

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

### BY-LAW No. [XXXX- 20~]

#### **To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 406 and 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*; and

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 No. 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 No. 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 (d3.3) (x117), as shown on Diagram 2 attached to this By-law; and
8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number ### so that it reads:

#### **(##) 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 and 410 Keele Street, as shown on Diagram 1 of this By-law [clerks to insert by-law #], 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 4,700 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 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 (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 and do not constitute a **storey**, 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 3.0 metres;
- (I) For the purposes of this exception, the area identified as “MECH.” on Diagram 6 attached to this By-law may contain a permitted a maximum **gross floor area** of 210 square metres, which is included in the total **gross floor area** listed (B) above, and does 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 as shown on Diagram 6 attached to this By-law.

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

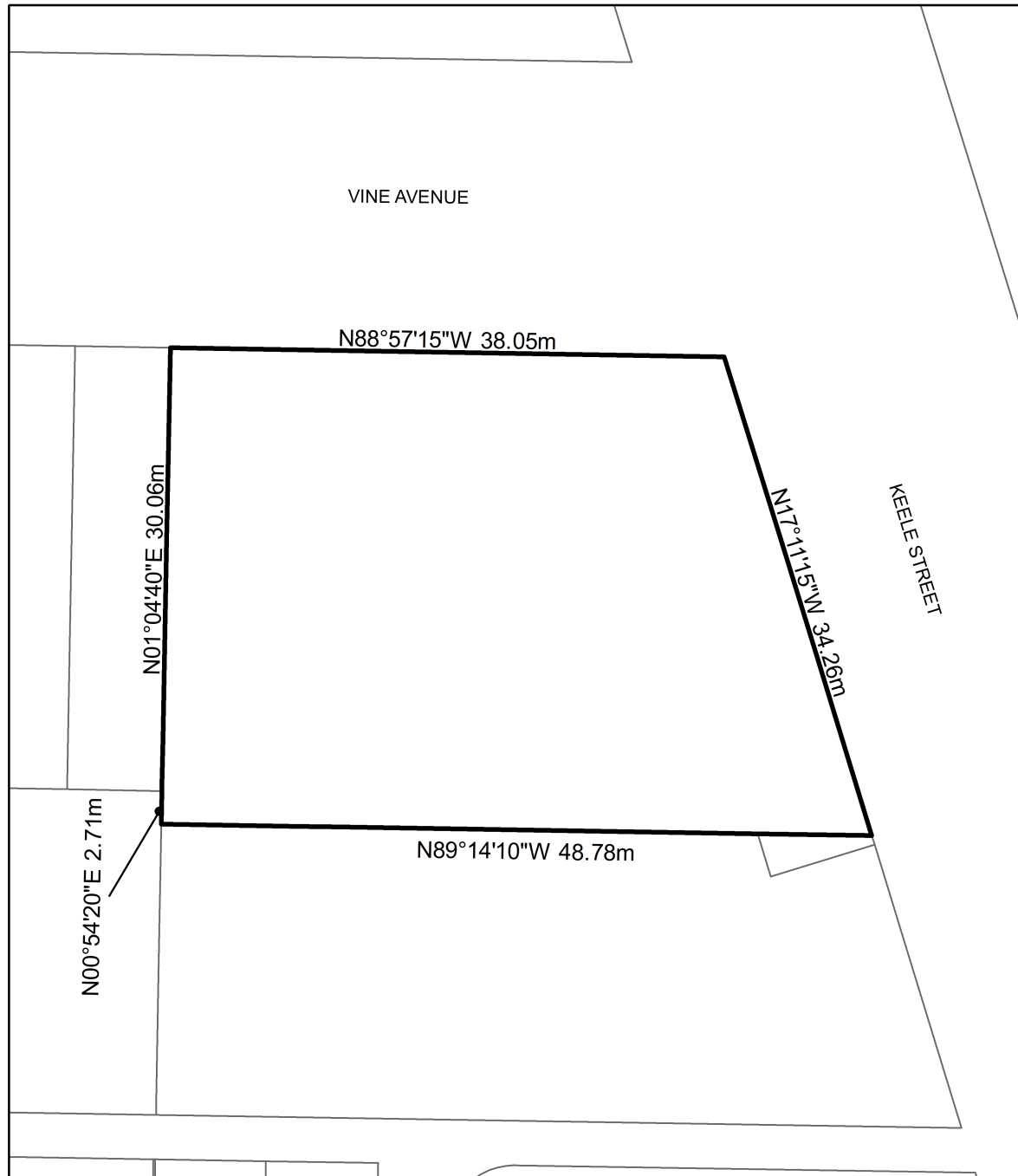
5. Despite any existing or future severance, partition or division of the lands, the provisions of this By-law must apply to the whole lands as if no severance, partition or division occurred.

Enacted and passed on month ##, 20##.

John Tory  
Mayor

John Elvidge  
City Clerk

(Seal of the City)



 **Toronto**  
Diagram 1

406-410 Keele Street

File # 20 233328 STE 11 OZ

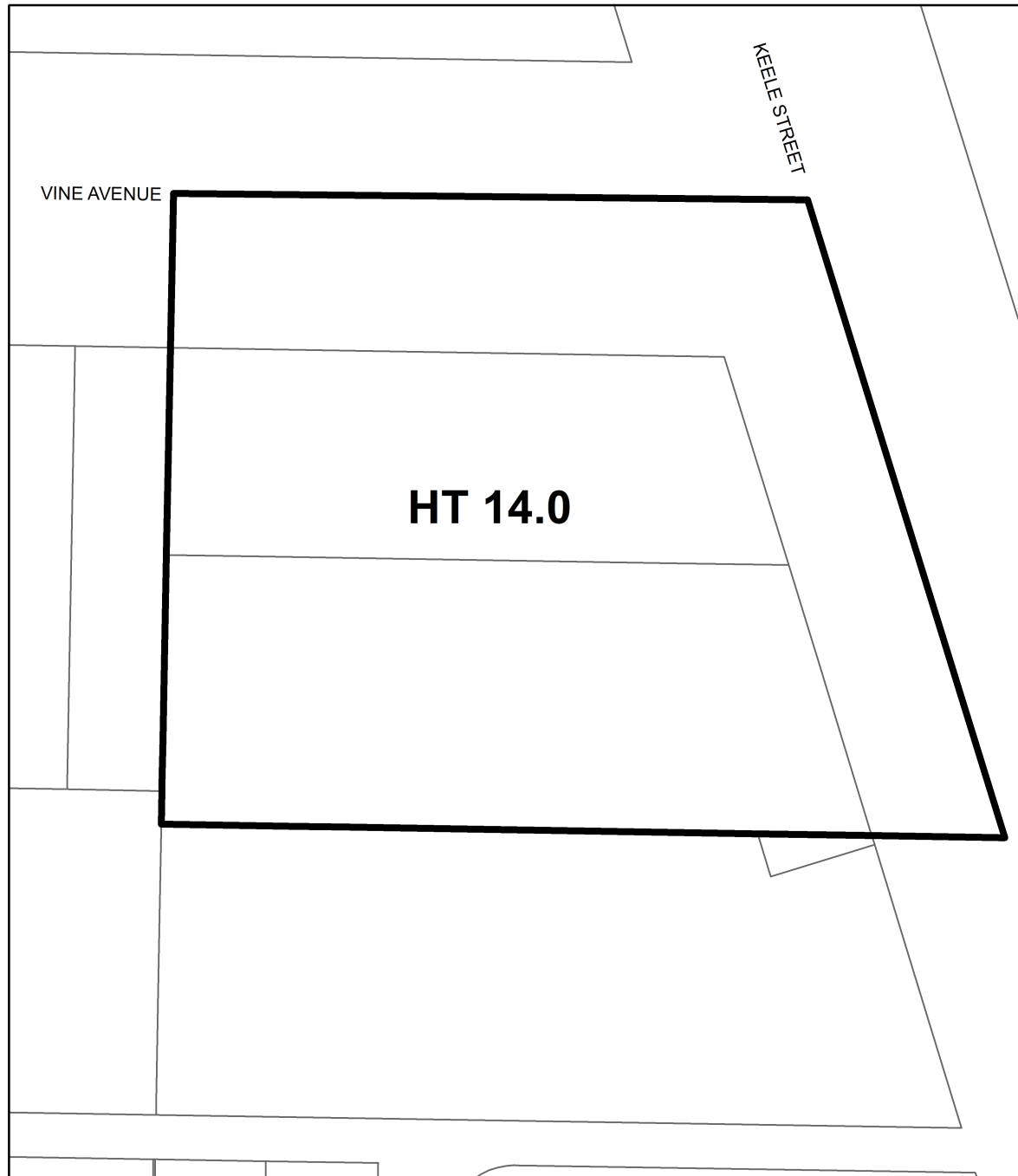


 **Toronto**  
Diagram 2

**406-410 Keele Street**

File # 20 233328 STE 11 OZ

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

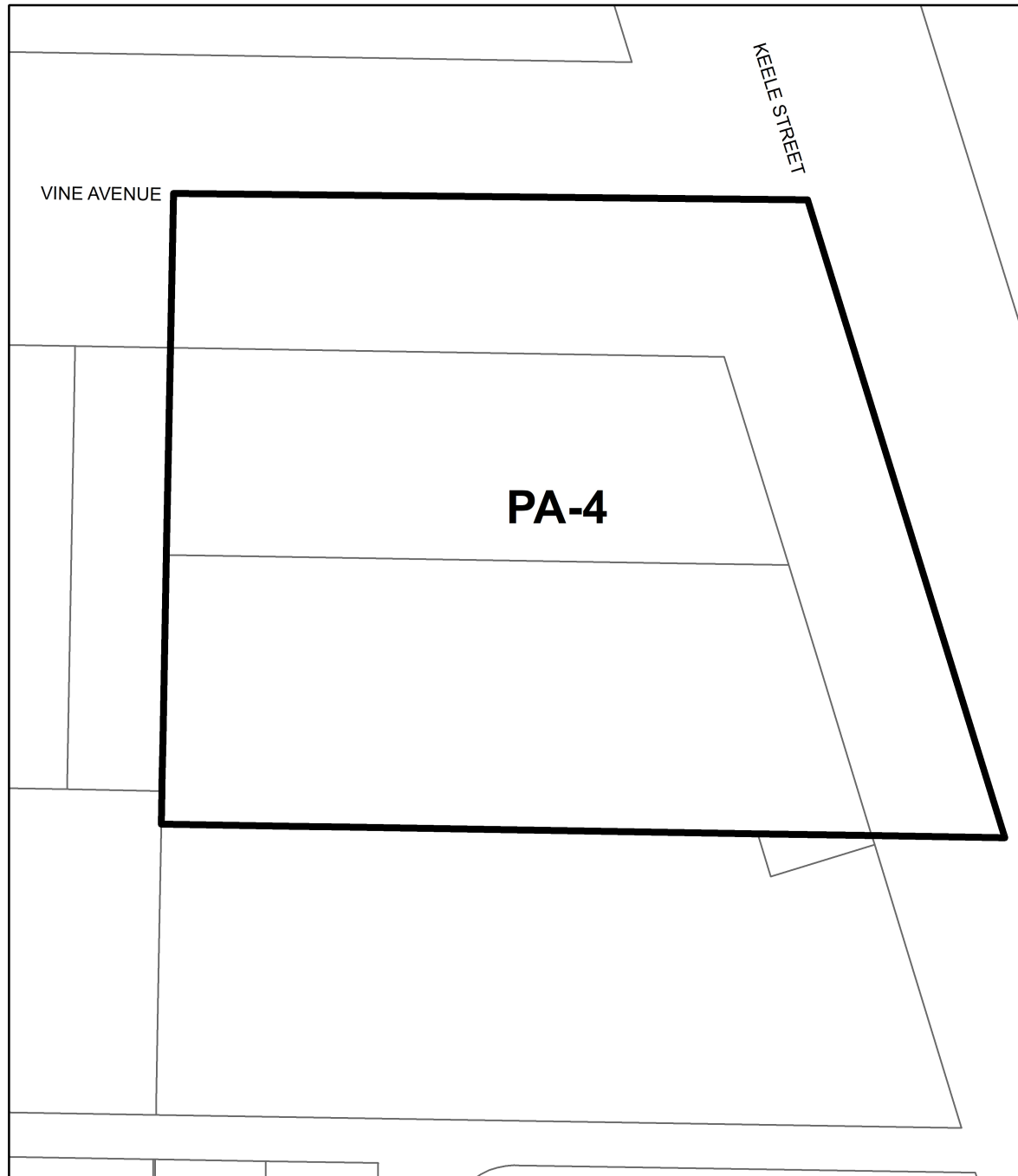


 **Toronto**  
Diagram 3

406-410 Keele Street

File # 20 233328 STE 11 OZ





 **Toronto**  
Diagram 4

**406-410 Keele Street**

File # 20 233328 STE 11 OZ



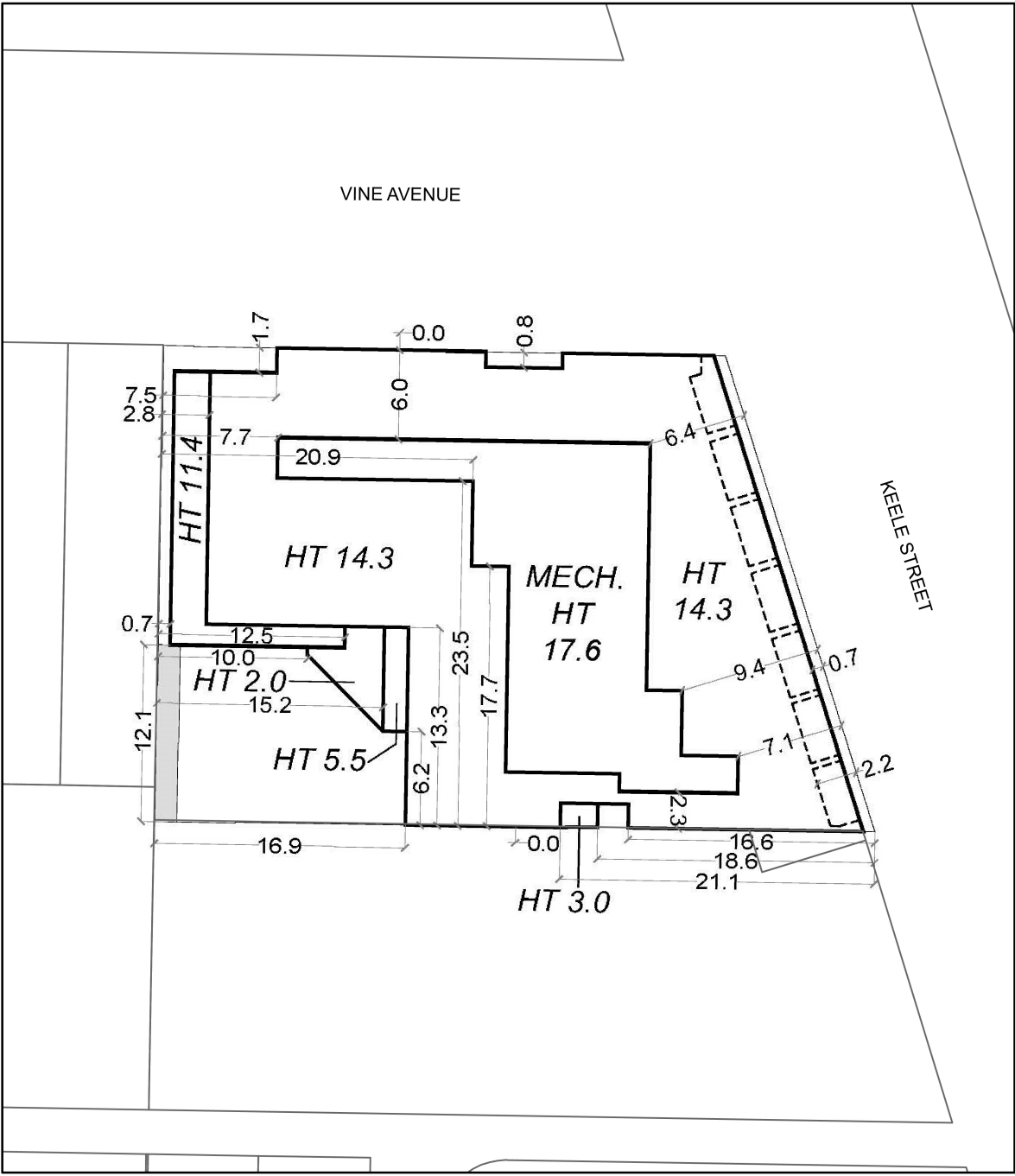




 **Toronto**  
Diagram 5

406-410 Keele Street


File # 20 233328 STE 11 OZ




 **Toronto**  
Diagram 6

406-410 Keele Street

File # 20 233328 STE 11 OZ

-  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