

Authority: Etobicoke Community Council Report No. 3, Clause No. 18,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 971-2003

To amend Chapters 340 and 342 of the Etobicoke Zoning Code with respect to certain lands located on the east side of Superior Avenue, north of Lake Shore Boulevard West, municipally known as 2398 Lake Shore Boulevard West and 13 Superior Avenue.

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 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. Notwithstanding Section 340-36 and 340-40 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' and Schedule 'B' attached hereto:
 - (a) A maximum of 118 seniors residence home rooms shall be permitted on the lands shown on Schedule 'A' and Schedule 'B' attached hereto.
 - (b) A maximum of 140 m² of retail space shall be permitted on the ground floor of the seniors residence home.
 - (c) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main walls of the first floor, second floor, third floor, and sixth floor on the north wall adjacent to 17 Superior Avenue and 8 Albert Avenue; and from the main walls of the remainder of the development.
 - (d) Required building setbacks and separations shall not be obstructed by any construction other than the following:
 - (i) uncovered steps to grade and planter boxes;
 - (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.4 metres from any exterior wall of a building;
 - (iii) open, uncovered (or roofed) decks, porchways or verandas and grade-related patios.
 - (e) The development of the lands shown as C on Schedule 'A' shall not exceed a maximum permitted gross floor area of 6,175 square metres.

- (f) The development on the lands shown as C on Schedule 'A' shall not exceed a maximum building coverage of 88 % of the site area.
 - (g) The maximum building height shall be 22.8 metres.
 - (h) A maximum of 43 parking spaces shall be provided on site including 5 shared use visitor spaces.
 - (i) Notwithstanding Section 320-18 of the Etobicoke Zoning Code the parking spaces will have a length of 5.94 metres.
 - (j) For the purposes of this by-law a "SENIORS' RESIDENCE HOME" means a building or structure containing units designed for seniors, which may include bedrooms, sitting rooms 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.
2. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
3. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws;

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
971-2003 September 24, 2003	Lands located on the north side of Lake Shore Boulevard West and east of Superior Avenue known as 2398 Lake Shore Boulevard. West and 13 Superior Avenue	To add the use of Seniors Residence Home to the list of uses permitted in the C Zone on this site

ENACTED AND PASSED this 24th day of September, A.D. 2003.

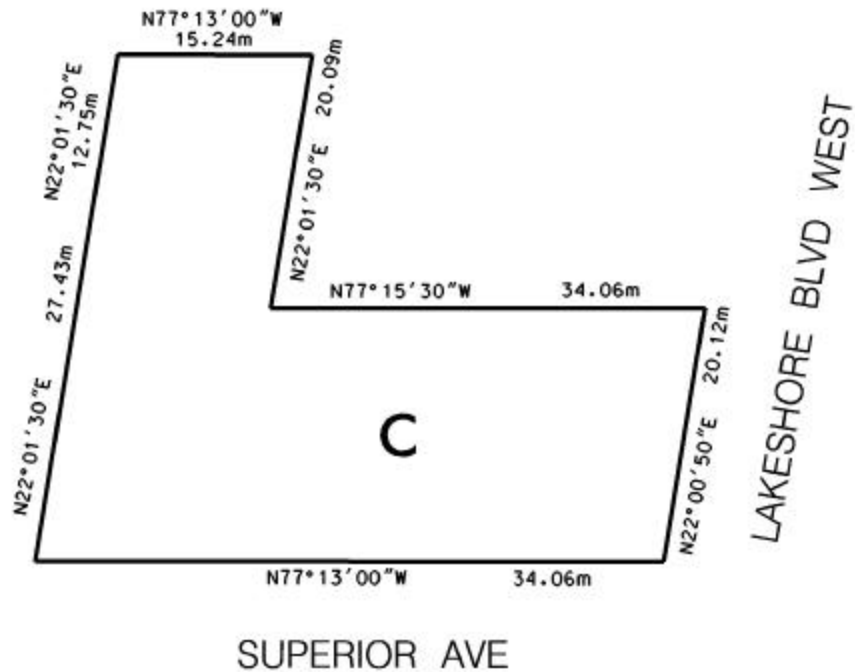
CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 'A' BY-LAW



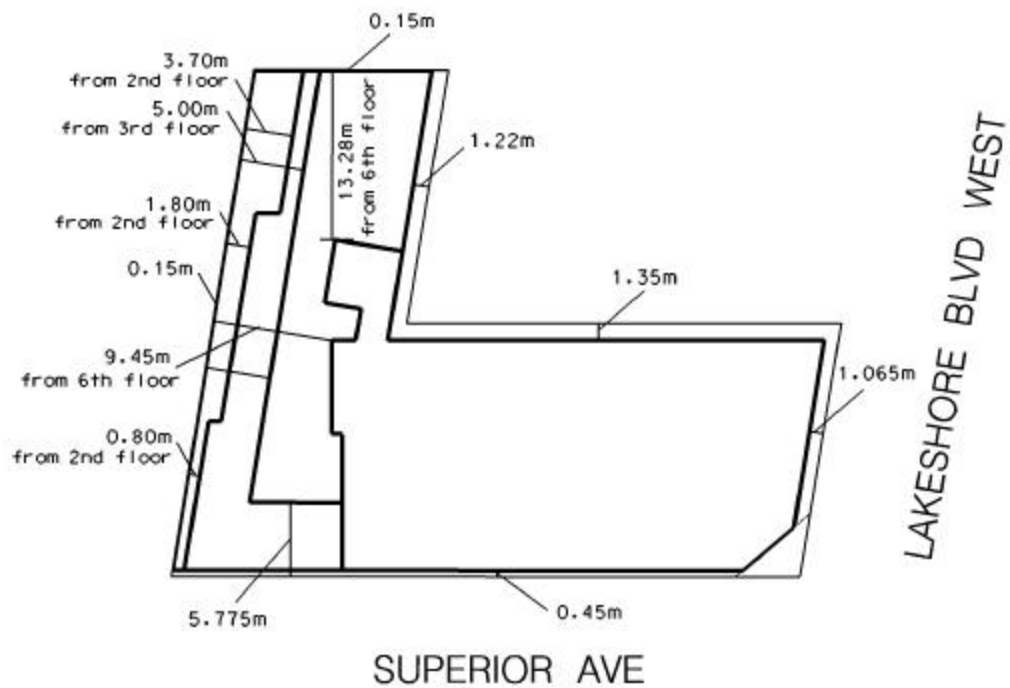
NOTE:

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Job No. 02202) SUBMITTED BY KRCMAR SURVEYORS LTD.

**PART OF LOTS 341 AND 342 PLAN M-77
CITY OF TORONTO**

Applicant's Name:	TOWER INVESTMENT LAKESHORE LTD.		
Assessment Map B10	Zoning Code Map/s B10		scale:
File No. TA CMB2002 0007	Drawing No. CMB2002 0007A	Drawn By: K.P.	




Toronto Schedule 'B' BY-LAW


**PART OF LOTS 341 AND 342 PLAN M-77
CITY OF TORONTO**

Applicant's Name:		TOWER INVESTMENT LAKESHORE LTD.		
Assessment Map B10	Zoning Code Map/s B10		scale: 	
File No. TA CMB2002 0007	Drawing No. CMB2002 0007B	Drawn By: K.P.		