

Authority: Ontario Land Tribunal Order issued on April 21, 2022, in File PL171197

CITY OF TORONTO

BY-LAW 1287-2022(OLT)

To adopt Amendment 580 to the Official Plan for the City of Toronto respecting the lands known as 406 and 410 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;

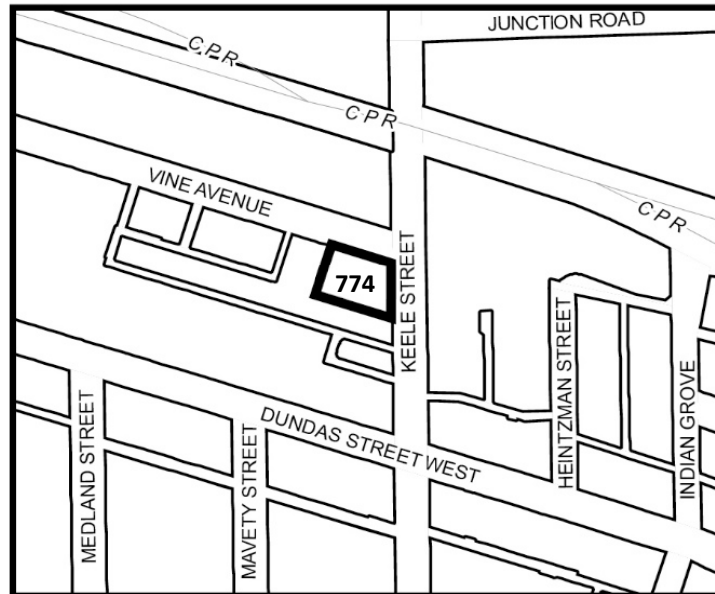
The Ontario Land Tribunal Orders:

1. The attached Amendment No. 580 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Pursuant to Ontario Land Tribunal Order issued on April 21, 2022, in File PL171197.

AMENDMENT 580 TO THE OFFICIAL PLAN**406 AND 410 KEELE STREET**

1. Chapter 7, Site and Area Specific Policies and Map 29, are amended by adding the following Site and Area Specific Policy No.774:

"774. 406 and 410 Keele Street

A residential building with a maximum height of 5 storeys plus mechanical penthouse, rooftop amenity space, and rooftop enclosures for access to amenity space is permitted provided that:

- a) the building is located and massed with appropriate setbacks and stepping down of heights towards the lands designated *Neighbourhoods* located to the west;
- b) the mechanical penthouse, rooftop enclosures used to access private and common rooftop amenity spaces, and any other vertical elements such as noise abatement barriers are designed and located to adequately limit visual and shadow impacts on adjacent properties and the public realm;
- c) all rooftop enclosures used to access private rooftop amenity spaces are used and maintained for the sole purpose of storage and to access the rooftop space; and
- d) the enclosed access to the common rooftop amenity space is for the sole purpose and use as an indoor elevator foyer, a common accessible washroom and storage room, and does not contain any other habitable space."