

Authority: Etobicoke Community Council Report No. 8, Clause No. 21,
as adopted by City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 747-2002

**To amend By-law No. 815-1998 and Chapters 320 and 324 of the Etobicoke Zoning Code
with respect to certain lands located on the south-east corner of The West Mall and
Holiday 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 held at least one public meeting in accordance with the *Planning Act*;

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

1. Notwithstanding the provisions of Section 320-76 of the Etobicoke Zoning Code, a Long-Term Care Facility shall be permitted on the lands shown on Schedule 'A' attached hereto, subject to the provisions of By-law No. 815-1998 as amended below:
2. That By-law No. 815-1998 be amended as follows:
 - (a) deleting Section 1 (a) and replacing it with a new Section 1. (a) as follows:
 - “(a) For the purposes of this by-law, not more than one (1) apartment building and one (1) Long-Term Care Facility may be erected or maintained on the lands described in Schedule ‘A’ attached hereto”.
 - (b) Section 1. (b) is amended by changing the words “10 storeys” to “9 storeys”.
 - (c) deleting Section 1. (c) and replacing it with a new Section 1. (c) as follows:
 - “(c) Notwithstanding the provisions of Section 320-77A(2) of the Zoning Code, the total number of dwelling units and bedrooms permitted on the lands described in Schedule ‘B’ shall be as follows:

Building “A” – 59 units
Building “B” – 186 beds”.

- (d) deleting Section 1. (d) and replacing it with a new Section 1. (d) as follows:
- “(d) Notwithstanding the provisions of Section 320-18B and D and Section 320-76G of the Zoning Code, parking for the two buildings shall be provided as follows:
- Building “A” 65 parking spaces, of which not less than 6 spaces shall be reserved at grade for the exclusive use of visitors, and, of which not less than 59 spaces shall be reserved for the exclusive use of tenants. Fifteen (15) of the parking spaces reserved for the exclusive use of tenants may be permitted at grade. Parking for Building “A” shall be permitted within the underground parking garage for Building “B”. One (1) surface parking space shall be reserved for the physically disabled. The total number of parking spaces located at grade shall not exceed 21 spaces.
- Building “B” 53 parking spaces, of which not less than 15 spaces shall be reserved for the exclusive use of visitors. All parking for Building “B” shall be within the underground parking garage. One (1) underground parking space for Building “B” shall be reserved for the physically disabled”.
- (e) Section 1. (f) shall be deleted.
- (f) deleting Section 1. (h) and replacing it with a new Section 1. (h) as follows:
- “(h) Notwithstanding the provisions of Sections 320-18 B (2)(d) and 320-44 A of the Zoning Code, all surface parking areas shall maintain a minimum setback of 7.5m from The West Mall, 3.0 m from Holiday Drive and 3.8 m from the easterly property line having an astronomical bearing of N17° 33’40” W, as shown on Schedule ‘A’”.
- (g) Section 1. (i) is amended by deleting the word “cabanas”.
- (h) Section 1. (j) is amended by deleting the numerals “53%” and replacing them with “46%”.
- (i) Section 1. (k) is amended by deleting the numerals “2.1” and replacing them with “2.3”.

(j) Schedules 'A' and 'B' shall be deleted and replaced with the new Schedules 'A' and 'B' annexed hereto.

3. This By-law shall apply collectively to the lands zoned Sixth Density Residential (R6) as described in Schedule 'A' annexed hereto, notwithstanding their division into parcels, and shall be deemed to have an area of 8 225 m².
4. Where the provisions herein conflict with the Zoning Code, the provisions of this by-law shall take precedence, otherwise the Zoning Code shall continue to apply.
5. Chapter 324, Site Specifics, 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
747-2002 October 3, 2002	Lands located on the southeast corner of the West Mall and Holiday Drive	To amend the site specific provisions of By-law No. 815-1998 and the general provisions of the Zoning Code to permit an additional Long Term Care Facility in lieu of a residential apartment building with specific development standards

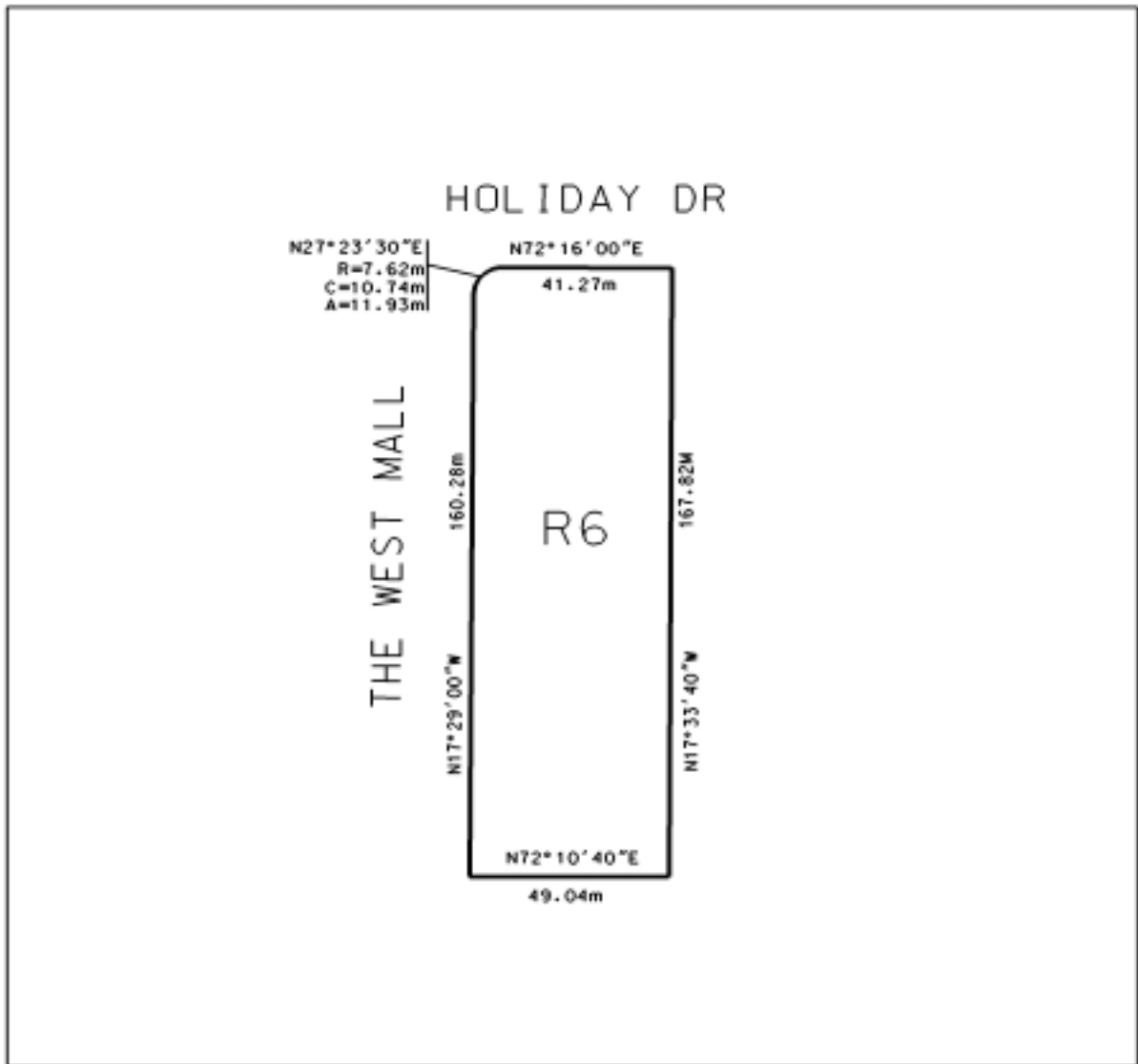
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW



**BLOCK 1, REGISTERED PLAN M-883
CITY OF TORONTO**

Applicant's Name:		GULL CONSTRUCTION CO./MARBROOK INVESTMENT LTD.	
Assessment Map: D16	Zoning Code Map/s: D16	scale: 0 30 60 15 45 m	
File No. TA CMB2001 001B	Drawing No. CMB2001 001B		

Toronto Schedule 'B' BY-LAW

