



**Communication : C 1
Committee of the Whole (1)
May 2, 2023
Agenda Item # 1**

DATE: May 1, 2023
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: Item # 1, Report # 20, Committee of the Whole (1), May 2, 2023

**2777100 Ontario Inc.
Zoning By-law Amendment File Z.20.025
Draft Plan of Subdivision File 19T-20V003
Site Development File DA.20.044
Draft Plan of Condominium File 19CDM-20V007
9675, 9687 and 9687 Keele Street
Vicinity of Keele Street and Barrhill Road**

Recommendation

1. THAT Attachment 12 of the report of the Deputy City Manager, Planning and Growth Management dated May 2, 2023. be replaced with Attachment 12 provided with this Memorandum.

Background

During the review of the report, the Owner identified additional Zoning By-law 1-88 amendments that were required in order to implement the approved development as shown on Attachment 12 of the Committee of the Whole report dated May 2, 2023.

- The lot area for units in Blocks 2 and 3 was shown as 115 m², whereas the applicant requests an exception to 110 m² to ensure flexibility for construction tolerance
- In addition, the Owner requested an encroachment for the open stairs to the covered front porch for the units along the Keele Street frontage.

Conclusion

This Communication provides further clarification regarding the zoning by-law amendments noted within Table 12 requested in Recommendation 1 of the report of the Deputy City Manager, Planning and Growth Management dated May 2, 2023 (Committee of the Whole Item 1, Report No. 20)

Attachment

Attachment 12 – revised from May 2, 2023, Committee of the Whole (1) (Item 1, Report No. 20)

Prepared By

Laura Janotta, Planner, ext. 8634

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Haiqing Xu".

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachment 12
Zoning By-law 1-88 File Z.20.025

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Single family detached dwelling • Semi-detached dwelling 	<ul style="list-style-type: none"> • Permit existing single family detached dwelling unit (Block 1) with accessory detached garage on Block 4 with access onto a private common element condominium road • Permit semi-detached dwellings (Blocks 2 – 3) on a freehold lot with accessory detached garage units (Blocks 4 – 5) accessed by a private common element condominium road
b.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public street	Permit a semi-detached dwelling unit on a freehold lot fronting onto a public road and accessed by a privately owned and maintained common element condominium road
c.	Definition of a Street line	Means a dividing line between a road and a street	<ul style="list-style-type: none"> • Keele Street for Block 1, 2 and 3 • Private common element condominium road for Blocks 4 – 5
d.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public Street	<ul style="list-style-type: none"> • Permit a detached dwelling (heritage dwelling on Block 1) and rear garage to be accessed from a privately owned and maintained common element condominium road • Permit semi-detached units on Blocks 2 – 3 on a freehold lot fronting on a privately owned and maintained common element road providing access to the unit's rear garages on Blocks 4 – 5
e.	Minimum Lot Frontage	7.5 m per unit	<ul style="list-style-type: none"> • 6.5 m semi-detached units (Blocks 2 – 3) • 5.5 m garage units (Blocks 4 – 5)
f.	Minimum Lot Area	225 m ² per unit	<ul style="list-style-type: none"> • 110 m² semi-detached units (Blocks 2 – 3) • 35 m² garage units (Blocks 4 – 5)

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g.	Minimum Front Yard Setback	4.5 m to dwelling	<ul style="list-style-type: none"> • 2.2 m semi-detached units (Blocks 2 – 3) (Keele Street) • 0.0 m garage units (Blocks 4 – 5) • 0.0 m garage unit (for 9697 Keele Street on Block 4)
h.	Minimum Rear Yard Setback	7.5 m	<ul style="list-style-type: none"> • 0.4 m to common element condominium road on Semi-detached units (Blocks 2 – 3) • 0.0 m to common element condominium road on garage units (Blocks 4 – 5) • 3.75 m existing dwelling on Block 1
i.	Minimum Interior Side Yard Setback	<ul style="list-style-type: none"> • 1.2 m on one side • 4.5 m on one side where there is no garage 	<ul style="list-style-type: none"> • 0.5 m semi-detached units (Blocks 2 – 3) and no interior side yard between attached pair of dwellings • 0.0 m garage units (Blocks 4 – 5) • 1.2 m existing dwelling on Block 1
j.	Minimum Exterior Side Yard Setback	<ul style="list-style-type: none"> • 4.5 m to main dwelling • 6.4 m to garage facing the lot line 	<ul style="list-style-type: none"> • 1.2 m semi-detached units (Blocks 2 – 3) • 0.0 m garage units (Blocks 4 – 5) • 0 m setback to sight triangle
k.	Minimum Rear Yard Setback (to the east lot line behind Garages)	7.5 m	1.2 m setback and shall be maintained as a landscaped area behind the garage units (Blocks 4 – 5)
l.	Maximum Lot Coverage	50%	<ul style="list-style-type: none"> • 65% semi-detached units (Blocks 2 – 3) • 100% garage units (Blocks 4 – 5)
m.	Maximum Building Height	11 m	<ul style="list-style-type: none"> • 9.5 m for units with pitched roof • 10.8 m for units with Mansard roof

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n.	Minimum Garage Dimensions	3 X 6 m	<ul style="list-style-type: none"> • 5.79 X 6.44 m
o.	Minimum Parking Requirements	Residential <ul style="list-style-type: none"> • 2 parking spaces for each semi-detached unit • 3 parking spaces for detached unit located on the same lot as main building Total Parking Required = 13 spaces	<ul style="list-style-type: none"> • 2 parking spaces per unit within garage units in Blocks 4 – 5 • 2 parking spaces within 1 garage unit shall be provided at the north end of the Block 4 to provide off-site parking for the exclusive use for the existing detached dwelling on 9697 Keele Street and access easements may be required • 3 visitor parking spaces shall be provided (includes 1 Barrier Free space) Provide a total of 15 parking spaces
p.	Minimum Landscaped Area	10%	No minimum required for garage units (Blocks 4 – 5)
q.	Minimum Landscape Strip Width along front lot line	6 m	1 m detached dwelling unit (Block 1) and semi-detached units Blocks 2 – 3)
r.	Minimum % of Soft Landscaping – Front and Exterior Yard	60%	<ul style="list-style-type: none"> • 41 % semi-detached units (Blocks 2 – 3) • No minimum required for garage units (Blocks 4 – 5)
s.	Minimum % of Hard Landscaping	40%	No hard landscaping provided for garage units (Blocks 4 – 5)
t.	Minimum Driveway Width at Property Line	7.5 m	6 m common element condominium road width
u.	Maximum Lot Coverage of Accessory Buildings (Garages)	10% of the lot area	100% maximum coverage on garage units (Blocks 4 – 5) which includes the garage unit provided for 9697 Keele Street

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v.	Accessory Buildings	be located on same lot as main building	<ul style="list-style-type: none"> • garage units shall be located on Blocks 4 – 5 for semi-detached units on Blocks 2 – 3 • garage unit for Block 1 shall be on Block 4
w.	Maximum Permitted Yard Encroachment	0.5 m for eaves	<ul style="list-style-type: none"> • 0.7 m for eaves • 0.6 m side yard encroachment for wall mounted air conditioner • 1.8 m front yard encroachment for exterior stairway or un excavated, unenclosed covered porch