

CITY OF TORONTO

BY-LAW 733-2017

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to lands located on the south side of Albion Road, west of Islington Avenue, known municipally as 1155 Albion Road.

Whereas authority is given to Council pursuant to 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 enacts:

1. The Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, originally attached to Township of Etobicoke By-law 11,737 (Etobicoke Zoning Code), and attached as Schedule 'A' to Zoning By-law 236-2013 be and the same are amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule A, attached, from Commercial Limited (CL) to Institutional (I).
2. Notwithstanding By-law 236-2013, the following provisions and development standards are applicable to the lands described in Schedule A, attached.

3. Definitions

The provisions of Section 304-3 Definitions of the Etobicoke Zoning Code apply unless they are inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions apply:

"Building Envelope" – means the building area permitted within the setbacks established in this By-law, as shown on Schedule B, attached.

"Established Grade" – means 149.5 metres Canadian Geodetic Datum.

"Gross Floor Area" – means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, excluding the basement area.

"Height" – means the vertical distance between Established Grade of the *Lot* and the highest point of the building, excluding:

- (a) architectural features, eaves, elevator overruns, green roof elements, guardrails, landscaping, lighting rods, mechanical equipment and any associated enclosure structures, parapets, railings and dividers, roof drainage, screens, stairs, stair enclosures, trellises and window washing equipment to a maximum of 3 metres.

"Lot" – means the parcel of land outlined by heavy lines in Schedule A, attached.

"Minor Projections" – means minor building elements which may project from the main wall of a building into required setbacks beyond the *Building Envelope*, including art and landscape features, awnings and canopies, balconies, balustrades, cornices, decks, doors, eaves, fences, guardrails, light fixtures, ornamental elements, parapets, patios, pillars, planters, railings, screens, site servicing features, stairs, terraces, trellises, ventilation shafts, wheelchair ramps, window sills, and *Window Boxes* to a maximum projection of 1.5 metres.

"Window Boxes" – means a projected portion of an exterior wall of a building containing vertical windows perpendicular to the plane of the projected wall.

4. Permitted Uses

Notwithstanding the provisions of Sections 320-34 and 320-35C., the following uses are permitted on the lands designated Institutional (I) on the *Lot*:

- (a) Senior Citizens' Apartment Building;
- (b) Senior Citizens' Retirement Home Facility; and
- (c) Long-Term Care Facility.

5. Gross Floor Area

A maximum of 4,325 square metres of *Gross Floor Area* is permitted on the *Lot*.

6. Maximum Density

The permitted maximum total *Floor Space Index* (FSI) on the *Lot* is 1.7.

7. Number of Units

A maximum of 67 seniors' units is permitted on the *Lot*.

8. Maximum Coverage

The permitted maximum lot coverage on the *Lot* is 22 per cent times the area of the lot.

9. Maximum Height

- (a) The permitted maximum building *Height* on the *Lot* is shown following the letter HT, as shown on Schedule B, attached.
- (b) In addition to the foregoing clause, the permitted maximum building *Height* on the *Lot*, as shown on Schedule B, attached, excludes architectural features, eaves, elevator overruns, green roof elements, guardrails, landscaping, lighting rods, mechanical equipment and any associated enclosure structures, parapets, railings and dividers, roof drainage, screens, stairs, stair enclosures, trellises and window washing equipment.

10. Setback Requirements

- (a) Any building or structure which is located above the finished exterior ground level immediately adjoining a building or structure within the *Lot* must be located within the *Building Envelope*, as shown on Schedule B, attached.
- (b) Art and landscape features, awnings and canopies, balconies, balustrades, cornices, decks, doors, eaves, fences, guardrails, light fixtures, ornamental elements, parapets, patios, pillars, planters, railings, screens, site servicing features, stairs, terraces, trellises, ventilation shafts, wheelchair ramps, and window sills may extend beyond the *Building Envelope*, as shown on Schedule B, attached.
- (c) *Window Boxes* occupying a maximum of 10 per cent of the surface area of the wall to which the minimum yard requirement applies, may extend beyond the *Building Envelope*, as shown on Schedule B, attached.

11. Parking and Loading Requirements

Notwithstanding the provisions of Section 320-18D.(7):

- (a) Vehicular parking must be provided on the *Lot* at a minimum rate of 0.3 parking spaces for each unit.
- (b) One loading space must be provided on the *Lot* with a dimension of 13.0 metres in length by 4.0 metres in width.

12. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law apply.

13. Notwithstanding the conveyance or dedication of any portion of the lands shown on Schedule A for municipal purposes, the lands must include such conveyances or dedications for the purpose of compliance with the provisions of this By-law.

14. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws.

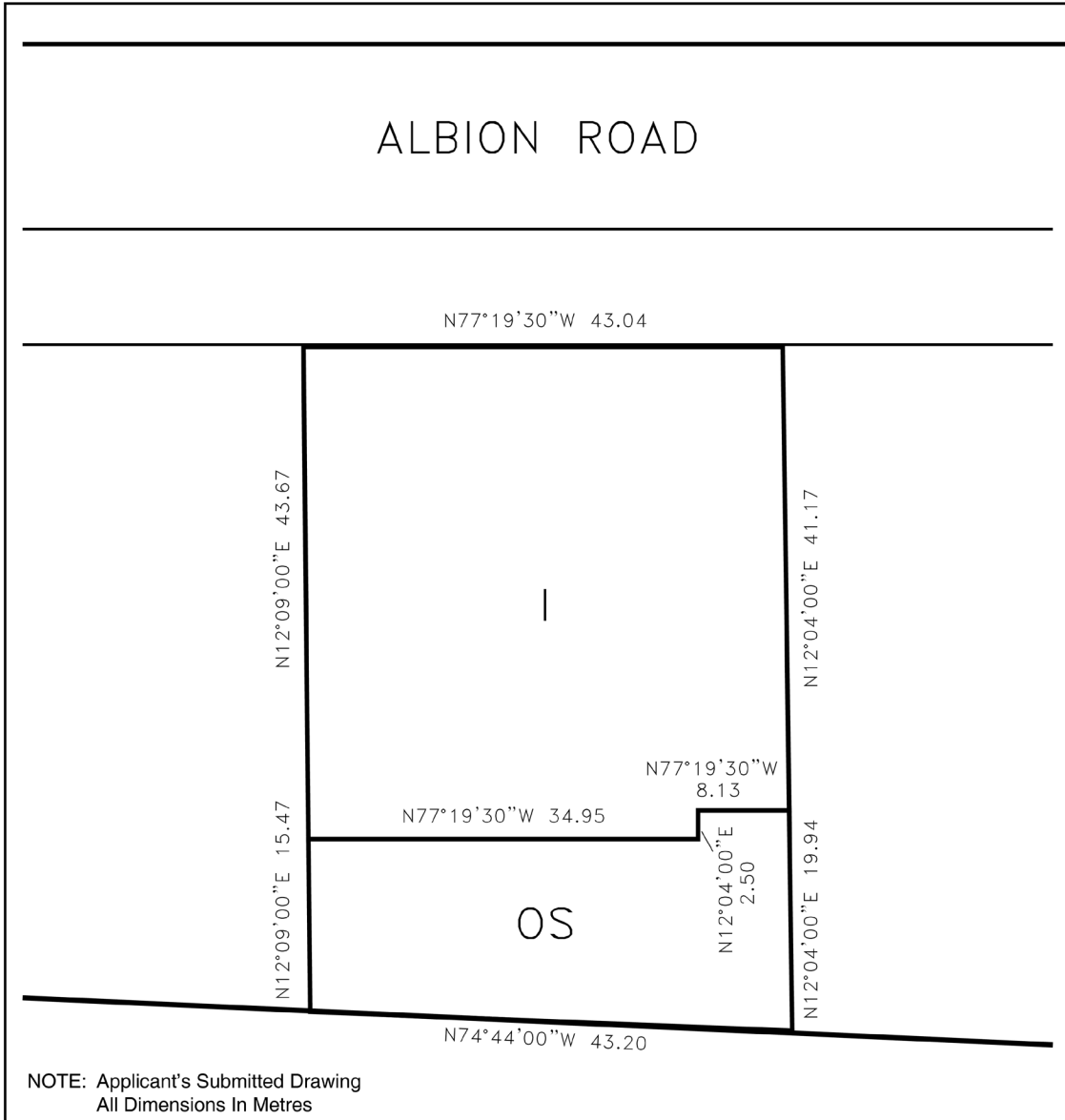
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
733-2017 July 7, 2017	Lands located on the south side of Albion Road, west of Islington Avenue, municipally known as 1155 Albion Road	To permit a retirement home containing 4,325 square metres of Gross Floor Area

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO** City Planning
Schedule A

1155 Albion Road

File # 15 225699 WET 01 0Z



Not to Scale
01/26/2017

