

Authority: Planning and Transportation Committee Report No. 3, Clause No. 2,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 332-2002

To adopt official plan amendments to permit Seniors Community Houses.

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

1. The Official Plan Amendments set out in this by-law are hereby adopted.
2. The Official Plan of the former Municipality of Metropolitan Toronto is amended as follows:
 - (i) Policy 123.(c) is amended by adding the word “and” after “accommodation;”;
 - (ii) A new Policy 123.(d) is added as follows:

“123.(d) permitting seniors community houses in all zones or districts in which residential uses are permitted, except in the community of Parkdale, which is the area bounded on the north by Dundas Street West, on the east by Dufferin Street and the rail lines, on the south by Lake Shore Boulevard West and on the west by Roncesvalles Avenue”; and
 - (iii) The following definition is added under the Glossary of Terms:

“seniors community house

the use of a building for congregate, semi-independent living arrangements operated by a non-profit organization for a maximum of ten senior citizens plus a staff person”.
3. The official plans of the former municipalities as set out below are amended by adding the following policy with policy numbering as listed:
 - (a) Policy No. 4.2.24 in the official plan of the former City of Etobicoke;
 - (b) Policy No. 2.4.11 Seniors Community Housing, in the official plan of the former City of Scarborough;
 - (c) Policy No. 9.4.1 Seniors Community Houses in the official plan of the former City of York; and

- (d) Policy No. 2.5.23 in the official plan of the former Borough of East York;

“A Seniors Community House as defined in the official plan of the former Municipality of Metropolitan Toronto shall be permitted in all zones or districts in which residential uses are permitted, subject to the terms and conditions specified in the applicable zoning by-law(s)”.

4. The official plan of the former City of Toronto is amended by adding as policy 6.24 the following:

“6.24 A Seniors Community House as defined in the official plan of the former Municipality of Metropolitan Toronto shall be permitted in all zones or districts in which residential uses are permitted, except in the community of Parkdale, which is the area bounded on the north by Dundas Street West, on the east by Dufferin Street and the rail lines, on the south by Lake Shore Boulevard West and on the west by Roncesvalles Avenue, subject to the terms and conditions specified in the applicable zoning by-law(s)”.

5. The official plan of the former City of North York is amended by:

- (i) adding, in Part C.4 – Housing, Section 2.4.2 – Range of Housing Forms, the following text as a new third paragraph at the end of Clause No. 3 – Seniors’ Housing:

“A Seniors Community House as defined in the official plan of the former Municipality of Metropolitan Toronto shall be permitted in all zones or districts in which residential uses are permitted, subject to the terms and conditions specified in the applicable zoning by-law”.

- (ii) inserting in Part C.4 – Housing, Section 3.3 – RESIDENTIAL DENSITY ONE (RD-1), a new Clause No. 3 as set out below under the sub-heading “Permitted Uses:”, and renumbering the existing Clause No. 3 as Clause No. 4:

“(3) Seniors Community Houses in accordance with Part C.4, Section 2.4.2(3)”.

- (iii) adding in Part C.4 – Housing, Section 3.3 – RESIDENTIAL DENSITY ONE (RD-1), the following sentence at the end of the first paragraph under the sub-heading “Density:”:

“A seniors community house will be considered to be one dwelling unit for the purposes of density calculations”.

6. The following are the official plan amendment (“OPA”) numbers for the official plan amendments adopted by this by-law:
- OPA No. 6 for the official plan of the former Municipality of Metropolitan Toronto;
- OPA No. 95-2002 for the official plan of the former City of Etobicoke;
- OPA No. 513 for the official plan of the former City of North York;
- OPA No. 1080 for the official plan of the former City of Scarborough;
- OPA No. 161 for the official plan of the former City of York;
- OPA No. 214 for the official plan of the former City of Toronto; and
- OPA No. 32 for the official plan of the former Borough of East York.
7. Any related technical amendments to the official plans referred to in sections 2 to 5 of this by-law and required to implement this by-law shall be made.

ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)