



Planning Proposal

351 Keele Street, Toronto

More Cooperative Housing Collective
morecoophousing@gmail.com

1.0

INTRODUCTION

The More Cooperative Housing Collective is an intergenerational group of Torontonians with different areas of expertise related to the housing crisis and who are also impacted by it in different ways. As our name suggests, MCHC is working to increase the supply of cooperative housing in Toronto in order to combat the housing and affordability crisis in our city. We are seeking to work with you to pilot an innovative approach to housing in Parkdale-High Park.

Our group is composed of activists, academics, creatives, and other residents of Toronto who are interested in living in this city and contributing to its social wellbeing.

Our proposal is to build affordable cooperative housing on land currently used as parking. We have identified 351 Keele Street (Green P Carpark 018) in the City of Toronto (hereafter referred to as the “subject lands”) (**Figure 1**) as a potential site for development for a 4 to 6 storey cooperative development with between 25 and 50 units. The subject lands are located at the southwestern corner of Lane South Dundas West Keele and Keele Street, just south of Dundas Street West and are approximately 0.23 hectares (0.56 acres) in size.

1.1 SUBJECT LANDS SURROUNDING AREA DESCRIPTION

1.1.1 Subject Lands

As noted above, the subject lands are located at the southwestern corner of Lane South Dundas West Keele and Keele Street, just south of Dundas Street West. The subject lands are approximately 0.23 hectares (0.56 acres) in size. A Green P parking lot is currently located on the subject lands.

1.1.2 Surrounding Area

The surrounding land uses within the immediate area of the subject lands are as follows (**Figure 2**):



Figure 1

Location Map

351 Keele Street, Toronto,
Ontario

LEGEND



Subject Lands

Data Source: Open Street Maps, 2025

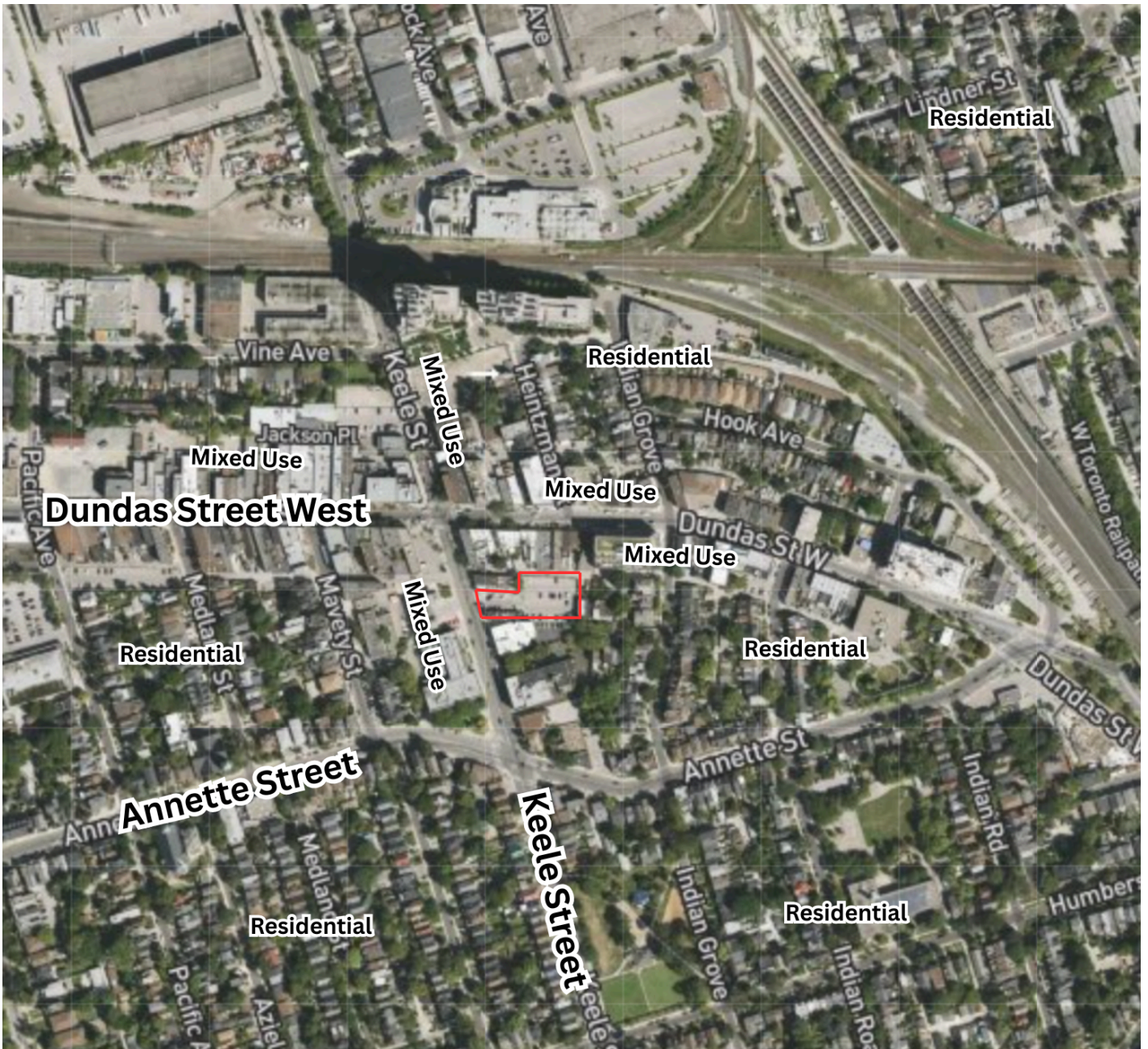


Figure 2

Context Map

351 Keele Street, Toronto,
Ontario

LEGEND



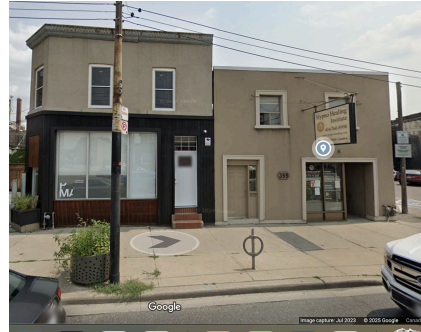
Subject Lands

Data Source: Open Street Maps, 2025

1.1.2 Surrounding Area

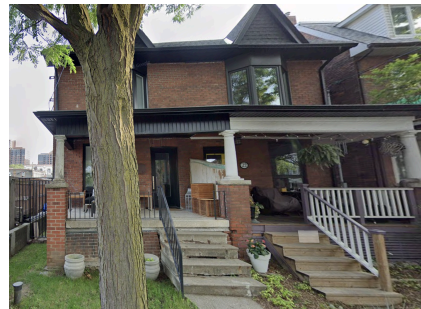
The surrounding land uses within the immediate area of the subject lands are as follows (**Figure 2**):

NORTH Directly to the north of the subject lands is a two-storey mixed-use commercial building with a hypnotherapy service on the ground floor. Continuing north on Keele Street, is a two-storey building with commercial space on the bottom and residence above. A laneway runs along the northside of the subject lands.



Data Source: Google Maps, 2025

EAST To the east of the subject lands are two residential semi-detached dwellings and associated parking. Further east of the subject lands is a residential condominium building.



Data Source: Google Maps, 2025

SOUTH Directly to the south of the subject lands is a two-storey mixed-use building with a gaming cafe at ground level. Adjacent to the gaming cafe is a Jehovah's Witness Kingdom Hall. Further south on the eastside of Keele is an additional parking lot with approximately 12 parking spaces. Continuing a block and a half south on Keele is Baird Park.



Data Source: Google Maps, 2025

WEST To the west of the subject lands is Keele Street. Along the west bank of Keele Street is a fire hall and Keele Community Correctional Centre. A Bank of Montreal with a parking lot is northwest of the subject lands on Keele.



Data Source: Google Maps, 2025

1.2 POLICY CONTEXT

The following section provides an initial summary of the policy context for the proposed development. The 2024 Provincial Policy Statement (“PPS”) is applicable to the subject lands.

The City of Toronto Official Plan (“OP”) has identified the subject lands as being on an “Avenues” of Map 2: Urban Structure (**Figure 3**). Map 18: Land Use Plan designates the subject lands as “Mixed Use Areas” (**Figure 4**). The OP further identifies the subject lands within approximately 1.1 km of Keele Station (located south of the subject lands) and 900m from St. Clair Avenue West LRT line (located north of the subject lands) on Map 4: Higher Order Transit Corridors (**Figure 5**) and directly along a “Transit Priority Segment” (i.e. Keele Street) on Map 5: Surface Transit Priority Network (**Figure 6**). Lastly, the OP also identifies the subject plans as 400 metres south of the border of the recommended Keele-St. Clair Secondary Plan (**Figure 7**).

The Official Plan states that growth in the City is to be directed to Avenues, as well as Centres, Employment Areas and the Downtown. Avenues are anticipated and encouraged to create new housing opportunities and improve the pedestrian environment and look of the street.

The OP states that Mixed Use Areas are to permit a combination of uses such as residential, offices, retail and services, institutions, entertainment, and recreation and cultural uses to achieve the objectives of being able to live, work, and shop in the same area. Mixed Use Areas are to give people the opportunity to rely less on private vehicles and more transportation options such as transit, walking or biking.

The proposed Keele-St. Clair Secondary Plan identifies the opportunity for development in the Keele-St. Clair area, emphasizing a range of housing types, tenures and levels of affordability, including encouraging opportunities for exceeding the minimum affordable housing requirements.

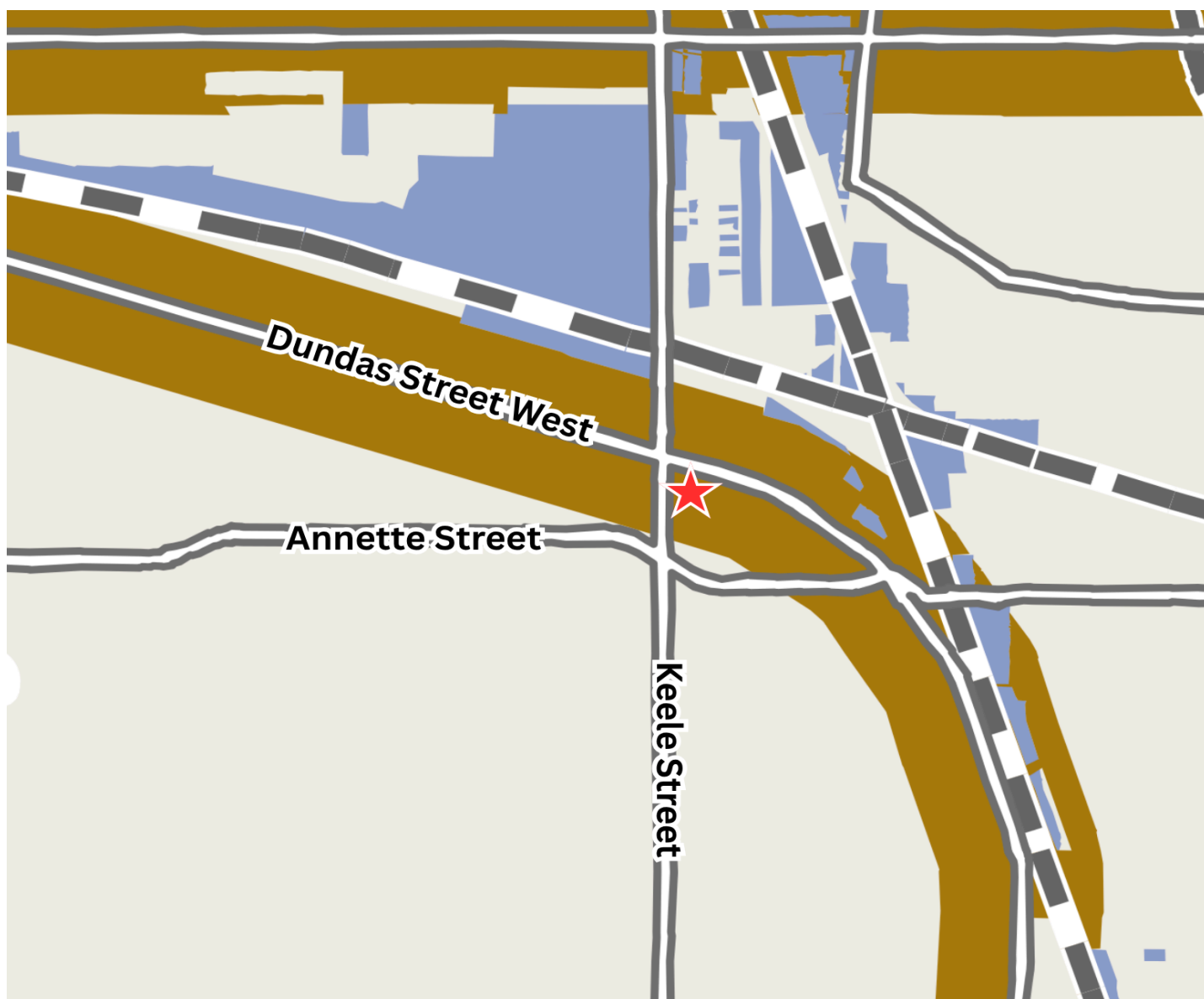


Figure 3

**City of Toronto
Official Plan**

Map 2
Urban Structure

**351 Keele Street, Toronto,
Ontario**

LEGEND



Subject Lands



Avenues



Employment Areas

Data Source: City of Toronto (June 2025)

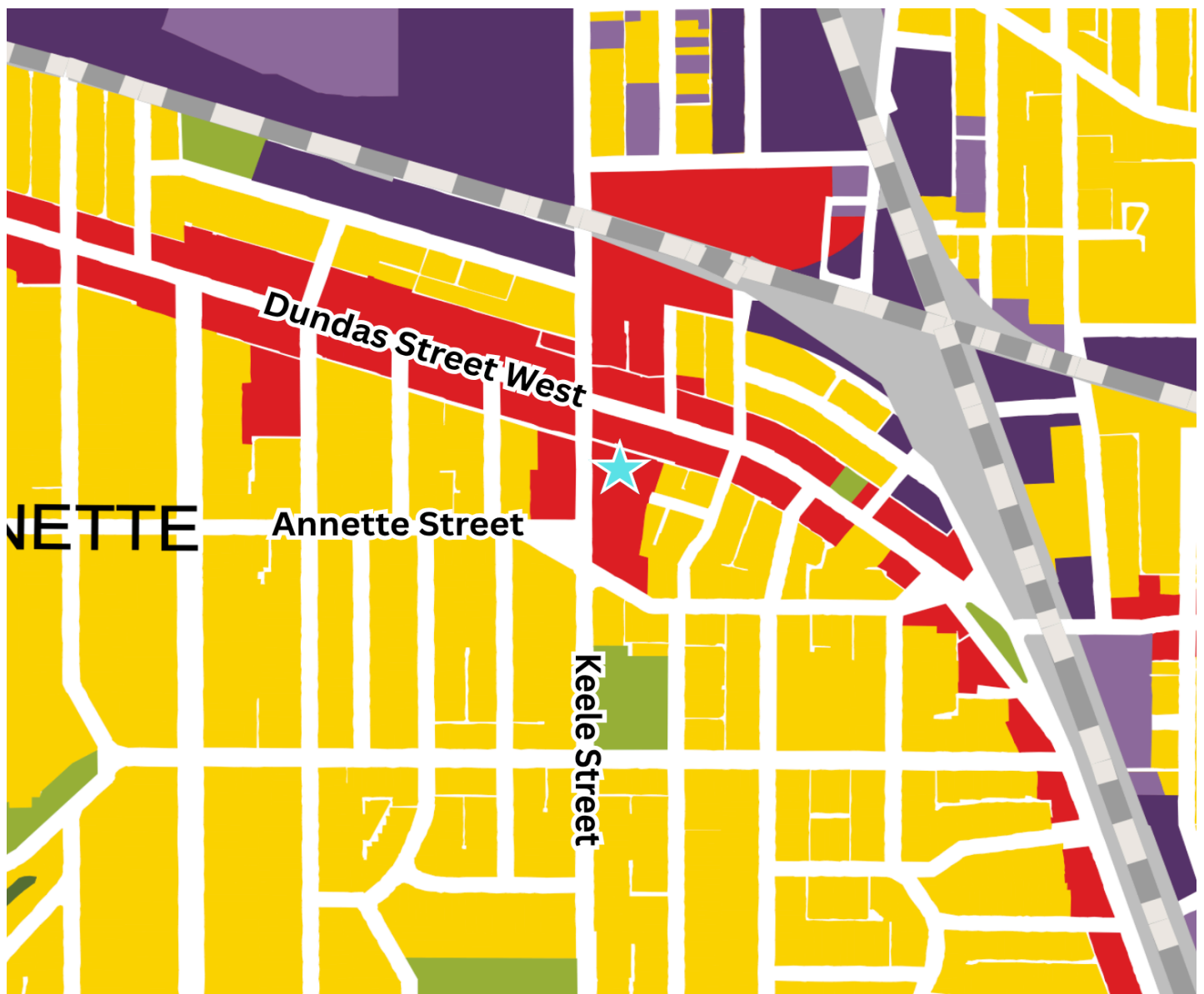


Figure 4

**City of Toronto
Official Plan**

Map 18
Land Use Plan

**351 Keele Street, Toronto,
Ontario**

LEGEND



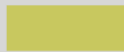
Subject Lands



Neighbourhoods



Mixed-Use Areas



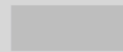
Parks



General Employment



Core Employment



Utility Corridors

Data Source: City of Toronto (June 2025)



Figure 5

**City of Toronto
Official Plan**

Map 4

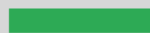
Higher Order Transit
Corridors

**351 Keele Street, Toronto,
Ontario**

LEGEND



Subject Lands



GO Rail Lines



Transit Corridors

Data Source: City of Toronto (January 2020)

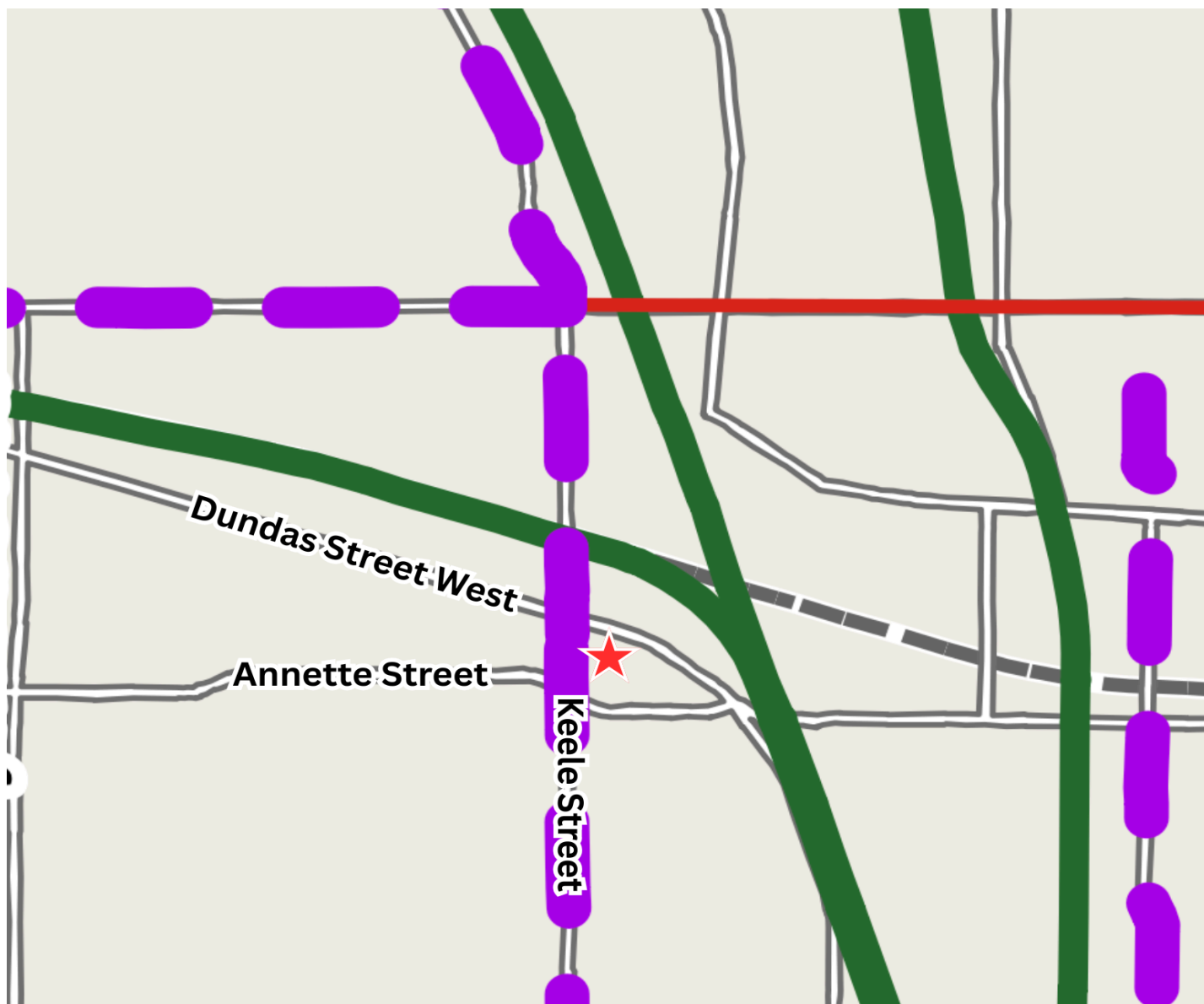


Figure 6

**City of Toronto
Official Plan**

Map 5

**Surface Transit
Priority Network**

**351 Keele Street, Toronto,
Ontario**

LEGEND



Subject Lands



TTC Subway and LRT Lines



GO Rail Lines



Transit Priority Segments

Data Source: City of Toronto (June 2025)



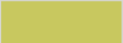
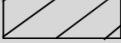
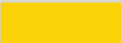
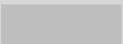
Figure 7

City of Toronto

Keele-St. Clair Local
Study Area

**351 Keele Street, Toronto,
Ontario**

LEGEND

	Subject Lands		Natural Areas
	Subject Lands		Parks
	Subject Lands		General Employment
	Neighbourhoods		Core Employment
	Mixed-Use Areas		Utility Corridors

Data Source: City of Toronto (September 2020)

1.3 PROPOSED DEVELOPMENT

The proposed 4 to 6 storey cooperative housing development on the subject lands will have approximately 25 to 50 units. The vision for the building is as follows:

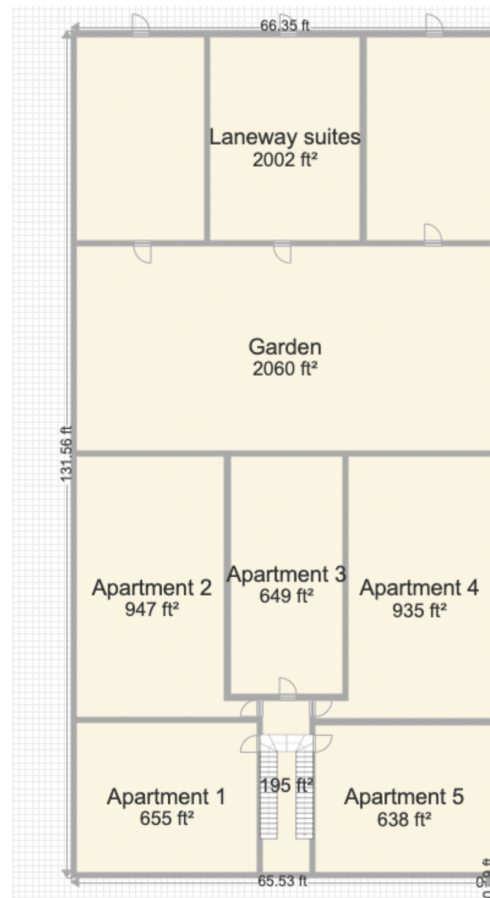
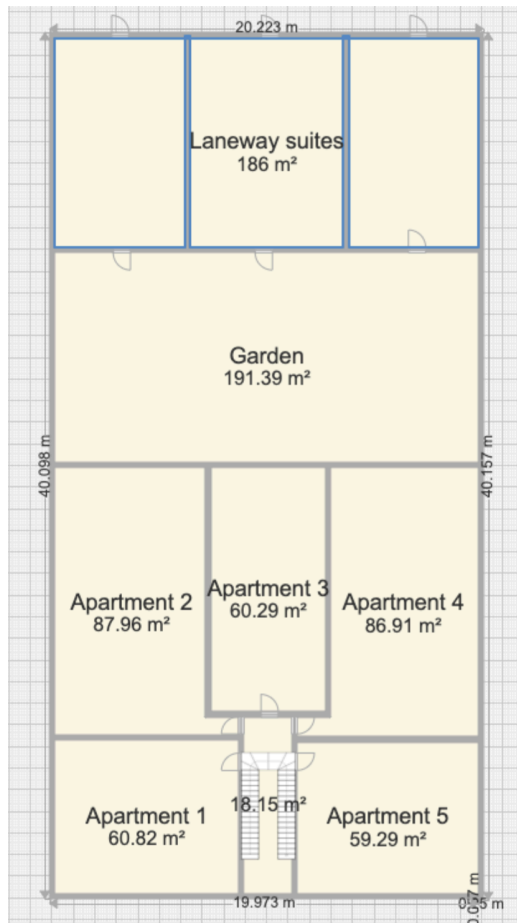
- Mixture of 1, 2, 3, and four bedroom units
- 6 units per floor
- Shared common space and full-size kitchen for every 6 to 10 units
- Main floor common space (multipurpose room)
- Shared outdoor space
- Focus on environmental sustainability
- Emphasis on accessibility
- All units will align with CMHC affordable rent standards

Each individual unit will have a small kitchenette and a small living space. However, the emphasis will be on cooperative living in a community. The design, such as common amenities for every 6 to 10 units (common living space and full-size kitchen), as well as large gathering spaces (outdoor space and main floor common space) facilitate this vision, encouraging residents to gather together. Spaces such as the common area and the outside space will not only facilitate resident connection, but deeper connection to the surrounding community through providing a location for meetings, events, and classes.

The overall vision for the building emphasizes sustainability. This includes environmental sustainability through building materials and practices, as well as encouraging and facilitating sustainable lifestyle for residents. (building materials and construction practices) Through spaces such as the common area and the outdoor space, there will be an opportunity for social/ play space for the community. Features such as bike storage/ maintenance space, proximity to transit, and car-share spaces, encourage active transportation. Features, including elevators, accessible units, and accessible common spaces, as well as 100% of units meeting affordability standards, align with the goal of being an inclusive and accessible space.

To further meet this vision, we are also contemplating including guest suites, a common workshop space, a library and co-working space, and a small commercial space that could be used for a café, local retail, or a service such as a daycare (emphasis on cooperative businesses)

1.3.1 Inspiration and Potential Designs



1.4 PUBLIC CONSULTATION PLAN

The proposed development plan has been inspired by More Cooperative Housing Collective's vision. It has been extensively reviewed by its members, many of whom are residents and business owners in the Parkdale-High Park ward. MCHC is committed to its guiding principles which prioritize community, equity, security of tenure, climate justice, and Indigenous sovereignty, as such, its public consultation plan embodies these themes.

Inspired by Kensington Market Community Land Trust visioning exercise prior to the conversion of 35 Bellevue Avenue (Carpark 71) into affordable housing, MCHC will facilitate a similar exercise of "discussion and dreaming" to ensure its vision is compatible with residents and business owners in the subject area. Through this exercise MCHC will, in tandem with the community, work to identify themes, needs, and issues in the area. Through this exercise, MCHC will gain a deep understanding of what the community envisions for 351 Keele Street, ensuring that any development that proceeds, should it proceed, will do so by carrying forward the community's vision.

MCHC is deeply committed to democratizing the planning process, and through this exercise, aims to make the planning and development process accessible. This is a value we will continue throughout the development process.