

Authority: York Community Council Report No. 9, Clause No. 1,  
as adopted by Toronto City Council on October 3, 4 and 5, 2000  
Enacted by Council: October 5, 2000

**CITY OF TORONTO**

**BY-LAW No. 849-2000**

**To amend former City of York By-law No. 1-83 with respect to the lands municipally  
known as 2005 Lawrence Avenue West.**

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.** That Section 16 of By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (399):

“(399) LANDS – 2005 Lawrence Avenue West

Notwithstanding any provisions of this By-law, the lands municipally known as 2005 Lawrence Avenue West, as delineated by the heavy dotted and dashed line on the site plan comprising Schedule “A” to this Subsection, may be used for a nursing home with accessory uses including, but not limited to:

- (i) medical facilities;
- (ii) administrative and managerial offices;
- (iii) beauty salons;
- (iv) gift shops;
- (v) tuck shops;
- (vi) cafeterias;
- (vii) dining lounges; and
- (viii) recreation areas within or on the building such as a billiard room, library, craft room, meeting room, lounge, gardens and roof terrace,

provided that the following conditions are complied with:

- (a) The building, excluding exits, shall be located within the Buildable Area shown on the site plan attached as Schedule “A” to this By-law. The minimum setbacks shall be those shown on the site plan and the setback shall include any lands conveyed to the City for road purposes.
- (b) The maximum height of the nursing home shall be four storeys, exclusive of mechanical floors and the basement floor, as shown on the site plan.
- (c) The maximum number of nursing home beds shall be 224.
- (d) The maximum floor space index shall be 1.41.

- (e) Off-street parking shall be provided and maintained on the site at a rate of 0.25 parking spaces for each bed. All visitor parking shall be designated as such and shall be conveniently located on the site, and signs shall be posted on the site directing visitors to the said visitor parking spaces.
- (f) The Chief Building Official for the City or his designate, prior to the issuance of any building permit for the development shall be provided with a completed "Record of Site Condition" pursuant to the Ministry of the Environment "Guideline for Use at Contaminated Sites in Ontario, February 1997", as amended or updated, marked as having been received by the Ministry of Environment along with a letter from the Ministry of Environment advising that the Record of Site Condition is not subject to an audit review; or, alternatively, a letter from the Ministry of Environment advising that the Record of Site Condition has passed a Ministry audit for compliance with the Guideline; and the suitable use or uses for the lands set out in Part 3 of the "Record of Site Condition" is consistent with the uses for the lands permitted by this Subsection.
- (g) Accessory uses within the building shall be limited to the main level of the building.
- (h) Vehicular access from the site shall be restricted to three access points from the existing condominium driveways abutting the property to the west and south provided that no driveway intersecting with a condominium driveway shall be located within 15 metres of the Lawrence Avenue West right-of-way exclusive of any lands conveyed to the City for road purposes.
- (i) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail."

2. Subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, this By-law shall come into force and effect on the date of passing.

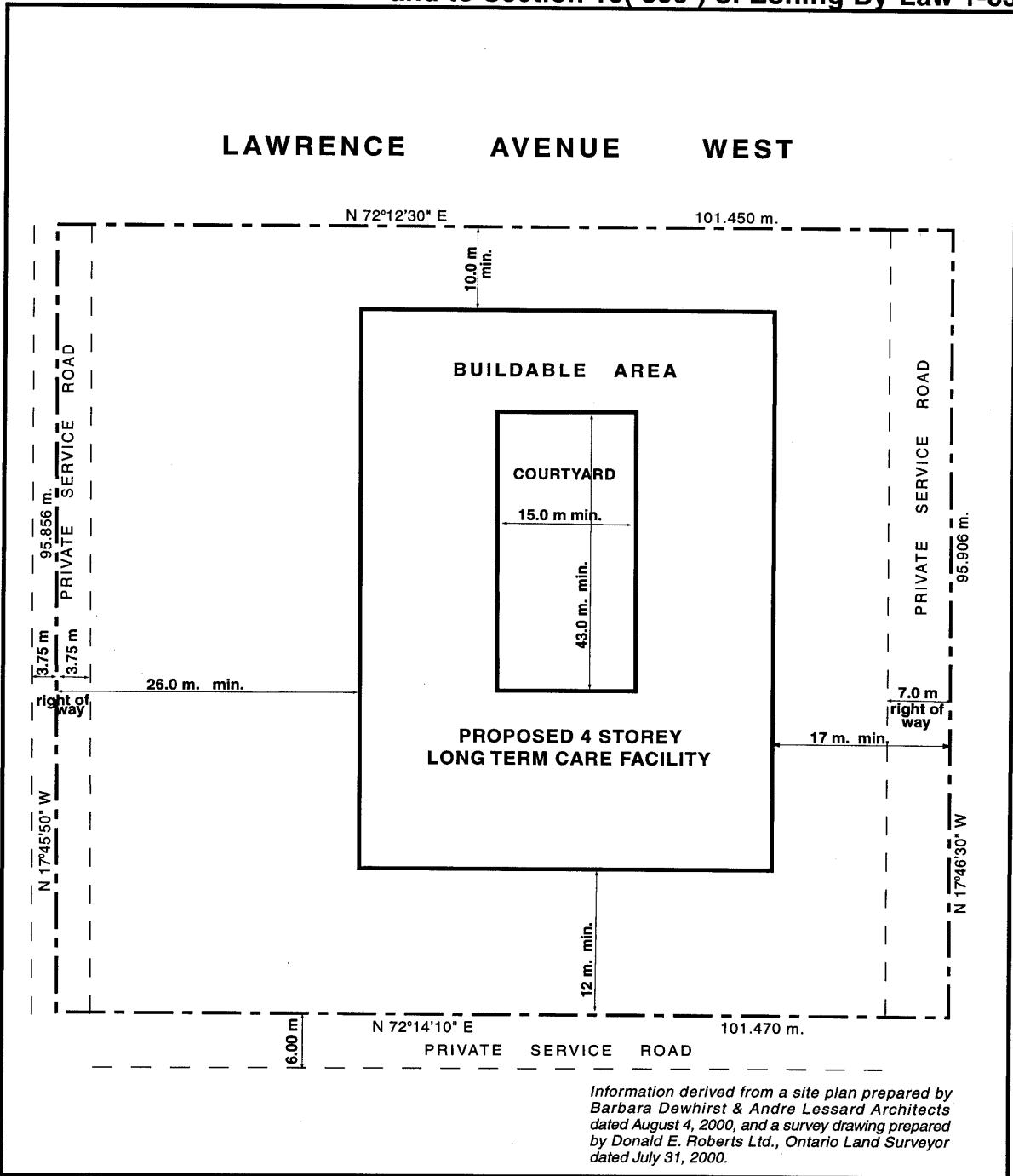
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**Schedule 'A' to By-Law Number  
and to Section 16( 399 ) of Zoning By-Law 1-83**



*Information derived from a site plan prepared by Barbara Dewhirst & Andre Lessard Architects dated August 4, 2000, and a survey drawing prepared by Donald E. Roberts Ltd., Ontario Land Surveyor dated July 31, 2000.*

Applicant's Name:	<b>GOODMAN, PHILLIPS, &amp; VINEBERG INC.</b>		
Assessment Map:	Zoning Code Map/s	Not Applicable	Not to Scale
File No. YCC-SP00-007 R00-003	Drawing No. 00-08-10		

