

CITY OF TORONTO

BY-LAW No. 148-2004(OMB)

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code in respect of lands known municipally as 2245 Lawrence Avenue West.

WHEREAS the Ontario Municipal Board, by way of Order No. 1352 issued on the 9th day of October, 2003, determined to amend the Etobicoke Zoning Code in respect of lands known municipally in the year 2003 as 2245 Lawrence Avenue West;

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to Township of Etobicoke Zoning By-law No. 11737, as amended, be and the same is hereby amended by changing the classification of the lands shown as I (Institutional) in Schedule 'A' attached hereto from Second Density Residential (R2) to Institutional (I).
2. Section 320-34, Article IX of the Zoning Code shall be amended to include the following uses: Senior Citizens' Apartment Units, Senior Citizens' Retirement Home Facility, Long Term Care Facility and Useable Active Recreation and Social Space.
3. Section 304-3, Article I of the Zoning Code shall be amended to include the following definitions:

“SENIOR CITIZENS’ APARTMENT UNITS” means a building or structure containing self-contained separate dwelling units designed primarily for seniors occupancy. Each dwelling unit shall contain within it, kitchen and sanitary facilities and each dwelling unit shall have a separate entrance from a common hall.

“SENIOR CITIZENS’ RETIREMENT HOME FACILITY” means a building or structure containing units designed primarily for seniors, which may include bedrooms, sitting rooms and area and ensuite washrooms, but which may not include kitchen facilities within units; and where common facilities are provided for the preparation and consumption of food.

“LONG TERM CARE FACILITY” means a residence designed primarily for seniors, which is occupied by three (3) or more persons, exclusive of staff, who by reason of their emotional, mental, physical or social condition or legal status are cared for on a temporary or permanent basis in a supervised group setting.

“USEABLE ACTIVE RECREATION AND SOCIAL SPACE” means an area, which is accessory, incidental and subordinate to a permitted use, and which is designed and used for recreation and social activities and includes, but is not limited to, all fitness, sport and recreation areas, therapeutic pools, saunas and changing rooms, personal services, tuck shop, areas for hobbies, crafts, meetings, parties, games, cafe, lounges, main floor lobby, religious instructions and observance, library reading and television areas and may include space for use by the broader community which may include but is not limited to meeting room space, community program and activity space, and daycare. Personal services and tuck shop uses are not permitted to have direct access from the exterior nor any exterior signage.

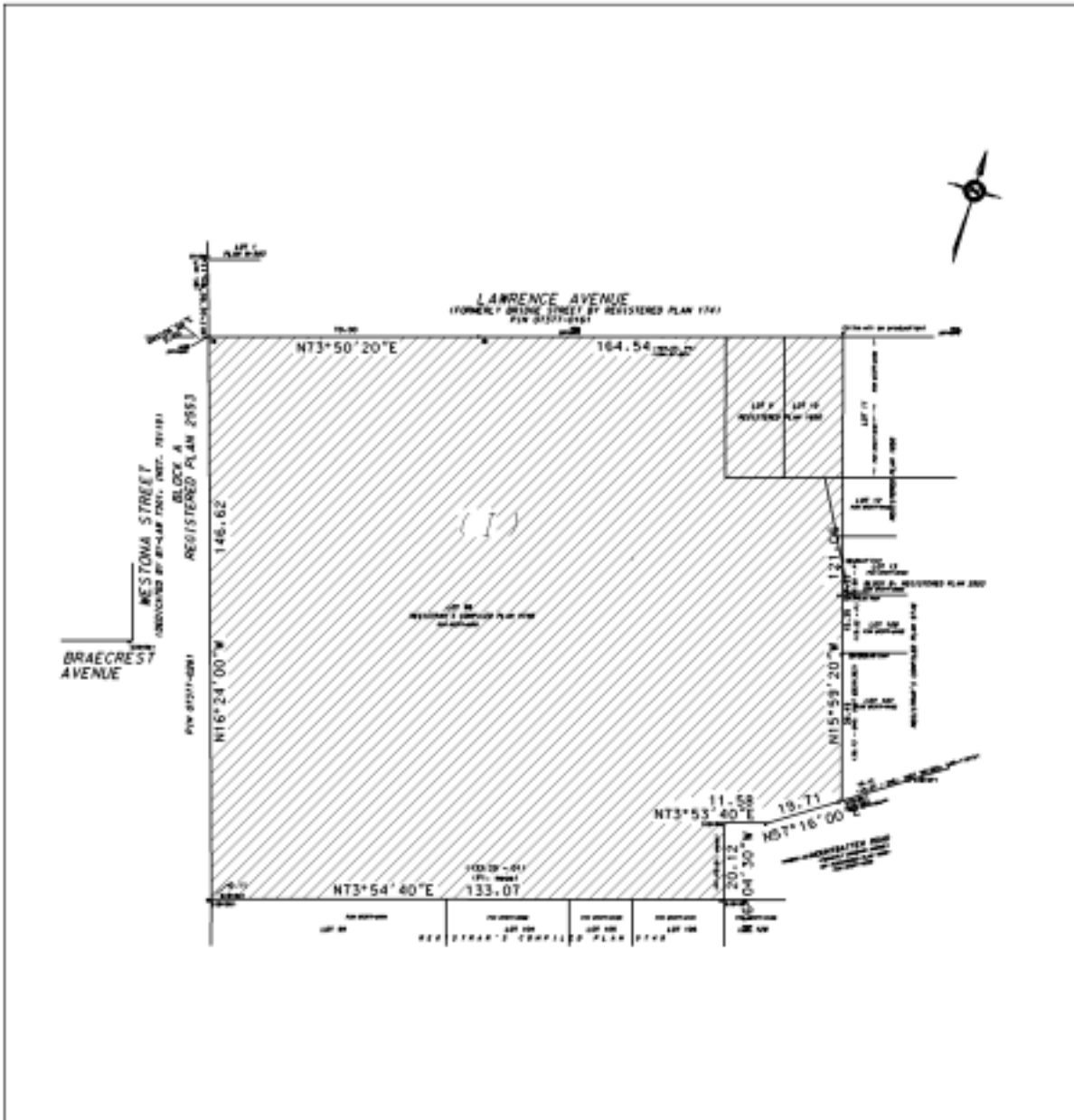
4. Notwithstanding Section 320-35, Article IX of the Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A', Schedule 'B' and Schedule 'C', attached hereto:
- (a) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' and Schedule 'C' attached hereto, and shall be measured from the plane of the main walls of the development but shall not include unenclosed porches or balconies;
 - (b) The maximum number of Long Term Care Facility beds shall not exceed 192;
 - (c) The maximum number of Senior Citizens' Retirement Home Facility units shall not exceed 196;
 - (d) The maximum number of Senior Citizens' Apartment units shall not exceed 49;
 - (e) The maximum building height shall be in accordance with Schedule 'B' and Schedule 'C' attached hereto;
 - (f) The minimum number of parking spaces required on site shall be calculated as follows:
 - 0.25 spaces per Long Term Care Facility bed;
 - 0.35 spaces per Retirement Home unit of which 0.1 spaces per unit must be dedicated to visitors parking; and
 - 1.40 spaces per Senior Citizens' Apartment Unit of which 0.2 spaces per unit must be dedicated to visitors parking.
- Notwithstanding Article V, Section 320-18 of the Zoning Code, all parking stalls shall have a minimum length of 5.90m.
- (g) The maximum lot coverage shall not exceed 41% including covered porches;
 - (h) The minimum landscaped open space shall be 39% and may include hard and soft landscape areas, walkways, pathways, therapeutic gardens, courtyards, and hard and soft landscaped islands within parking areas;
 - (i) The maximum floor space index shall not exceed 1.16 times the lot area; and
 - (j) One loading space shall be provided on site.
5. 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.

6. 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:

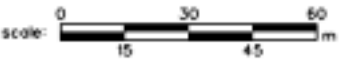
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
148-2004(OMB) October 9, 2003	Lands located on the southeast corner of Lawrence Avenue West and Westona Street, municipally known as 2245 Lawrence Avenue West.	To rezone the lands from R2 to I – Institutional to allow for a Long Term Care Facility, Senior Citizens' Retirement Home Facility and Senior Citizens' Apartment Units.

PURSUANT TO ORDER NO. 1352 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 9, 2003 IN BOARD CASE NO. PL010690.

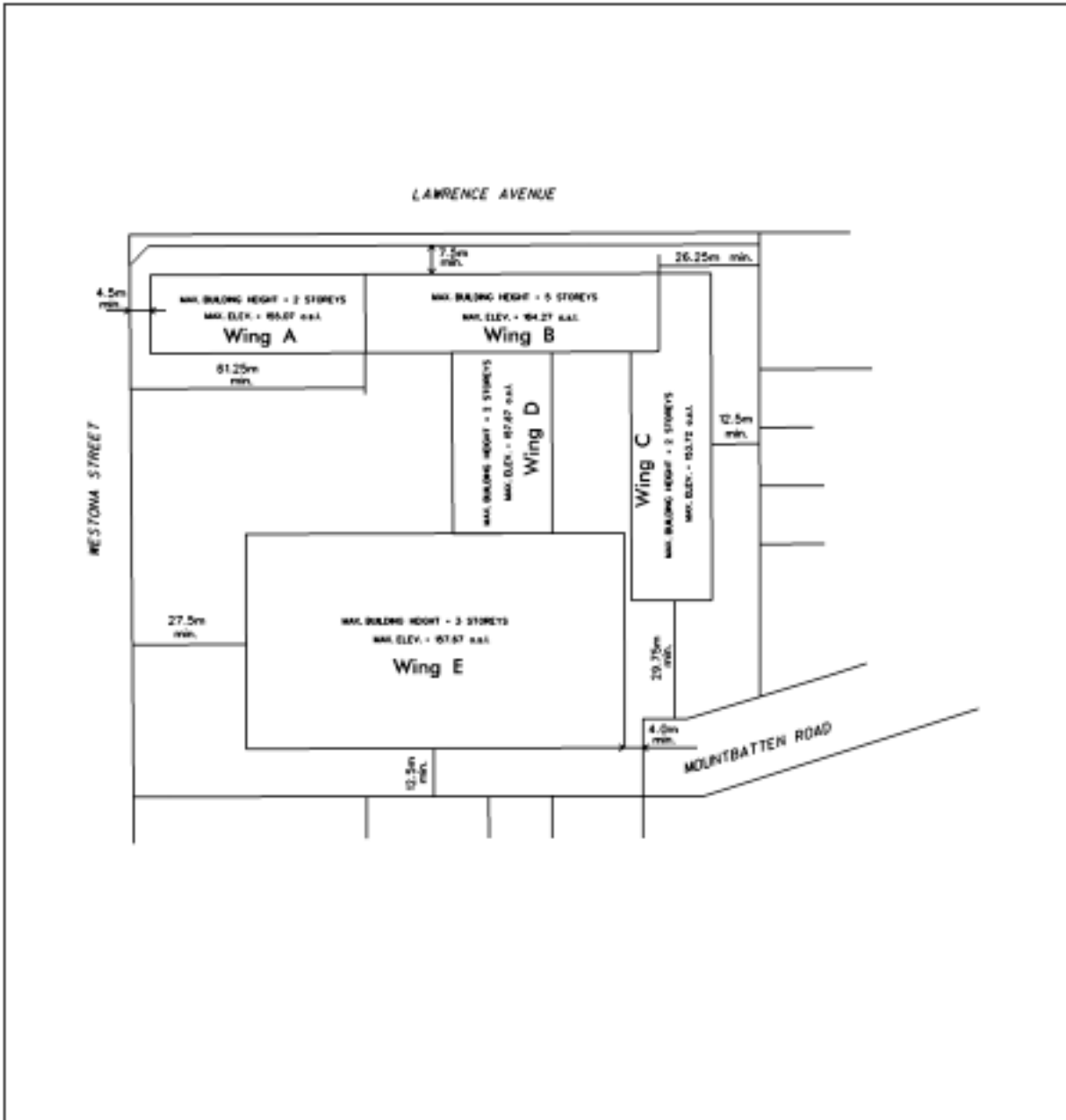
Toronto Schedule 'A' BY-LAW



2245 LAWRENCE AVENUE WEST (OMB)

Applicant's Name:		OAKWOOD RETIREMENT COMMUNITIES INC.	
Assessment Map: F10	Zoning Code Map/s: F10		scale: 
File No. TA CMB2001 0007	Drawing No. CMB2001 0007A	Drawn By:	

Toronto Schedule 'B' BY-LAW



2245 LAWRENCE AVENUE WEST (OMB)

Applicant's Name:		OAKWOOD RETIREMENT COMMUNITIES INC.	
Assessment Map F10	Zoning Code Map/s F10	scale:	
File No. TA CMB2001 0007	Drawing No. CMB2001 0007B		



SCHEDULE 'C'

1. All building envelopes are shown to the Primary Building Face.
2. Maximum Elevation is exclusive of Rooftop Mechanical Units, Screening, Mechanical Penthouses, Chimneys, Cupolas, Parapets, Pediments or any other Decorative Architectural Elements and for these features the following standards apply:
 - (a) Mechanical Units and Screening shall be a maximum of 2.4 metres above the maximum building height as shown on Schedule 'B' to this By-law.
 - (b) Chimneys, excluding raincaps, shall be a maximum height of 0.46 metres above the maximum height for Mechanical Units and Screening.

Notwithstanding the immediately preceding sentence, for those Chimneys located within 3 metres of any building or rooftop element the Chimney shall not exceed the minimum height as required by the *Natural Gas and Propane Installation Code*, as amended from time to time.
 - (c) Mechanical Penthouses and related Parapets shall only be permitted on Wing "B" as shown on Schedule 'B' to this By-law and shall have a maximum height of 6 metres above the maximum building height as shown on Schedule 'B' to this By-law.
 - (i) Any Chimney on Wing "B" will either project through the Mechanical Penthouse on this Wing and when it does it shall not exceed the minimum height as required in Section 7.14.4 of the *Natural Gas and Propane Installation Code* or, alternatively, if the Chimney does not run through the Mechanical Penthouse, then if the Chimney is within 3 metres of any building or rooftop element it shall not exceed the minimum height as required by the *Natural Gas and Propane Installation Code* as amended from time to time. The height of the Chimney will be measured exclusive of the height of the raincap.
 - (d) Cupolas, Parapets, Pediments or any other Decorative Architectural Elements shall have a maximum height of 2.7 metres above the maximum permitted building height as provided for on Schedule 'B' to this By-law except for Wing "D", where the Architectural Elements described as the Cupola, Clerestory Window or windows and associated architectural detail elements are exempt from the limit otherwise expressed in this paragraph.
3. Maximum elevation noted for two storey components is to the mid-point of the sloped roof.
4. Building elevations are referenced to Metropolitan Toronto Benchmark No. E653, Elevation 147.803.