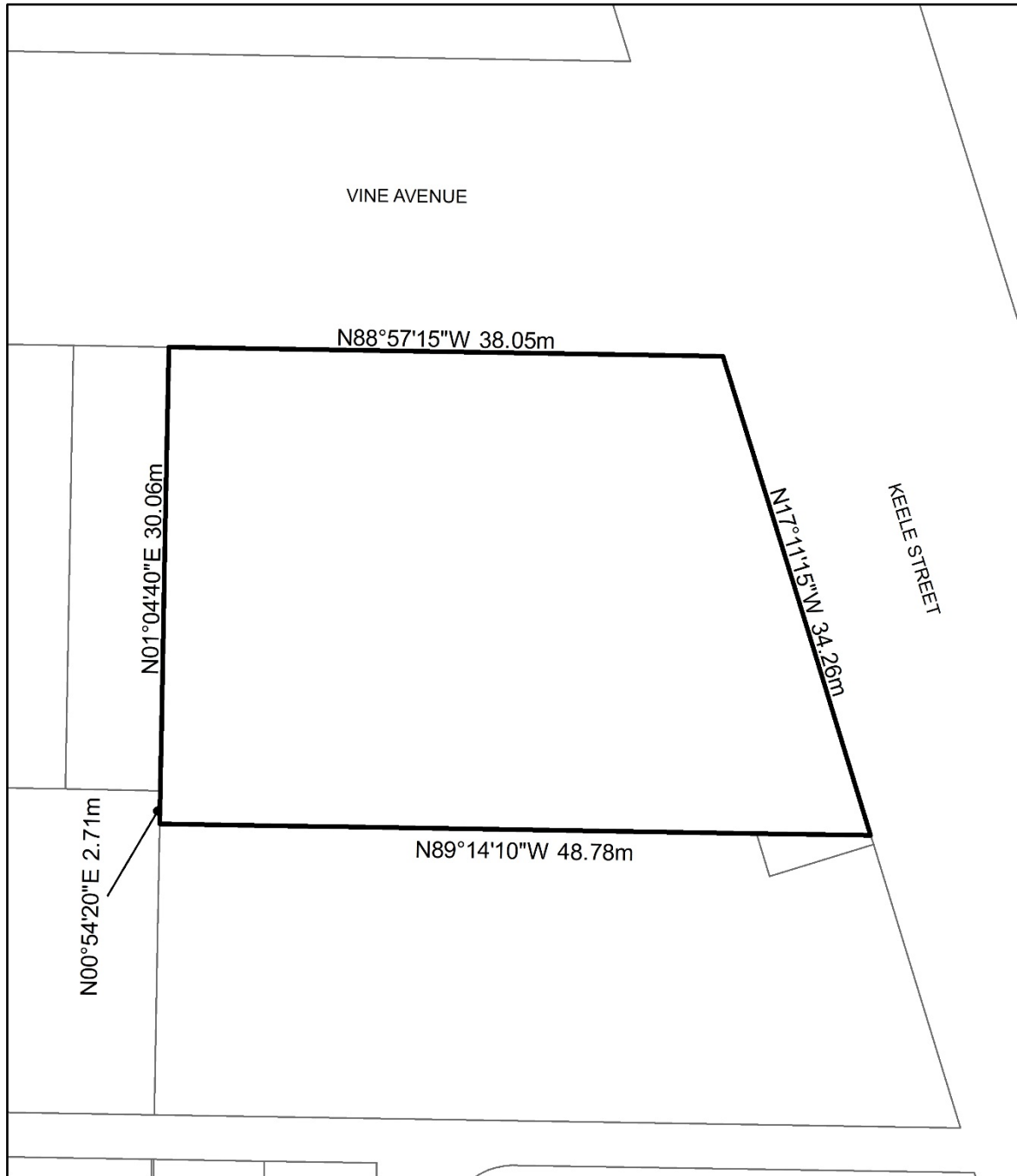
9. Despite any existing or future severance, partition or division of the lands, the provisions of this By-law must apply to the whole lands as if no severance, partition or division occurred.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

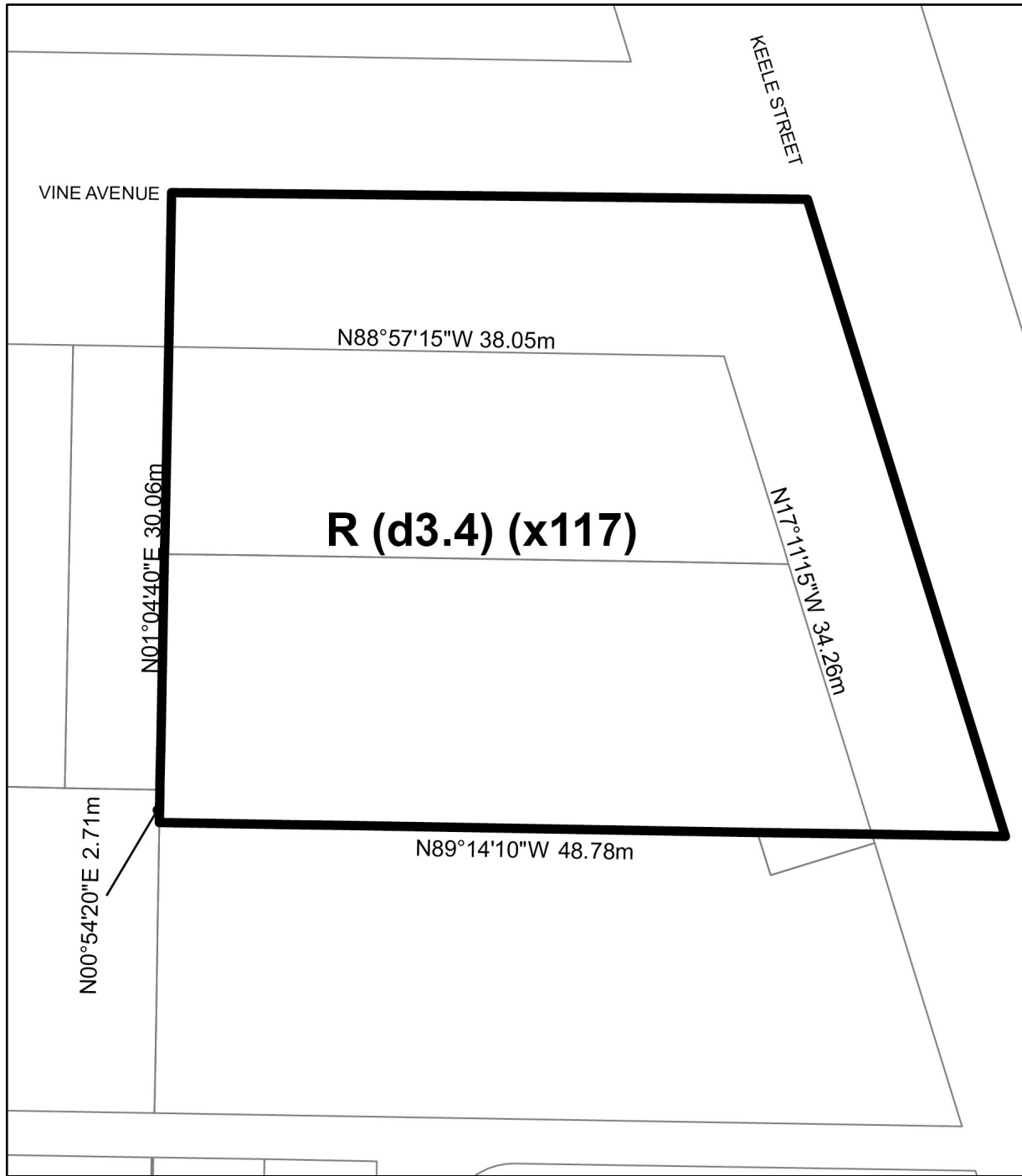
(Seal of the City)



 **Toronto**
Diagram 1

406-410 Keele Street

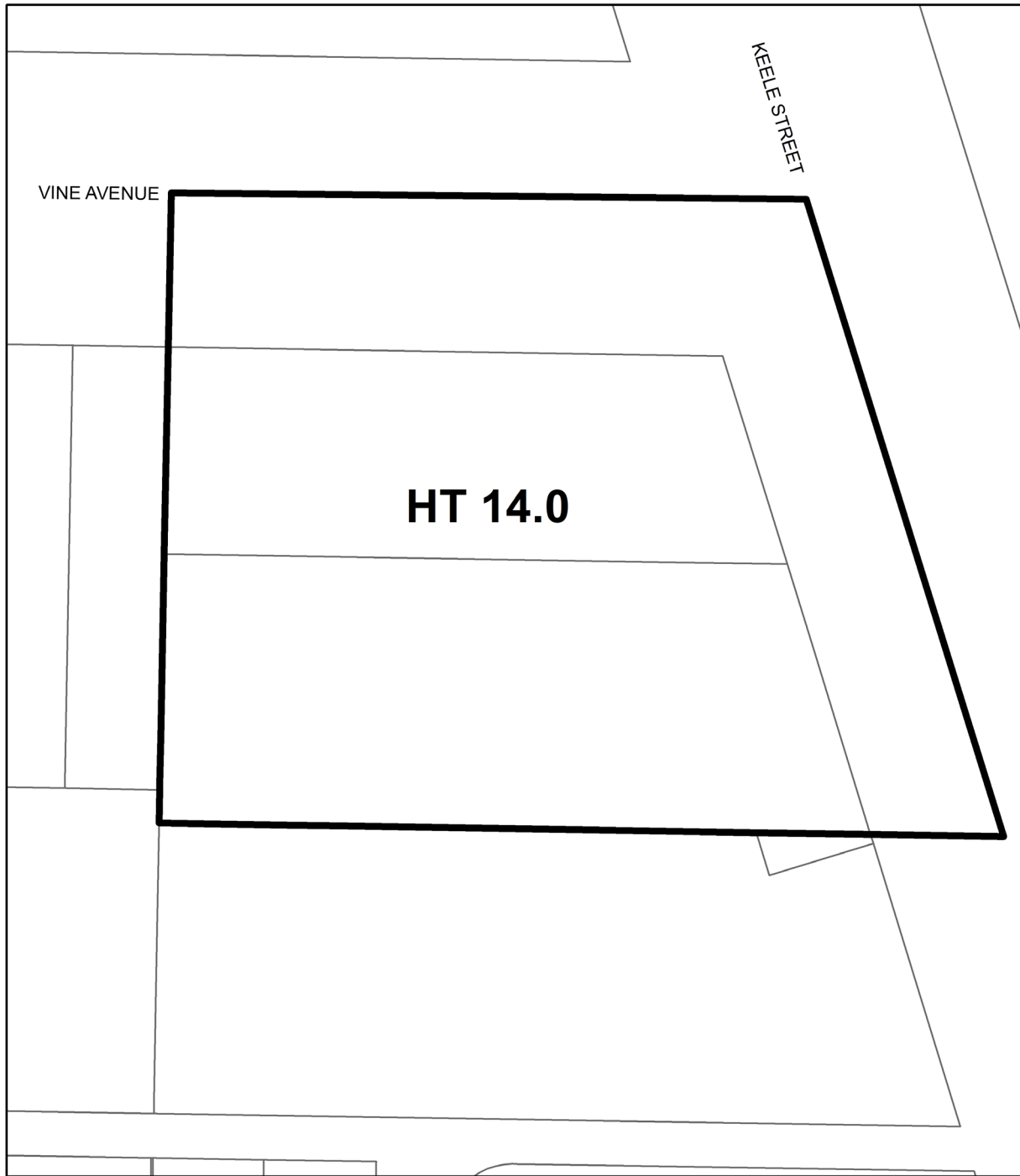
File # 20 233328 STE 11 OZ



 **TORONTO**
Diagram 2

406-410 Keele Street

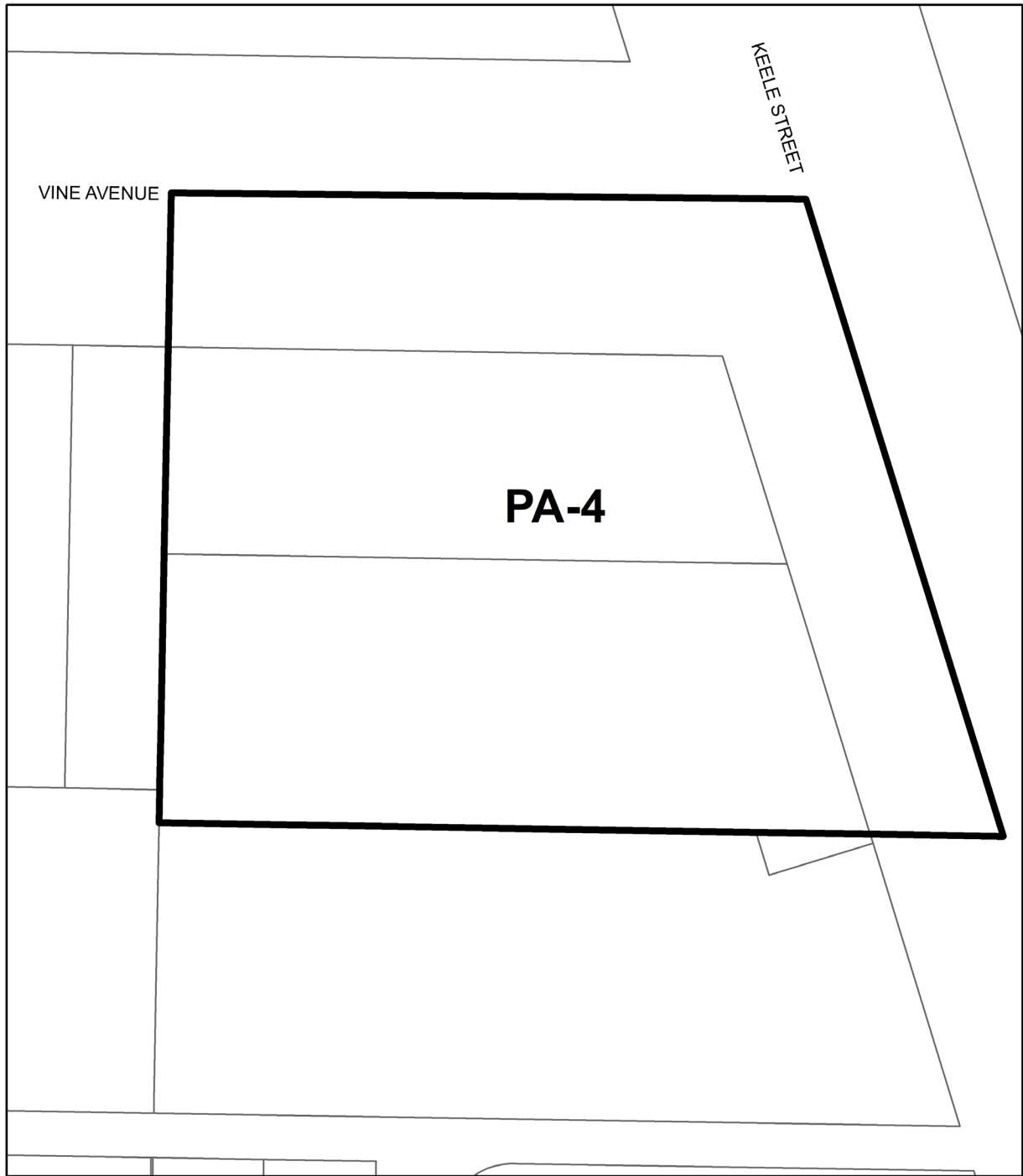
File # 20 233328 STE 11 0Z



 **TORONTO**
Diagram 3

406-410 Keele Street

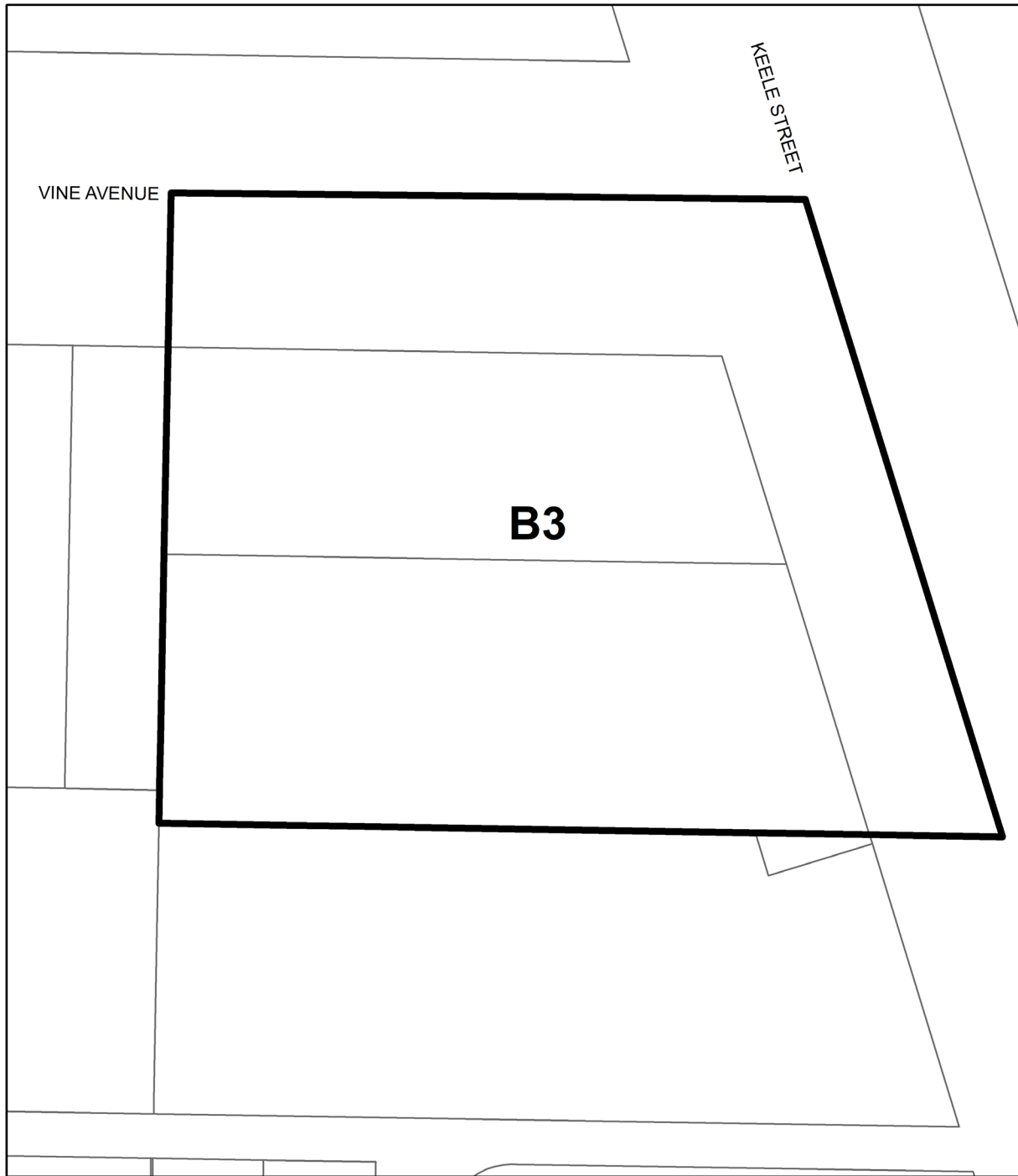
File # 20 233328 STE 11 OZ



 **TORONTO**
Diagram 4

406-410 Keele Street

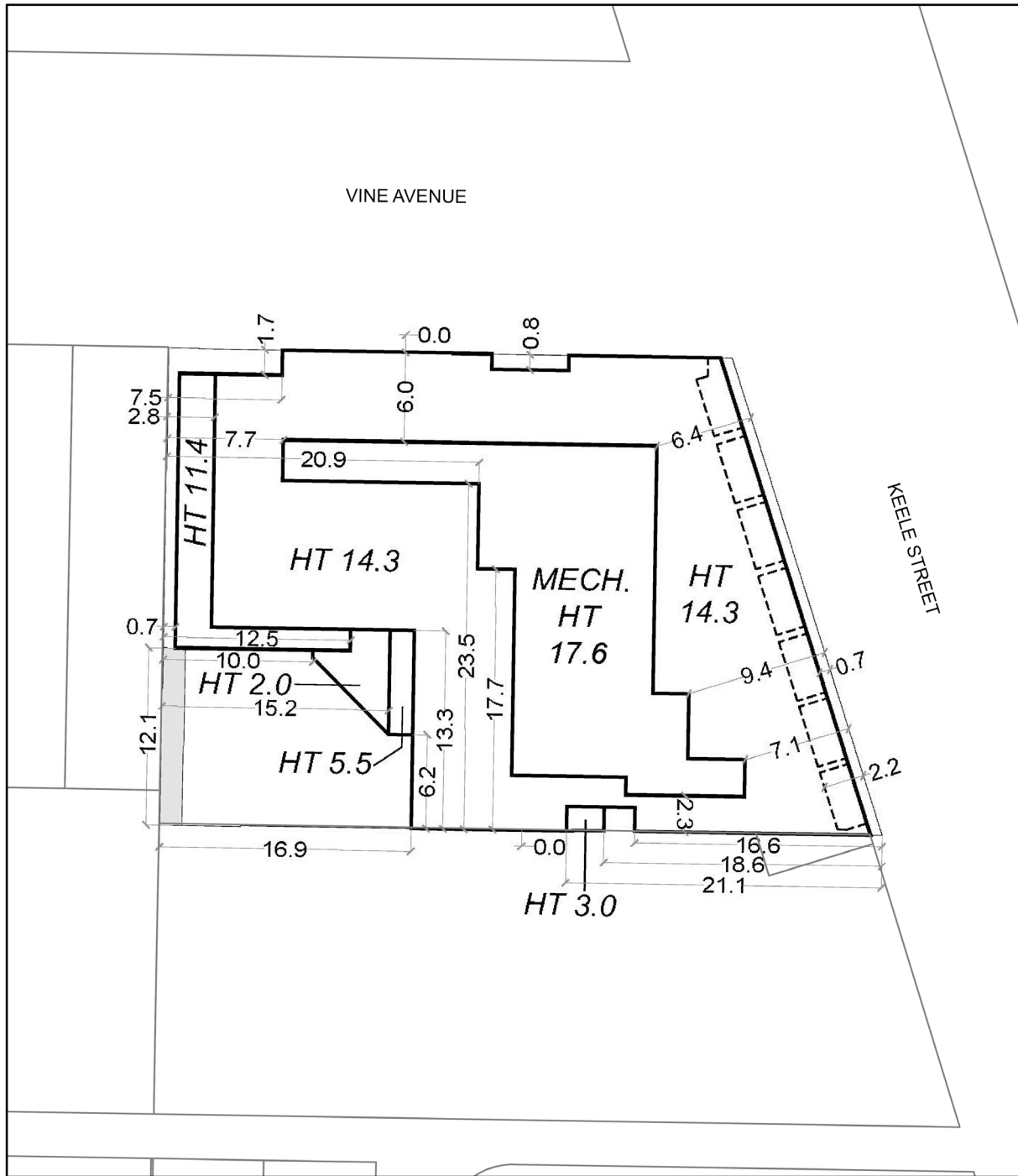
File # 20 233328 STE 11 0Z



 **TORONTO**
Diagram 5

406-410 Keele Street



File # 20 233328 STE 11 0Z




 **TORONTO**
Diagram 6

406-410 Keele Street

File # 20 233328 STE 11 0Z

-  A minimum 1.5 metre wide soft landscape strip
-  Setback at ground level


City of Toronto By-law 569-2013
Not to Scale
04/12/2022