

Authority: Etobicoke Community Council Report No. 7, Clause No. 14,
as adopted by City of Toronto Council on June 9, 10 and 11, 1999
Enacted by Council: October 27, 1999

CITY OF TORONTO

BY-LAW No. 736-1999

To amend Chapter 330 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Fairfield Avenue west of Twenty Fourth Street.

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

1. That the zoning classification of the lands shown as Residential Multiple – 1(RM-1) in Schedule “A” attached hereto, and the zoning provisions applicable thereto, are hereby confirmed, subject to the following:

- (a) In addition to the permitted uses listed in Section 330-25 of the Etobicoke Zoning Code, a lodging house use restricted to a retirement home facility for seniors shall be permitted on the lands shown in Schedule “A” to this by-law.
- (b) Notwithstanding Sections 330-44D and 330-26B(6) of the Etobicoke Zoning Code, the minimum east side setback of the lodging house dwelling shall be 1.7 m. Notwithstanding Section 330-15A(2), the minimum west side set back of the detached garage shall be 0.25 m, and the minimum west side and north rear setbacks of its projecting eaves shall be 0.0 m.
- (c) Notwithstanding Section 330-44E of the Etobicoke Zoning Code, the lodging house shall not be required to be owner-occupied.
- (d) Notwithstanding Section 330-44F, a maximum of 14 residents plus one staff person shall be permitted to reside in the lodging house.
- (e) No exterior alterations or additions to the lodging house dwelling shall be permitted to accommodate the lodging house use as permitted in 1(a) above except as required to comply with other municipal and provincial regulations.

2. Chapter 332, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 332-1, Table of Site Specifics By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
736-1999 October 27, 1999	Lands located on the north side of Fairfield Avenue west of Twenty Fourth Street	To permit a lodging house restricted to a retirement home facility

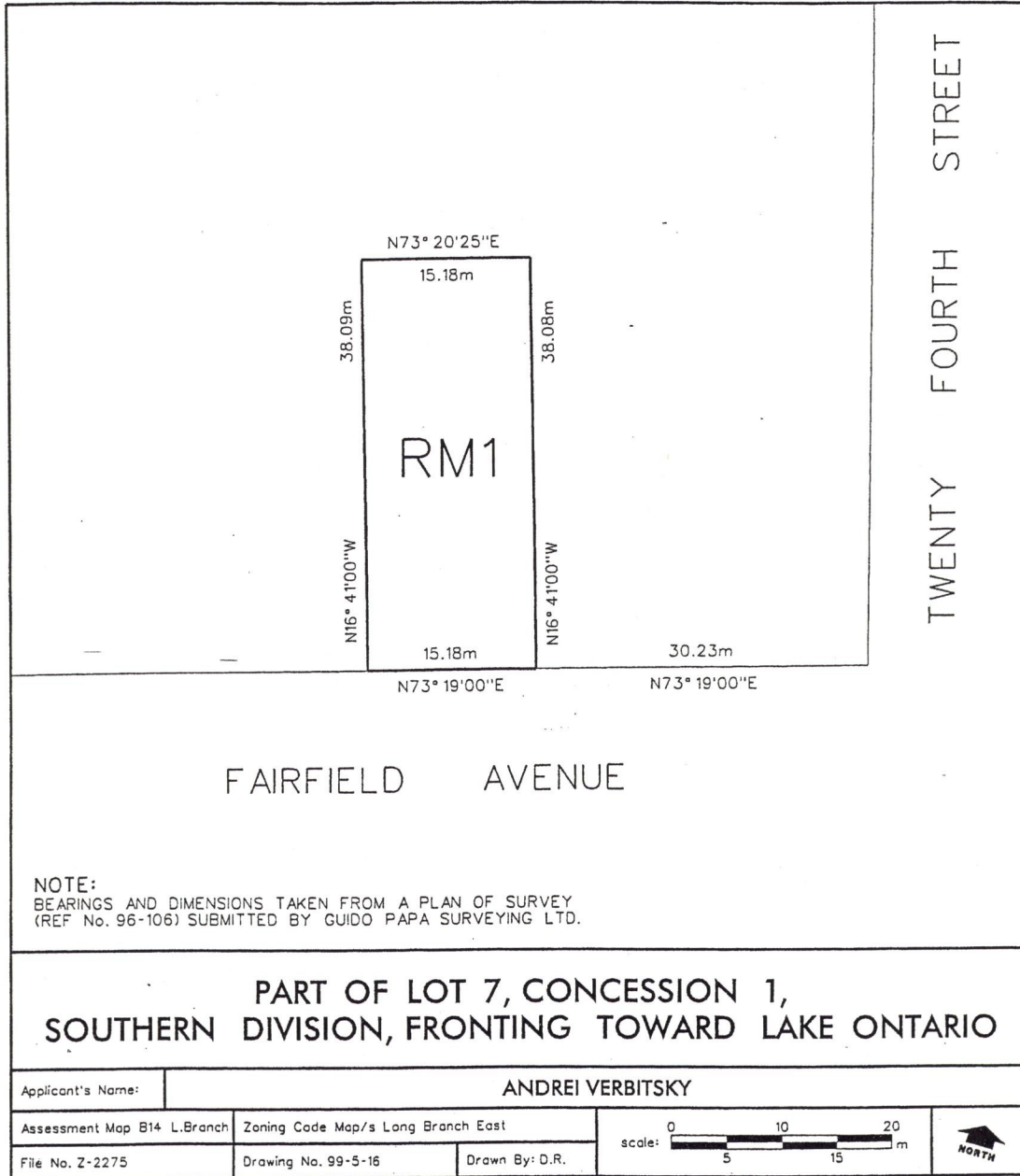
ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" TO BY-LAW No. 736-1999



NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (REF No. 96-106) SUBMITTED BY GUIDO PAPA SURVEYING LTD.

PART OF LOT 7, CONCESSION 1,
 SOUTHERN DIVISION, FRONTING TOWARD LAKE ONTARIO

Applicant's Name:		ANDREI VERBITSKY	
Assessment Map B14 L.Branch	Zoning Code Map/s Long Branch East		scale:
File No. Z-2275	Drawing No. 99-5-16	Drawn By: D.R.	

