

Authority: **Etobicoke York Community** Item [-], as adopted by City of Toronto Council on [XXX, 2026-]

CITY OF TORONTO

BY-LAW [XXX-2026]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 611, 619, 623 and 623A Keele Street.

Whereas Council of the City of Toronto 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 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, as amended; 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 569-2013, as amended, 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 Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 6.0 (c1.0; r5.0) SS2 (x1228) as shown on Diagram 2 attached to this By-law.
4. 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 a value of 4, as shown in Diagram 3 attached to this By-law.
5. 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 and storey label to these lands: HT 14.0, as shown on Diagram 4 attached to this By-law.
6. 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, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1228 so that it reads:

(1228) Exception CR 1228

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 lands municipally known as 611, 619, 623 and 623A Keele Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 124.74 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (D) Despite regulations 40.5.40.10(4), 6, 7 and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, as well as **structures** that enclose, screen or cover the aforementioned equipment, may project by a maximum of 9.2 metres beyond the permitted maximum height shown on Diagram 5;
 - (a) in addition to (D)(i) above, a mechanical penthouse may project above the permitted maximum height subject to the minimum required **building setbacks** shown in Diagram 9, provided that the overall height of any structure does not exceed a Canadian Geodetic Datum of 243.2 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;

- (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (E) The permitted maximum “floorplate” for each **storey** of a **building**, that is above a height of 21.2 metres is 786 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 27,335 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 26,750 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 575 square metres;
- (G) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.65 square metres of outdoor **amenity space** for each **dwelling unit**, of which 240 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5, 6, 7,8 and 9 of By-law [Clerks to insert By-law number];
- (I) Despite Regulation 40.5.40.60(1) and Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum

- of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (vi) eaves, by a maximum of 0.5 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (J) Despite Regulation 40.10.100.10(1), **vehicle** access may be from a major **street**;
- (K) Despite Regulation 200.5.1(3)(A), the minimum **drive aisle** width is 5.5 metres;
- (L) Despite Regulations 200.15.1(1) and (3), accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (M) If **parking spaces** are provided, the following requirements apply:
- (i) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, “car-share parking spaces” are permitted;
 - (ii) Despite Regulation 200.5.1.10(2)(D), a maximum of 4 percent of the provided **parking spaces** may be obstructed without being required to provide additional width for the obstructed sides of the **parking space**;
 - (iii) A minimum of 7 percent of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15 and (L) above;

- (iv) Electric **vehicle** infrastructure, including electric **vehicle** supply equipment, does not constitute an obstruction to a **parking space**; and
- (v) Despite Regulations 200.5.1.10(10) and 200.10.1(2), required residential visitor **parking spaces** may be provided on a non-exclusive basis, for the shared use of residential visitors and non-residential uses;
- (N) Despite Regulation 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 25 metres, unobstructed by walls, from the nearest door of a vestibule or lobby which leads to a barrier-free elevator that provides access to the first **storey** of the **building**;
- (O) Despite Clause 220.5.10.1, a minimum of 1 “Type G” and 1 “Type C” **loading spaces** must be provided and maintained;
- (P) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** may be reduced, subject to the following:
 - (i) the number of “short-term” **bicycle parking spaces** reduced is not more than half the amount required by Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (ii) the number of “long-term” **bicycle parking spaces** reduced is not more than half the amount required by Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (iii) for each **bicycle parking space** required by Regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
 - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the *Planning Act*;
- (Q) Despite regulation 230.5.1.10(4)(A), the minimum dimension of a **stacked bicycle parking space** is:
 - (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance from the ground of 1.2 metres;
- (R) The provision of **dwelling units** is subject to the following:

- (i) a minimum of 26 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 7.5 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (R)(i) above.
- (S) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “Floorplate” means the total built area measured from the exterior of the **main walls** on each **storey**, excluding inset and projecting balconies;
 - (ii) “car-share” means the practice whereby a number of people share the use of one or more motor **vehicles** and such “car-share” motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (iii) for this purpose of exception “car-share parking space” means a **parking space** exclusively reserved and signed for a **vehicle** used only for “car-share” purposes.

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

8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1



TORONTO
Diagram 1

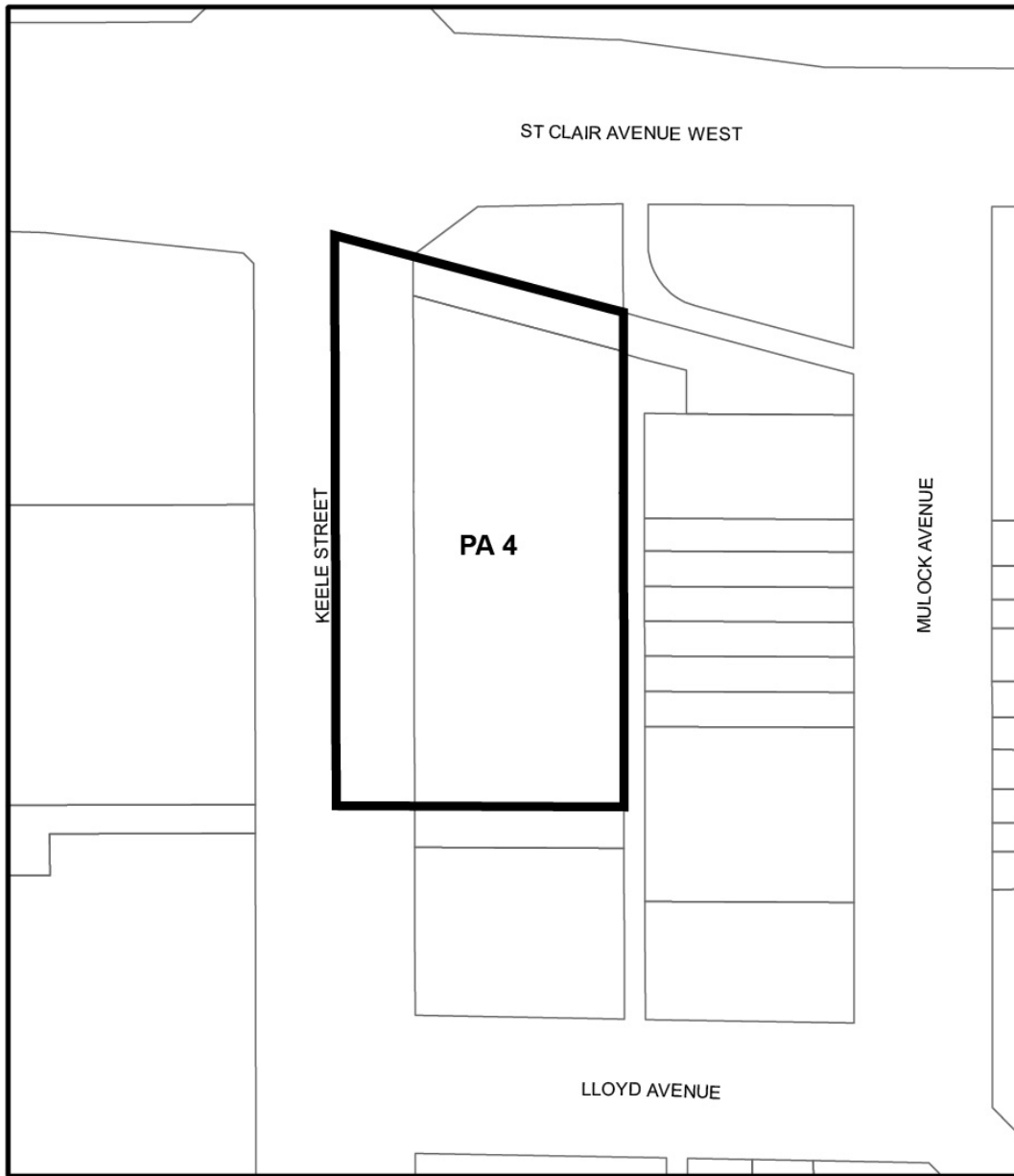
611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA

Diagram 2



Diagram 3



 **TORONTO**
Diagram 3

611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA

Diagram 4



 **TORONTO**
Diagram 4

611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA

Diagram 6

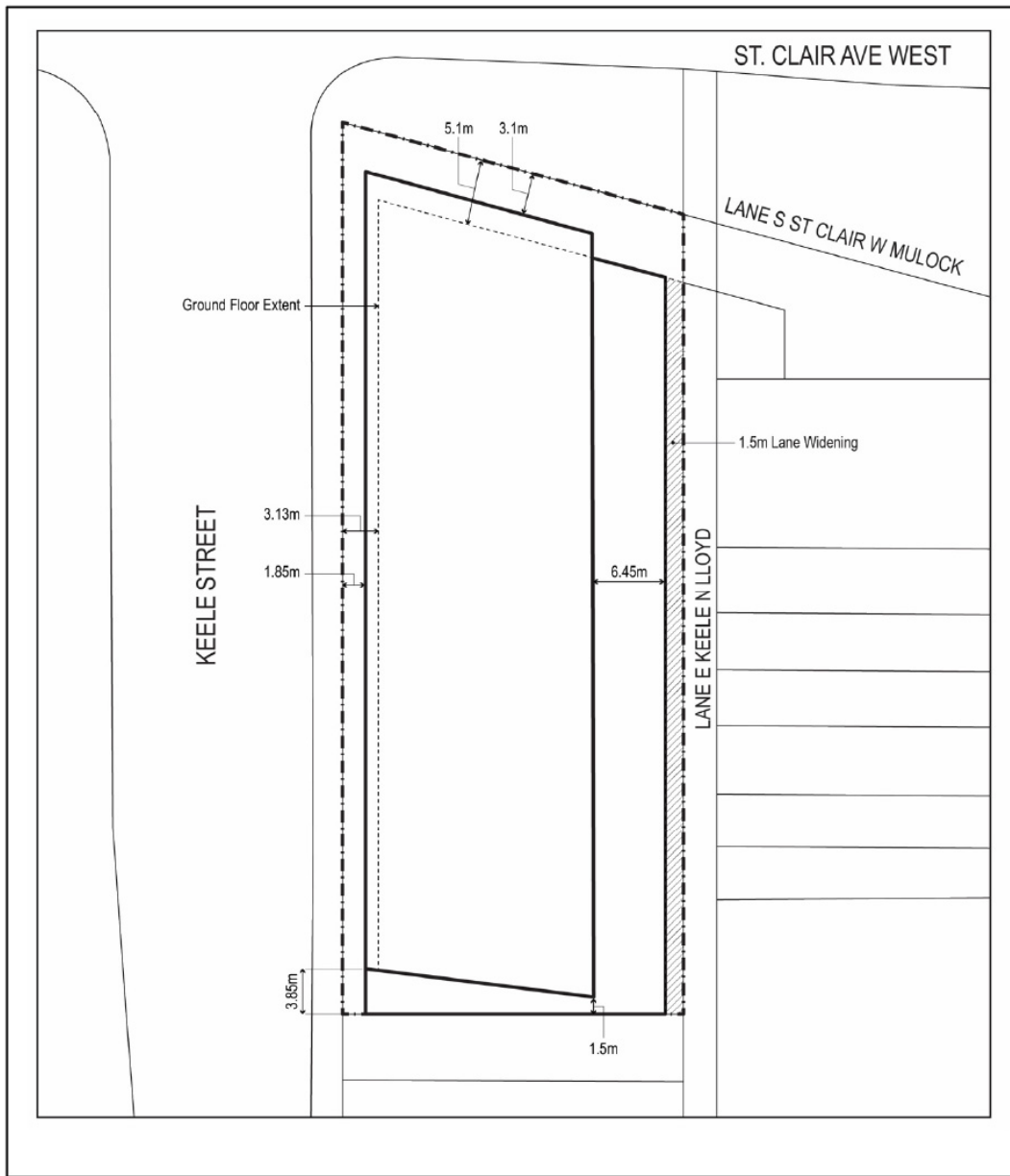


Diagram 6: Ground - Level 5

611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA



Diagram 7

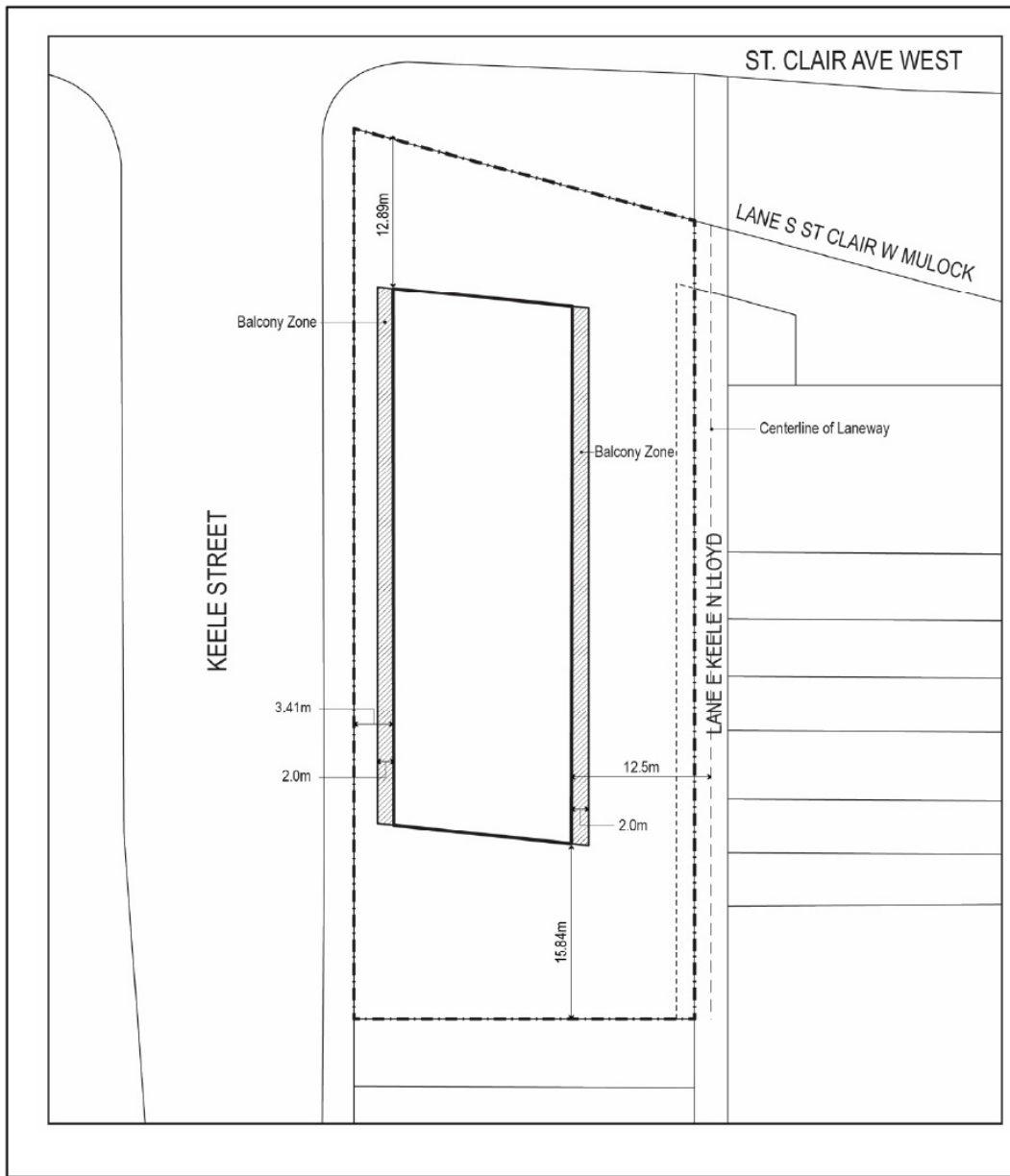


Diagram 7: Levels 6-9, 17-27

611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA

CGD 145.59m to CGD 158.99m and
CGD 180.34m to CGD 215.09m

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

Diagram 8

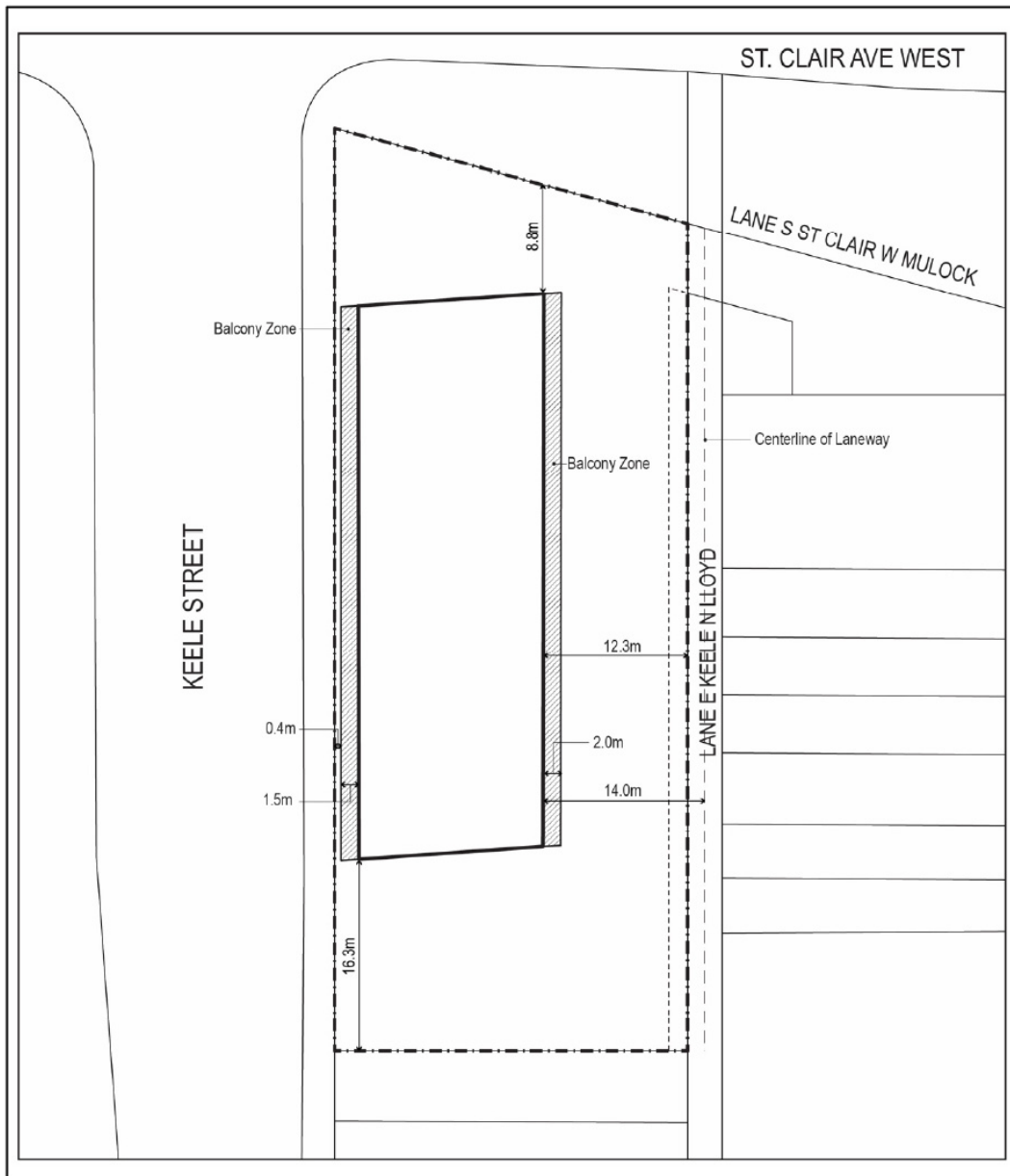


Diagram 8: Levels 10-16, 28-33

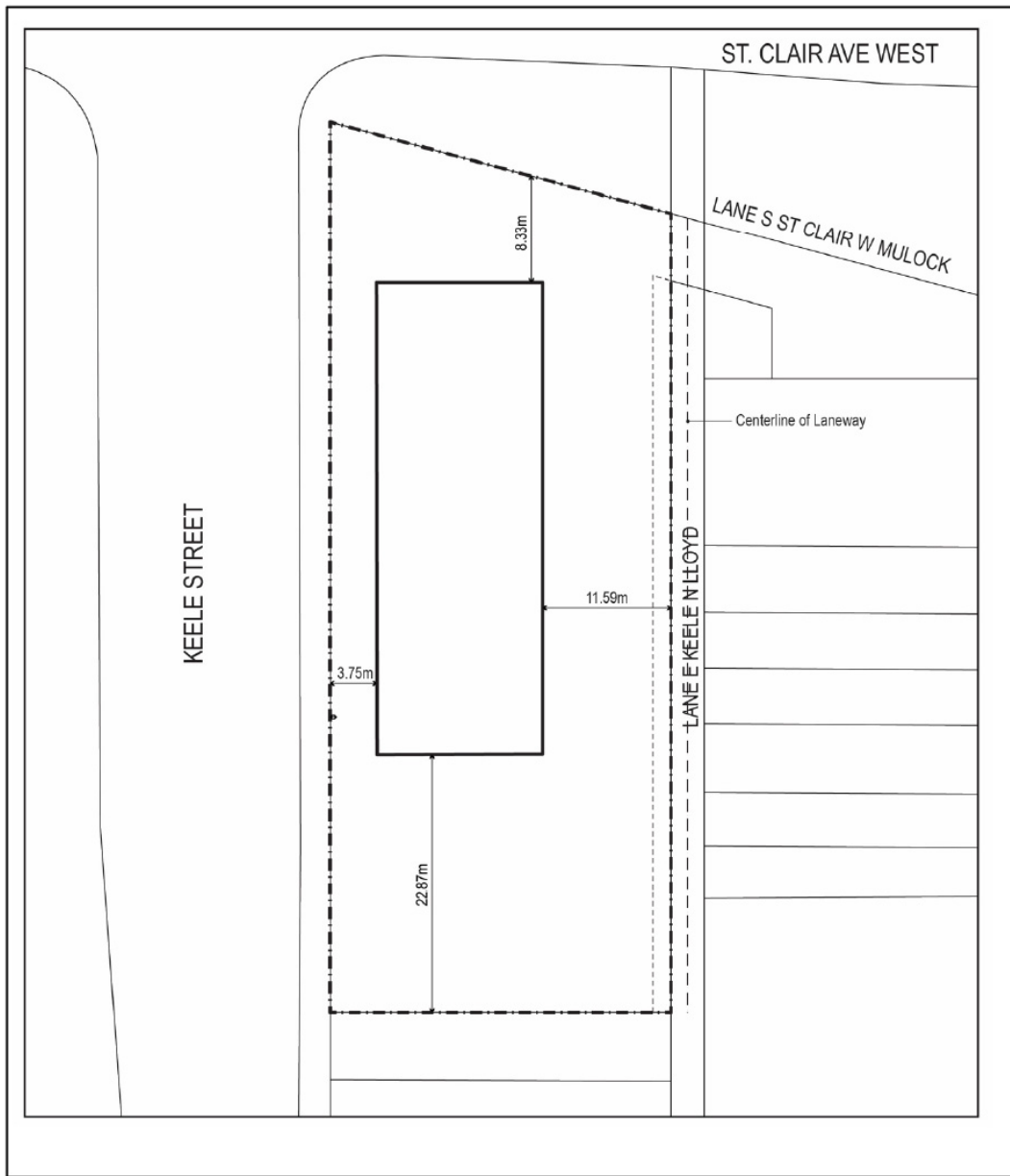
611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA

CGD 158.39m to CGD 180.94m and
CGD 214.49m to CGD 233.99m

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

Diagram 9




 **Toronto**
Diagram 9: MPH

611 - 623A Keele Street

File # 24 251760 WET 05 OZ;
22 180538 WET 05 OZ, 22 180536 WET 05 SA

CGD 233.39m to CGD 233.99m and above


City of Toronto By-law 569-2013
Not to Scale
11/13/2025