

Authority: Etobicoke Community Council Report No. 10, Clause No. 8,
as adopted by City of Toronto Council on July 27, 28, 29 and 30, 1999
Enacted by Council: July 29, 1999

CITY OF TORONTO

BY-LAW No. 531-1999

To Amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located south of Humberwood Boulevard and west of Humberline Drive

WHEREAS authority is given to Council by 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;

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

1. The zoning of the lands shown as outlined by a heavy black line on Schedule "A" attached hereto (hereinafter referred to as the "Lands") is hereby reaffirmed as Sixth Density Residential (R6).

2. Notwithstanding the provisions of Subsections B(4) and D(7) of Section 320-18, and Sections 320-19, 320-40, 320-41, 320-42, 320-45, 320-75, 320-76, and 320-77 of the Zoning Code, which shall not apply to the Lands, the Lands shall only be used in accordance with the following provisions:

- (a) the only use permitted on the Lands shall be a nursing home;
- (b) the nursing home shall contain a maximum of 160 resident beds;
- (c) the maximum building height shall be 3 storeys, excluding any parapet wall or mechanical penthouse;
- (d) the maximum floor space index shall be 1.2;
- (e) the minimum building setback from the Humberline Drive street line shall be 13.0 metres;
- (f) the minimum building setback shall be 5.0 metres from the lot line shown on Schedule "A" hereto as having the astronomical bearing of North 31 degrees 18 minutes 00 seconds East;
- (g) the minimum building setback shall be 20.0 metres from the lot line shown on Schedule "A" hereto as having the astronomical bearing of North 39 degrees 12 minutes 20 seconds East;
- (h) all buildings and structures shall have a minimum setback which shall be the greater of:

- (i) 10 metres from the rear lot line; and
 - (ii) 10 metres from the top of the bank of the West Branch of the Humber River as established by the Toronto and Region Conservation Authority;
- (i) a minimum of 45% of the Lands shall be provided as landscaped open space;
 - (j) a minimum of 34 parking spaces shall be provided on the Lands, including one (1) handicapped parking space having dimensions not less than 3.65 metres in width and 6.0 metres in length and being served by a curb cut or an access ramp;
 - (k) no surface parking areas shall be located within 3.5 metres of the Humberline Drive street line;
 - (l) the minimum setback of any parking space shall be 1.5 metres from the lot line having the astronomical bearing of North 39 degrees 12 minutes 20 seconds East, as shown on Schedule "A" hereto; and
 - (m) for the purpose of this by-law as it relates to the Lands, the following definition shall apply:

"Nursing Home" means a building in which the proprietor supplies for gain lodgings with or without meals and in addition provides nursing, medical or similar care and treatment, but does not include a boarding or lodging house or hotel, hospital or home for the aged or other establishment otherwise classified or defined in the Zoning Code."

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

4. The provisions of By-law 1992-68 shall not apply to the Lands.

5. Chapter 324, Site Specific 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
531-1999	Lands located south of Humberwood Blvd. and west of Humberline Drive	To amend the Sixth Density Residential (R6) provisions to permit a nursing home

ENACTED AND PASSED this 29th day of July, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A'

