
City Council

Motion without Notice

MM45.39	ACTION			Ward: 4
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406 and 410 Keele Street - Technical Amendments to Zoning By-law - by Councillor Gord Perks, seconded by Councillor Mike Layton

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate*

Recommendations

Councillor Gord Perks, seconded by Councillor Mike Layton, recommends that City Council adopt the following recommendations in the report (June 15, 2022) from the Chief Planner and Executive Director, City Planning:

1. City Council authorize the following minor technical corrections to the Site Specific Zoning By-law performance standards for the lands at 406-410 Keele Street:

- a. the permitted maximum floor space index is 3.4 times, instead of 3.3 times the lot area;
- b. the permitted maximum gross floor area is 4,800 square metres, instead of 4,700 square metres;
- c. the permitted maximum height of the mechanical equipment, elevator overruns, associated parapets and landscaping located on the roof of the building is 3.5 metres, instead of 3.0 metres;
- d. relabel the area above the building height of 14.3 metres to "PENTHOUSE" from "MECH"; and
- e. adding a required minimum amount of soft landscaping of 18.15 square metres.

2. City Council adopt the revised draft Zoning By-law Amendment to By-law 569-2013 and Zoning By-law 438-86 for the lands at 406-410 Keele Street, attached as Attachment 1 and 2 to the report (June 14, 2022) from the Chief Planner and Executive Director, City Planning.

3. City Council determine that no further notice is to be given in respect of the proposed by-law under Section 34(17) of the Planning Act.

Summary

At its meeting of May 11 and 12, 2022, City Council adopted Item TE32.1, 406 and 410 Keele Street - Zoning By-law Amendment Application - Final Report, without amendments and without debate, approving draft Zoning By-law Amendments to Zoning By-laws 438-86 and

569-2013, to permit a 5-storey residential building, containing 65 dwelling units, and 32 vehicular parking spaces, in one level of underground parking.

Technical corrections are required to the Draft Zoning By-law Amendments, Attachments 6 and 7 to the Final Report dated April 1, 2022 from the Director, Community Planning, Toronto and East York District, to permit the residential building.

Planning staff have been consulted and they recommend correcting the Zoning By-laws to reflect the architectural plans which were submitted with the application. This correction is not a result of any modifications to the proposal.

This Motion is brought forward to authorize the correction of the draft Zoning By-law Amendments which City Council previously approved at its meeting of May 11 and 12, 2022 by adopting Item TE32.1, and to determine that no further notice is to be given in respect of the proposed by-law under Section 34(17) of the Planning Act.

This Motion is urgent as the Bill cannot be introduced until this technical amendment is approved.

Background Information (City Council)

Member Motion MM45.39

(June 15, 2022) Report from the Chief Planner and Executive Director, City Planning on 406 and 410 Keele Street - Technical Amendment to Zoning By-law and Attachments 1 and 2 (<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-227404.pdf>)