

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. 333-2002**

#### **To enact a Seniors Community House By-law.**

WHEREAS City Council has recognized that the population of Canada is aging and there continues to be a growing need for senior citizens accommodation in the City; and

WHEREAS City Council recognizes that congregate, semi-independent living arrangements for senior citizens in all residential areas of the City is one appropriate form of accommodation for senior citizens; and

WHEREAS authority is given to City Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended to pass this by-law; and

WHEREAS City Council 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.** For the purposes of this by-law:

- (1) “seniors community house” means the use of a building on a lot for the accommodation of senior citizens in a congregate, semi-independent living arrangement operated by a non-profit organization, provided that there is:
  - (a) a maximum of ten senior citizens plus one staff person residing in the seniors community house; and
  - (b) a maximum of ten bed-sitting rooms plus accommodation for one staff person; and
  - (c) a common lounge, dining area and a maximum of two kitchens shared by all residents.
- (2) “senior citizen” means a person 65 years of age or over.
- (3) “bed-sitting room” means a room designed or intended for use by a maximum of two senior citizens with a private entrance from a common hallway inside the seniors community house and may include sanitary facilities, but not food preparation facilities.
- (4) “non-profit organization” means:

- (a) a corporation without share capital to which the provisions of Part III of the *Corporations Act*, R.S.O. 1990, Chapter C.38 apply; or
  - (b) a non-profit organization, a charitable organization or a registered charity as those terms are defined in the *Income Tax Act*, R.S.C. 1985, Chapter 1 (5th Supp.).
  
- 2. (1) Notwithstanding any other general or specific provision in any zoning by-law of the City of Toronto or of its former municipalities, a seniors community house is a permitted use in all zones or districts of the City of Toronto in which residential uses are permitted, except:
  - (a) within 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; or
  - (b) within any area comprising a flood plain, which has been or may be subject to flooding hazards; or
  - (c) any zone or district where the only permitted residential uses are accessory to non-residential uses; or
  - (d) where located on a local or collector road as described on the Road Classification System as amended, for the City of Toronto, a maximum of one seniors community house established after April 18, 2002, shall be permitted on a lot fronting on such a road in each block.
  
- (2) For the purposes of subsection (1) (d), “block” means the land fronting:
  - (a) one side of a street between the nearest streets or road allowances which intersect or cross the aforesaid street, but not including streets or road allowances which meet but do not cross the aforesaid street; or
  - (b) both sides of a cul-de-sac or dead-end street, between the end of the street and the nearest street or road allowance which intersects or crosses the aforesaid street, but not including a street or road allowance which meets but does not cross the aforesaid street.
  
- 3. (1) A building may be used for a seniors community house, provided:
  - (a) the building excluding any additions has been erected for a period of not less than five years; and
  - (b) the use is not carried on in conjunction with any other principal use on the lot; and
  - (c) only one seniors community house is permitted on the lot.

- (2) Subject to Section 4 of this By-law, a building used for a seniors community house or an addition to a building used for a seniors community house shall comply with all zoning performance standards of the zone or district applicable to the building immediately prior to the commencement of the use of the building as a seniors community house.
4. Parking shall be provided for a seniors community house in an amount equal to the lesser of:
- (1) the parking standards of the zone or district applicable to the use of the building immediately prior to the use of the building as a seniors community house; or
- (2) the number of parking spaces legally existing on the lot immediately prior to the use of the building as a seniors community house.

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

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)