

Authority: Etobicoke Community Council Report No. 2, Clause No. 8,
adopted by City of Toronto Council on February 2, 3 and 4, 1999
Enacted by Council: April 15, 1999

CITY OF TORONTO

BY-LAW No. 222-1999

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Bloor Street West between Dunbloor Road and Islington Avenue.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the Township of Etobicoke Zoning By-law Number 11,737, as amended, be and the same is hereby amended by rezoning the lands shown on Schedule 'A' attached hereto from Limited Commercial (CL) and Third Density Residential (R3) to Limited Commercial (CL) subject to the following provisions:

- (a) Notwithstanding Sections 320-24.2, 320-82, and 320-91 of the Zoning Code, the use of the lands, as described in Schedule 'A' attached hereto, shall be restricted to a Place of Worship and Nursing Home. Ancillary uses related thereto shall also be permitted in accordance with Sections 320-91 B, C, D and E of the Zoning Code, including a credit union, pharmaceutical dispensary and monastic dwelling unit.
- (b) The following development standards shall apply to the lands described in Schedule 'A':
 - (i) Notwithstanding Section 320-93 of the Zoning Code, the maximum height permitted for the Place of Worship and Nursing Home shall be 2-storeys and 3-storeys, respectively, excluding mechanical penthouses, architectural elements and spiers.
 - (ii) The maximum gross floor area for the Place of Worship and Nursing Home shall be 3200 m² and 4000 m², respectively.
 - (iii) The maximum combined FSI shall not exceed 0.7.
 - (iv) Landscaped Open Space shall not be less than 25% of the site area.
- (c) Notwithstanding Sections 320-24.2(J), 320-79 and 320-81 of the Zoning Code, the following setbacks shall be maintained to the main building walls, excluding architectural projections, garbage enclosures, canopies and landscape elements which may project a maximum of 1.5 m from the building wall.

- (i) A minimum building setback of 1.5 m from the Bloor Street West.
- (ii) A minimum building setback of 1.5 m from the west and northwest property lines.
- (iii) A minimum building setback of 2.5 m from the easterly lot line.
- (d) A screen fence of not less than 1.5 m in height shall be provided along the easterly property line of the lands described in Schedule 'A'.
- (e) Notwithstanding Section 320-18 of the Zoning Code, a minimum of 113 parking spaces shall be provided on site for the combined development.
- (f) Notwithstanding the provisions of Section 320-80 of the Zoning Code, a maximum of 90 care beds units shall be permitted on the lands shown in Schedule 'A'.
- (g) All surface parking areas shall maintain a minimum setback of 1.5 m from the property lines.

2. Where the provisions herein conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.

3. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
222-1999 April 15, 1999	Lands located on the north side of Bloor Street West between Dunbloor Road and Islington Avenue, municipally known as 3700 and 3750 Bloor St. West.	To rezone the lands from Limited Commercial (CL) and Third Density Residential (R3) to Limited Commercial (CL) to permit a Place of Worship and Nursing Home, with accessory uses, subject to specific development standards.

ENACTED AND PASSED this 15th day of April, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A' TO BY-LAW No. 222-1999

