

TORONTO STAFF REPORT

April 23, 2002

To: Etobicoke Community Council

From: Director, Community Planning, West District

Subject: Final Report
Application to amend the Etobicoke Zoning Code
Gull Construction Company/Marbrook Investments Ltd.
505 The West Mall
File Number: TA CMB 2001 0018
Etobicoke Centre (Ward 3)

Purpose:

To consider an application to amend the Etobicoke Zoning Code to permit the development of a 9-storey, 10 130 square metre (109,040 square feet), 186-bed Long-Term Care Facility, in addition to an existing apartment building on the subject lands, located at 505 The West Mall.

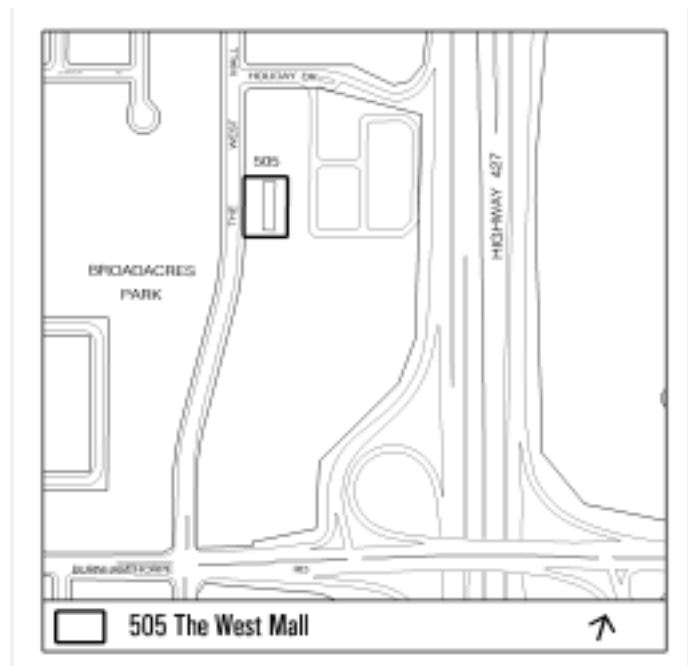
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that Toronto City Council:

- (1) amend the Etobicoke Zoning Code, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the attached draft Zoning By-law Amendment, as may be required;



- (3) before introducing the necessary Bills for enactment, require the owner to:
- (a) submit the amenity details for both proposed and existing developments and, the signing of an agreement to secure the provision of amenity facilities to the satisfaction of the Parks and Recreation Services Department, the Urban Development Services Department and the City Solicitor; and
 - (b) sign a Development Agreement containing any recommended noise warnings and requirements and the payment of the necessary fees associated with the preparation, execution and registration of same; and
- (4) authorize the appropriate City Staff to take the necessary action to give effect thereto.

Background:

(1) Site History

On July 8, 9 and 10, 1998, Toronto Council approved a site specific proposal by Simcoe Construction Ltd. to amend the Etobicoke Zoning Code to permit the development of an additional 93-unit, 10-storey 8 725 square metre (93,918 square feet) residential condominium apartment building on the subject site containing an existing 59-unit, 6-storey, 7 900 square metre (85,038 square feet) apartment building. The Amending By-law No. 815-1998 was adopted by Toronto Council, at the same meeting.

On June 24, 1999, the Committee of Adjustment gave conditional approval to several variances from By-law No. 815-1998 to permit a 143-unit residential senior citizen apartment building with a minimum of 116 parking spaces for the existing apartment and proposed seniors building, of which 97 spaces would be required to be located in the new underground parking garage for the seniors residence. The conditions relating to this approval required that the applicant be required to allocate a minimum number of 14 parking spaces for the exclusive use of visitors to the seniors residence.

On November 22, 2001, Gull Construction Company/Marbrook Investments Ltd. applied to the City of Toronto to amend the zoning of this site to permit a 9-storey, 10 130 square metre, 186-bed Long-Term Care Facility in lieu of both the 143-unit seniors residence or 93-unit condominium apartment building.

On January 30, 2002, Etobicoke Community Council directed staff to schedule a community consultation meeting together with the Ward Councillor, and to provide notice to landowners and residents within 120 metres of the site.

A Community Information Meeting was held on February 20, 2002 to provide residents with an opportunity to review and comment on the proposed application. Approximately 1,200 notices were mailed out to all landowners and residents within a 120 metre radius of the subject site. Approximately 25 residents attended the meeting.

A number of issues were raised by residents at the meeting, such as: the proposed new driveway access onto Holiday Drive; the number and availability of visitor parking spaces; general traffic conditions at the Holiday Drive/The West Mall intersection; the lack of privacy screening along the entire easterly perimeter of the site; the need for general maintenance and repairs to the existing building and lack of amenity space; the need for upgraded garbage containment facilities; the resulting increase in densities along The West Mall; and, the impacts of possible overshadowing, noise and wind on the existing adjacent townhouse and apartment developments.

Four written comments were received from area residents relating to the above-referenced issues.

(2) Site Description

The site is situated at the south-east corner of The West Mall and Holiday Drive and has a total site area of 8 230 square metres (2.034 acres). It maintains a frontage of 166.8 metres (547.25 feet) along The West Mall and a flankage of 49.5 metres (162.4 feet) along Holiday Drive.

A six-storey, 59-unit rental apartment building, that was constructed in 1964, currently exists on the rectangular property. The front door of the building faces The West Mall and two side doors exist at the north and south ends of the building. The portion of the site located immediately to the south of the building is used for surface parking and parking garages. Access to the site occurs off The West Mall via two driveways at the south end of the site.

Surrounding land uses are as follows:

North: Across Holiday Drive, a Holiday Inn and a number of apartment buildings ranging in height from 14 to 19-storeys (511, 545, 551, 555 and 559 The West Mall), zoned Planned Commercial Preferred (CPP) and Fourth Density Residential (R4), respectively.

East: Ninety-three, 3-storey (condominium) townhouse dwellings, zoned Group Area Fourth Density Residential (R4G)

South: Two 15-storey apartment buildings (451 and 475 The West Mall), zoned Fourth Density Residential (R4)

West: Across The West Mall, Broadacres Park, zoned Public Open Space (OS), and, a 5-storey apartment building (500 The West Mall) and a number of low-rise, multiple-dwelling buildings, zoned Fifth Density Residential (R5)

(3) Proposal

The applicant, Gull Construction Company/Marbrook Investments Ltd., has applied for amendments to the Etobicoke Zoning Code (and Site Plan Control Approval) to permit the development of a 9-storey, 10 130 square metre (109,040 square feet) (186-bed) Long-Term Care Facility, in addition to the existing 6-storey, 59-unit apartment building, on the southerly 0.329 hectare (0.81 acre) portion of the combined 0.823 hectare (2 acre) site (Attachments 1 and 2). The Long-Term Care Facility is being proposed in place of the previously approved 10-storey

condominium apartment building. This portion of the site is currently used for a 1-storey parking garage associated with the existing apartment building. The applicant is proposing to lease this portion of the site for the Long-Term Care Facility.

Parking associated with the combined development is proposed to be located within a two-storey, 104-space underground parking garage under the proposed Long-Term Care Facility and 21 surface parking spaces to be located along Holiday Drive. Level 2 of the parking garage would provide, by way of an easement registered on title, 44 reserved parking spaces for tenants of the existing apartment building within a segregated area. The remainder of Level 2 (10 spaces) and all of Level 1 (50 spaces) would provide 60 parking spaces, including 1 space for the physically challenged, for the Long-Term Care Facility. In addition, 15 surface parking spaces would be provided for tenants and 6 surface parking spaces for visitors for the existing apartment building. Three parking spaces for the physically challenged would be provided on the basis of 2 spaces on the surface and 1 space in the parking garage for the existing apartment building.

The most southerly existing driveway off The West Mall is proposed to be closed. A new circular driveway, with two accesses to The West Mall, would be constructed at mid-point in front of the Long-Term Care Facility. The most northerly access would be maintained as a mutual right-of-way for both properties and would provide access to service areas and the two levels of underground parking. Another driveway would be created off Holiday Drive to provide access to the surface parking spaces for tenants and visitors of the existing apartment building. The remainder of the site would be landscaped and a fence would be provided between the properties to the south and east.

Attachment Nos. 1 and 2 are reductions of the site plan and elevation plans. The landscape plan will be finalized as part of the site plan control approval process. A summary of information, as provided by the applicant, including a comparison of existing and proposed development, is listed in Table 1.

Table 1: Project Data

Item	Existing Condition		Proposed Condition	
	Existing Site with Existing Apartment Building	Existing Apartment Building on its Leased Land	Proposed Long-Term Care Facility on its Leased Land	Total Site with Both Sides
Area	0.823 ha (2a)	0.494 ha	0.349 ha	0.823 ha 2(a)
Number of Units	59 apartments	59 apartments	186 beds or 150 bedrooms	59 apartments 150 bedrooms
Density	72 uph (30 upa)	119 uph (48 upa)	456 bedrooms per ha	
Building Gross Floor Area	7 900 m ² (85,038 sq.ft.)	7 900 m ² (85,038 sq.ft.)	10 702 m ² (115,196 sq.ft.)	18 602 m ² (200,232 sq.ft.)

Building Coverage	2 132 m ² (22,949 sq.ft.) 26% (includes garage)	1 304 m ² (14,037 sq.ft.) 26%	1 142 m ² (12 292 sq.ft.) 21%	2 446 m ² (26,329 sq.ft.) 28%
Landscape Area	3 716 m ² (40,000 sq.ft.) 45%	2 560 m ² (11,582 sq.ft.) 22%	1 275 m ² (13,274 sq.ft.) 53%	3 885 m ² (41 280 sq.ft.) 46%
Paved Area	2 402 m ² (25,856 sq.ft.) 29%	1 076 m ² (11,582 sq.ft.) 22%	873 m ² (9,397 sq.ft.) 26%	1 949 m ² (20,979 sq.ft.) 26%
Parking Required	Tenant 74 Visitor <u>0</u> 74	Tenant 59 Visitor <u>6</u> 65	1 for 4 beds = 47 cars	
Parking Provided	Tenant 68 Visitor <u>0</u> 68	Tenant Underground: Level 2 – 44 Surface – <u>21</u> 65 includes 6 visitor surface parking (2 h/c on surface plus 1 h/c in garage)	Underground: Level 1 – 50 Level 2 – <u>10</u> 60 includes 1 h/c space	Underground – 104 Surface – 21 Typ. Pkg. Stall 2.7x6.0 Typ. H/C Stall 3.65x6.0 Typ. Aisle Width 6.0 (for parking garage and grade)
Building Height	16.0 to Top of Roof Slab Penthouse – 5.50 m	16.0 to Top of Roof Slab Penthouse – 5.50 m	28.9 to Top of Roof Slab Penthouse – 5.50 m	

In order to address the issues raised by area residents at the Community Meeting, the applicant has agreed to:

- (a) construct a wooden privacy fence along the southerly and easterly boundary to municipal standards;
- (b) construct a garbage enclosure for the existing apartment building to municipal standards;
- (c) enhance the landscaping around the existing building, particularly around the new parking lot, as part of the site plan control approval process;
- (d) provide details of the improvements to the existing building that will be carried out, e.g. painting of balconies, parapet flashing and the enhancement of the main entry feature from The West Mall; and

- (e) contribute to playground facilities, the amount to be determined in consultation with Parks and Recreation Services staff.

The applicant and their consultants, in consultation with City staff, have reviewed the potential for eliminating the proposed access onto Holiday Drive for the new surface 21-stall parking lot for the existing apartment building (the configuration and location of which was previously approved in conjunction with the approval of the previous condominium apartment building proposal). The elimination of this access would require an internal driveway along the easterly lot line immediately adjacent the existing townhouses, as well as, the deletion of needed rear yard amenity space for the residents of the existing apartment building. This arrangement is not deemed to be satisfactory by City staff. As the access to Holiday Drive has already been previously approved and found not to be a traffic or safety hazard, the applicant is proposing access onto Holiday Drive.

(4) Official Plan

The Etobicoke Official Plan designates the site as Residential High Density, which permits multiple unit housing of all types to be developed within a range of 70-185 units per hectare (28-75 units per acre), to a maximum floor space index (ratio of building floor space to lot size) of 2.5. The site is currently developed to a density of 72 units per hectare (30 units per acre) with a floor space index of 0.96. The applicant already has approvals, in the form of a 10-storey condominium apartment building, to increase the overall net density to 185 units per hectare (75 units per acre) with a corresponding overall floor space index of 2.1 (By-law No. 815-1998).

The applicant is now proposing a 9-storey, 10 130 square metre (109,040 square feet), 186-bed, Long-Term Care Facility that would increase the overall on-site floor space index to 2.31. If approved, the Long-Term Care Facility would be constructed instead of the already approved 10-storey condominium apartment building.

Health care facilities of a local nature, nursing homes and homes for the aged may be permitted in High Density Residential designations, subject to the provisions of the Etobicoke Zoning Code. The proposal would comply with the maximum density provisions contained within the Official Plan, as the combined floor space index of the existing apartment building and proposed Long-Term Care Facility would be less than 2.5.

Policy 4.2.19 of the Etobicoke Official Plan establishes criteria for the evaluation of proposals to amend the Official Plan and/or the Zoning Code for the intensification of residentially designated sites. These criteria include: the ability of the site to accommodate the proposed density; the effect of increased traffic; the effect of height in terms of overshadowing and loss of amenity; and, the relationship of the site to nearby lower density uses. Planning staff have evaluated the proposal within the context of these criteria. It should be recognized that these criteria were established primarily to evaluate more traditional forms of infill housing within higher density designations. Some of these criteria, therefore, may not necessarily be directly applicable to a Long-Term Care operation. The evaluation is appended as Attachment 5. The analysis shows that the proposal generally meets the criteria set out in the Official Plan. In terms of height, floor

space index, and landscaped open space, the project can be accommodated on the site with limited impact on existing and surrounding uses.

Planning staff have also reviewed and evaluated the proposal within the context of the Metropolitan Toronto Official Plan, specifically Section 3.2 Housing and are satisfied that the proposal conforms to the objectives of the plan.

(5) Zoning

The site is zoned Sixth Density Residential (R6), subject to the specific provisions of By-law No. 815-1998 that govern such matters as building height and setbacks, parking and parking area setbacks, and, floor space index (Attachment 3). The current zoning takes into consideration the exemptions necessary to permit the existing 6-storey, 59-unit apartment building and an additional 10-storey, 93-unit residential condominium apartment building on the subject site, as well as, an anticipated future land severance application. Neither the Sixth Density Residential (R6) zoning classification or the site specific by-law (No. 815-1998) currently include Long-Term Care Facilities as a permitted use. An amendment to the Etobicoke Zoning Code, therefore, would be required to permit the proposed Long-Term Care Facility in conjunction with appropriate standards of development. The new amending by-law would provide the necessary exemptions to reflect the proposed development in terms of the number of units, floor area, height, landscaped open space, coverage, setbacks, and parking.

It should be noted that variances to the provisions of By-law No. 815-1998 were granted by the Committee of Adjustment in June of 1999, to permit a 143-unit residential senior citizens apartment building in lieu of the 93-unit condominium apartment building. These variances granted by the Committee of Adjustment would not permit the proposed Long-Term Care Facility.

(6) Site Plan Control

The property is subject to site plan control. An application for Site Plan Control Approval has been submitted concurrently with the official plan and rezoning application. This will provide staff with the opportunity to review the overall site design and layout, in more detail. This review will include the design of facades, screening, landscaping, driveway widths and radii, and garbage pick-up, in order to ensure a high quality of development in this location.

In this regard, further detailed consideration of the proposal under Site Plan Control will include inter alia:

- (a) signing of a Site Control Agreement which may include, among other matters and payment of necessary fees associated with the preparation, execution and registration of same, to the satisfaction of the City Solicitor;
- (b) submission of a landscaping plan detailing fencing, curbing, grading, street trees, planting, and tree preservation details and the posting of financial guarantees to ensure compliance with the approved plans;

- (c) submission of a Parking Management Plan to the satisfaction of the Traffic Planning and Right-of-Way Management Division of the Works and Emergency Services Department to ensure appropriate on-site parking is provided at all phases of construction;
- (d) submission of a Construction Site Management Plan to the satisfaction of the Technical Services Division of the Works and Emergency Services Department;
- (e) provision of on-site services, including storage of waste and recyclable materials, the provision of storm water management facilities, or cash-in-lieu payment, the signing of agreements, and the posting of financial guarantees, if required, by the Works and Emergency Services Department;
- (f) confirmation that the site plan is satisfactory to the Provincial Ministry of Transportation; and,
- (g) signing of a Mutual Use and Maintenance Agreement addressing the mutual right-of-way driveway, garage ramp and relevant underground levels of the parking garage, to the satisfaction of the Works and Emergency Services Department and City Solicitor.

Comments:

(7) Agency Comments/Department Circulation

The application has been circulated to the Building Department; Urban Design Division, Urban Development Services; Transportation Services, Works and Emergency Services; Technical Services, Works and Emergency Services; Toronto Fire Services; Toronto Hydro; Bell Canada; Enbridge Consumers Gas; Parks and Recreation Division - Economic Development Culture and Tourism; Forestry Division - Economic Development Culture and Tourism; Ministry of Transportation, Corridor Management Office; and, the Greater Toronto Airports Authority.

In response to the circulation of plans submitted in support of this application, no objections have been expressed, to date. The comments received from agencies and departments will be used to evaluate the site plan control application.

Comments from the Ministry of Transportation have not been received, to date. It should be noted, however, that the Ministry's comments on the previous proposal advised that a building entrance permit would be required for the Holiday Drive driveway.

Staff of the Transportation Services Division – Works and Emergency Services Department have advised that parking must be provided in accordance with the existing Zoning Code requirements and Site Specific By-law No. 815-1998, as follows:

Parking Required – Existing 59-unit Apartment Building

Tenant Stalls	= 59
Visitor Stalls	= 6 (all to be located at-grade)
Total	= 65 stalls

Parking Required – Proposed 150-unit seniors building:

Tenant Stalls	= 38
Visitor Stalls	= 15
Total	= 53 stalls

Total Parking Required	= 118 stalls
Total Parking Proposed	= 125 stalls
Underground	= 104 stalls
Surface	= 21 stalls

The total development must therefore provide a total of 118 parking spaces, including 21 visitor parking stalls.

Of the surface parking spaces, one space is required for the physically disabled. Six of the 21 surface stalls must be designated for the exclusive use of visitors, with the remaining 15 stalls designated for tenants. Visitor spaces must be individually signed to this effect. As a result, an additional 44 tenant parking spaces for the existing apartment building must be provided in the below-grade parking garage proposed beneath the senior's residence.

In terms of the Long-Term Care Facility, a total of 97 parking spaces, including the 44 spaces allocated for tenants of the existing apartment building, are required in the below-grade garage to satisfy the total parking requirement. The applicant is proposing 104 parking spaces.

(8) Planning Comments

The subject application has been evaluated within the context of the overall High Density Residential provisions of the Official Plan, the current provisions of the Sixth Density Residential (R6) zoning classification and Site Specific By-law No. 815-1998, as well as the variances granted by the Committee of Adjustment in June of 1999.

The site is in close proximity to a major roadway system with sufficient capacity to support the proposed development. Given the context of the existing zoning governing this site, this project would have limited impact on existing and surrounding uses. Development standards with respect to height, floor space index, density, parking and building and parking area setbacks will be incorporated into a new amending by-law.

The proposed Long-Term Care Facility will be an efficient and appropriate use of the subject land and the existing infrastructure of hard and soft services already available in this area. The proposal provides for a form of development which is currently, and will continue to be, in

demand in an ageing community which is currently under-serviced, according to Provincial Health officials, in terms of seniors housing and long-term care relative to surrounding jurisdictions. The increased supply of seniors housing in the Etobicoke area, and the broadened housing choices for “empty-nest” seniors currently occupying single detached homes, will help to keep seniors in their own neighbourhoods, while, at the same time, encouraging the recycling and more efficient reuse of family housing stock.

Conclusions:

Staff are of the opinion that the proposed use of the subject site for a Long-Term Care Facility is appropriate, subject to the standard conditions to approval applicable to this type of residential development.

It is recommended that the application be approved, subject to fulfilment of the following conditions:

- (1) Enactment of an amending By-law that shall provide for the following:
 - (i) The site-specific by-law shall provide for the necessary amendments to By-law No. 815-1998 and the Etobicoke Zoning Code to permit a Long-Term Care Facility, in addition to the existing apartment building, standards for the number of units and bedrooms, floor space index, height, setbacks, coverage, landscaped open space, and parking, including visitor parking spaces.
- (2) Further detailed consideration of the proposal under Site Plan Control to include:
 - (i) Signing of a Site Control Agreement, including an indemnity clause to the City regarding any liability with respect to contamination and payment of the necessary fees associated with the preparation, execution and registration of same;
 - (ii) Submission of landscape plans detailing any fencing, landscape features, curbing, retaining walls, street trees, planting and preservation methods for trees, and the posting of financial guarantees to ensure compliance with the approved plans;
 - (iii) Submission of a lot grading and drainage plan to the satisfaction of the Works and Emergency Services Department; and
 - (iv) Provision of on-site services, including the provision of storm water management facilities or cash-in-lieu payment, the signing of agreements, and the posting of financial guarantees, if required, by Works and Emergency Services.

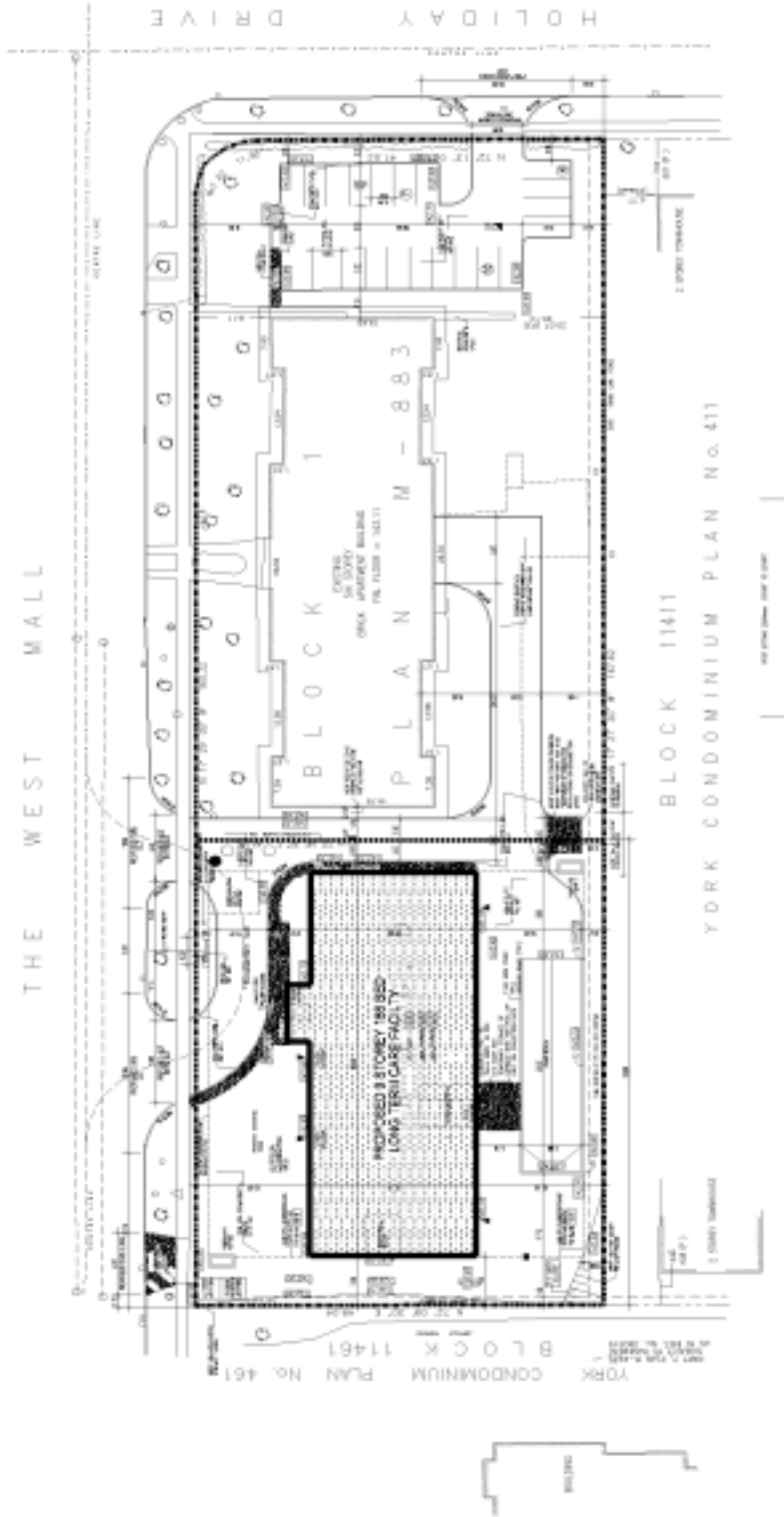
Contact:

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Gary Wright, MCIP, RPP
Director, Community Planning, West District

List of Attachments:

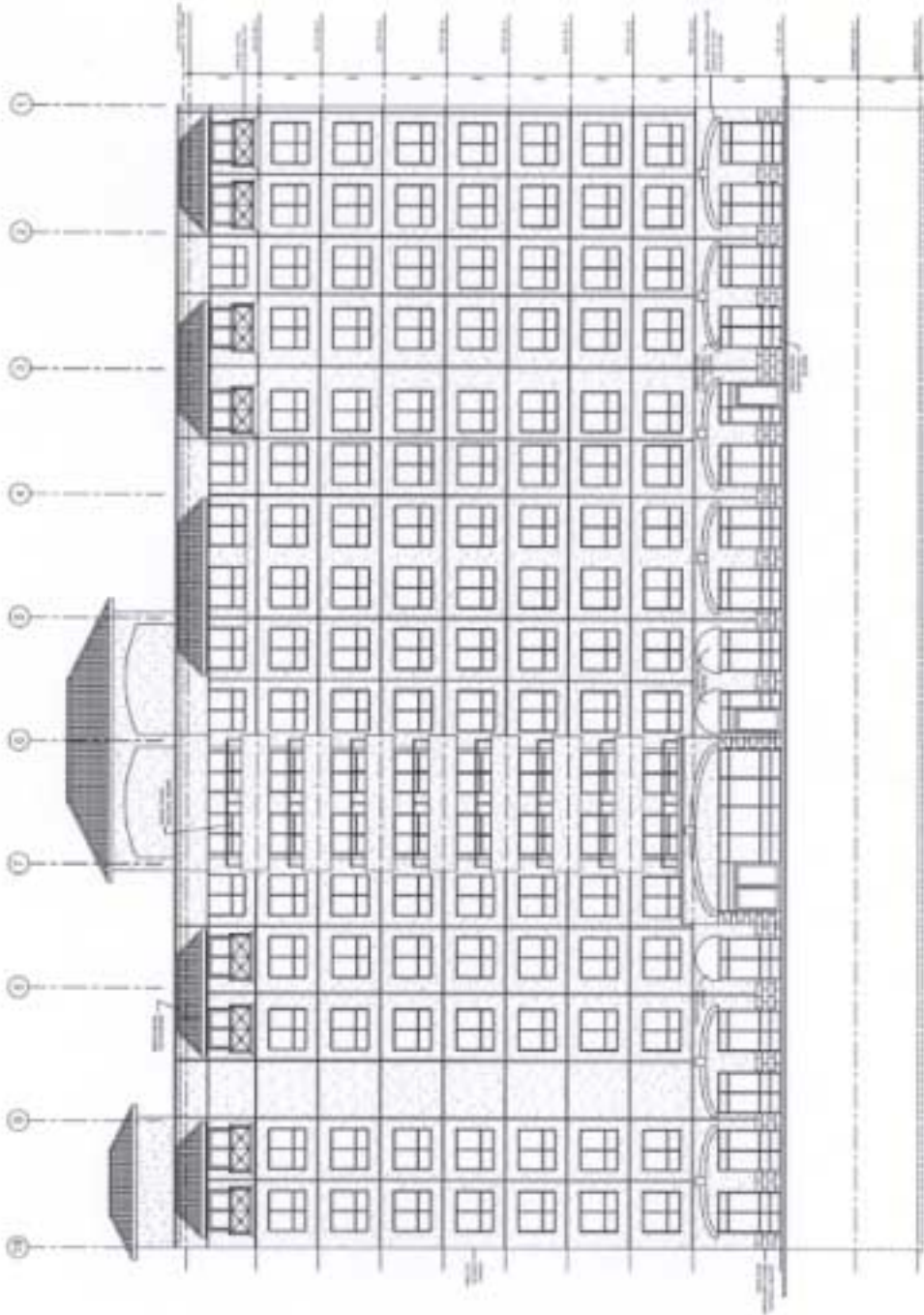
- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Project Data Sheet
- Attachment 5: Official Plan Criteria
- Attachment 6: Draft By-law and Schedules



↑ Not to Scale
 01/10/2002
 Attachment 1

505 The West Mall
 File TA CMB 2001 0018

Site Plan
 Applicant's Submitted Drawing

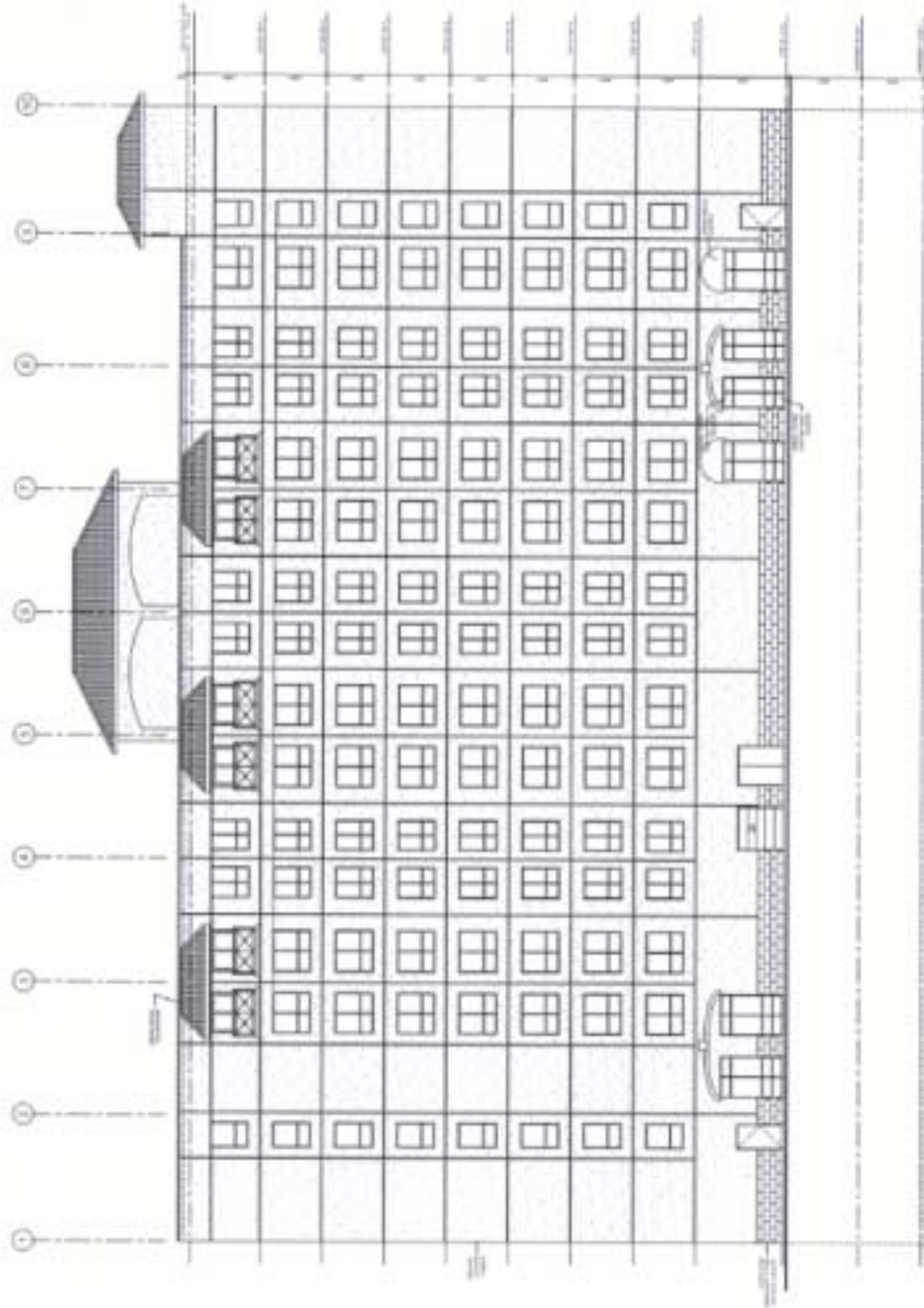


WEST ELEVATION

Not to Scale
01/11/2012
Attachment 2a

505 The West Mall
File TA CMB 2001 0018

Elevation
Applicant's Submitted Drawing

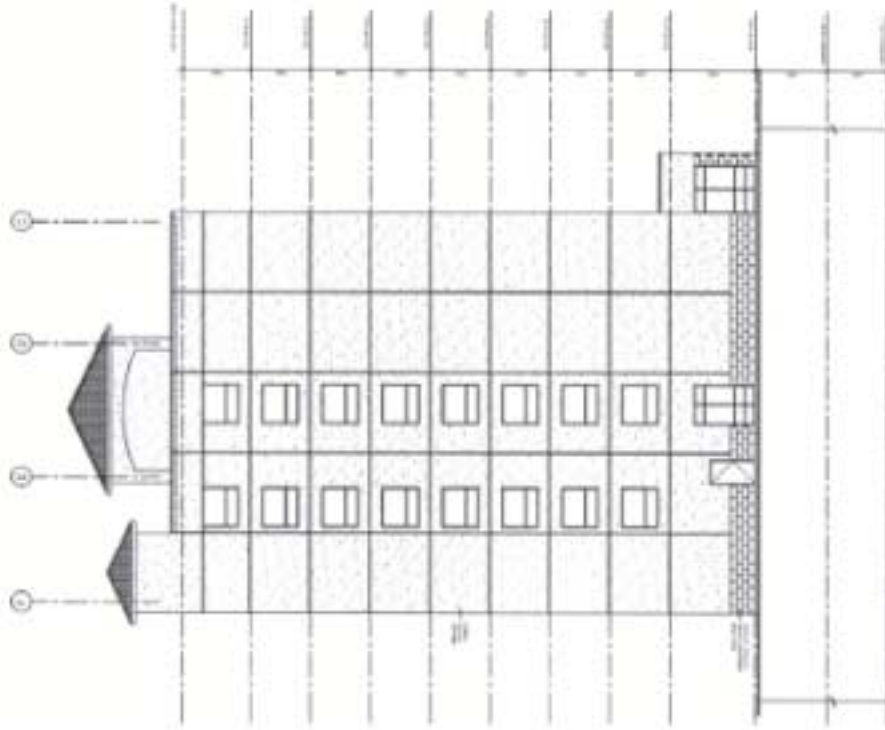
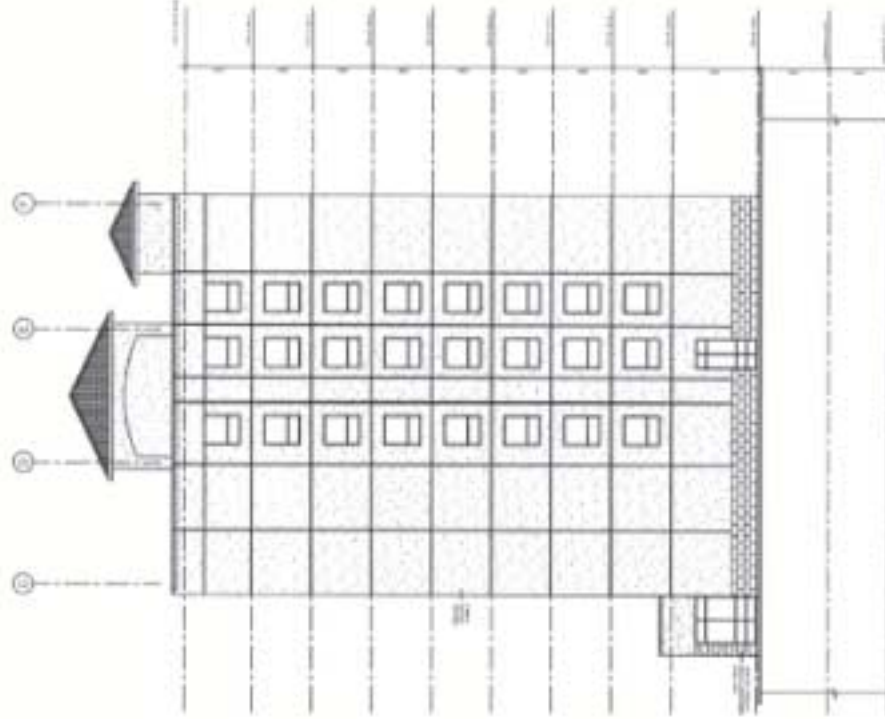


EAST ELEVATION
1/11/2018

↑
Not to Scale
01/11/2018
Attachment 2b

505 The West Mall
File TA CMB 2001 0018

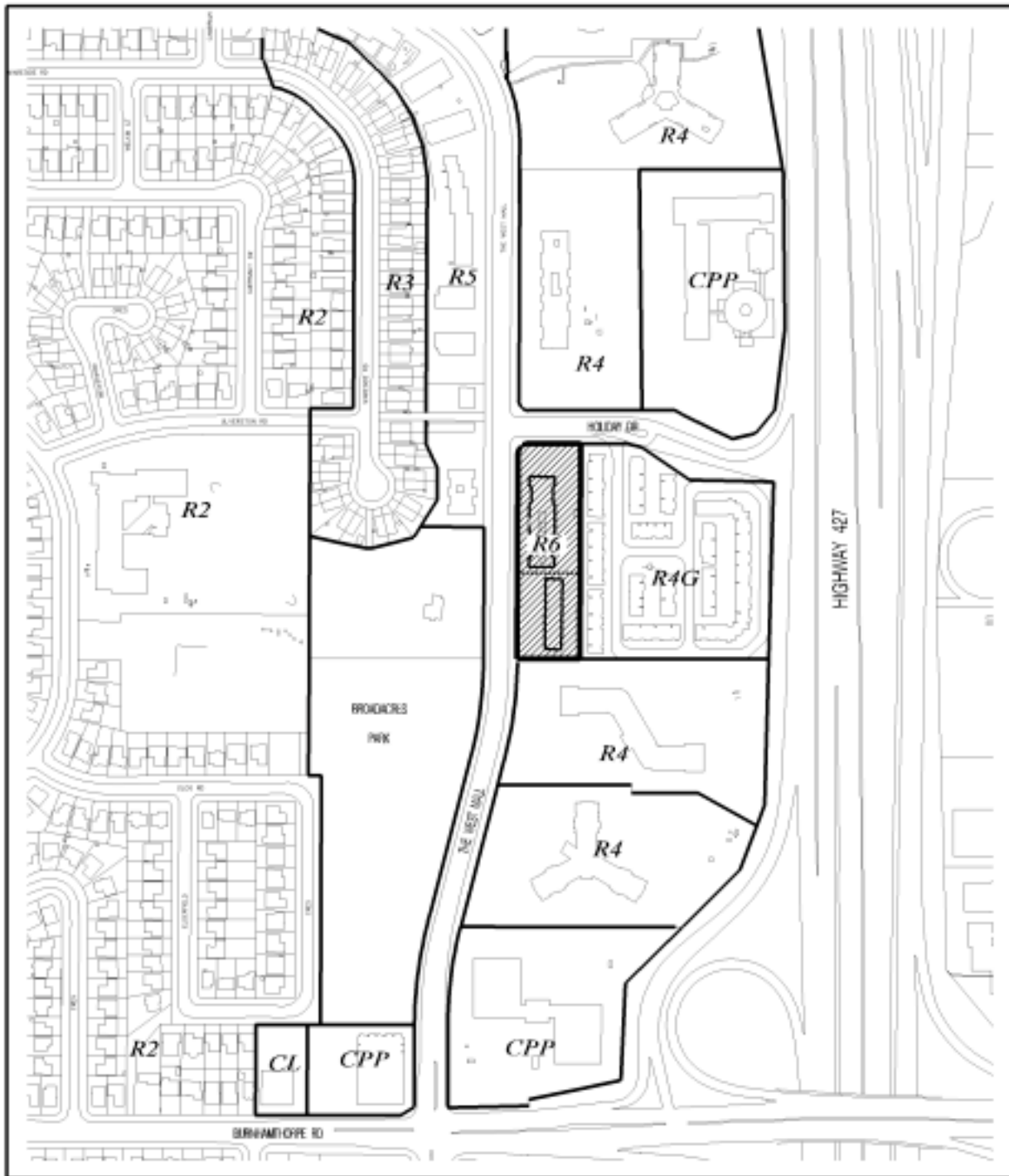
Elevation
Applicant's Submitted Drawing



Next to Scale
01/11/2018
Attachment 2C

505 The West Mall
File TA CMB 2001 0018

Elevation
Applicant's Submitted Drawing



Toronto Urban Development Services
Zoning

505 The West Mall

File TA CMB 2001 0018

R2	Residential Second Density	OS	Public Open Space
R3	Residential Third Density	CL	Commercial Limited
R4	Residential Fourth Density	CPP	Commercial Planned Referred
R4G	Fourth Density Group		
R6	Residential Sixth Density		

↑ **Attachment 3**

Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 09/01/2002 - JM

Attachment 4

APPLICATION DATA SHEET

Combination

Site Plan Approval: Yes
 Rezoning: Yes
 O.P.A.: No

Application Number: **TA CMB 2001 0018**
 Application Date: 11/22/2001

Municipal Address: 505 The West Mall
 Nearest Intersection: east side of The West Mall, south of Holiday Dr.
 Project Description: Proposed amendments to the Etobicoke Zoning Code (and Site Plan Control Approval) to permit the development of a 9-storey, 10,130 m² (186-bed) Long-Term Care Facility in addition to an existing apartment building.

Applicant: JOHN D. ROGERS & ASSOCIATES
 3564 Hurontario Street

Owner: GULL CONSTRUCTION INC. CO./MARBROOK INVESTMENT LTD.
 3845 Bathurst Street

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: High Density Residential (HDR) Site Specific Provision: By-law No. 815-1998*
 Zoning District: Sixth Density Residential (R6) Historical Status:
 Height Limit: 10-storey Site Plan Control Area: Yes

- C of A gave conditional approval to variances to By-law No. 815-1998 on June 24, 1999 to permit a 10-storey, 143-unit residential senior citizens apartment building, with a maximum of 202 dwelling units to be permitted on the combined site. Conditions: signing of a site control agreement prior to issuance of a building permit, and, the allocation of a minimum of 14 parking spaces for the exclusive use of visitors to the seniors residence

PROJECT INFORMATION

Site Area:	8225.29	Height: Storeys:	9
Frontage:	160.32	Meters:	29.2
Depth:	49.04		
Ground Floor GFA:	1442	Indoor Type	Outdoor Type
Residential GFA:	10130	Parking Spaces: 44 tenant**	21 tenant*
Non-Residential GFA:	0	60 LTC**	0
Total GFA:	10130	*includes 6 visitor outdoor spaces, including 2 H/C spaces ** includes 1 H/C space	

DWELLING

Tenure Type: Rental

Rooms: 186
 Bachelor: 0
 1 Bedroom: 0
 2 Bedroom: 0
 3+ Bedroom: 0
 Total Units: 186
 Total Proposed Density: 1.23

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	10130	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Industrial/Other GFA:	0	

Attachment No. 5

Official Plan Criteria for Considering
High Density Residential Proposals

(Section 4.2.19)

- (a) *the proximity of the site to retail facilities, or to other Medium or High Density Residential designations*

Community shopping facilities are available along Burnhamthorpe Road, to the west (at the Saturn Road), as well as at the south-west corner of Rathburn Road and Renforth Drive. These plazas contain a variety of commercial uses including a food store, bank, pharmacy, medical and dental offices.

Lands located immediately to the south and north, as well as, to the east, are designated as Residential High Density and Residential Medium Density and zoned as Fourth Density Residential (R4) and Group Area Fourth Density Residential (R4G), respectively.

- (b) *the adequacy of local social and educational services*

The proposed development would be located within an established residential community with a wide range of community services available including Broadacres Park, places of worship, local health care facilities and a library. The Fire Department has not identified any concerns with respect to providing adequate services to the proposed development and surrounding community. The proposed Long-Term Care Facility should not have a significant impact on community services.

- (c) *the level of accessibility and the proximity of the site to collector roads, arterial roads, transit expressways, and the capacity of those facilities*

The site fronts onto The West Mall (at Holiday Drive), an arterial roadway providing direct access to Highway No. 427 with connections available to the Q.E.W. and Highway No. 401.

Bus service is provided on The West Mall, and, along Burnhamthorpe Road, to the south.

- (d) *the suitability of the site in terms of size and shape to accommodate the proposed density including on-site parking, landscaping and recreational facilities*

The existing 0.82 hectares (2 acre) site would be divided into two rectangular parcels with a proposed site area of 0.49 hectares (1 acre) for the existing apartment building and 0.33 hectares (1 acre) for the proposed Long-Term Care Facility. The overall density and FSI of the combined site would be within the limits of the Official Plan for High Density Residential development. The site is sufficient to accommodate the built form, parking, setbacks, fire routes, service areas, and front and rear yard private amenity areas.

- (e) *the desire to provide a range of dwelling types and building heights on sites of sufficient size as indicated in Section 2.2.6*

As the site has an area of less than one hectare, Section 2.2.6 does not apply.

- (f) *the effect of increased traffic, so that no undue adverse impacts are created for local residential streets*

The majority of the traffic would access The West Mall, which is an arterial road. The Transportation Planning and R-O-W Management Division of the Works and Emergency Services Department has advised that the existing road network has sufficient capacity to accommodate the projected traffic generation from the proposed development, and, has not required that a comprehensive traffic impact study be provided.

- (g) *the effect of the height and form of the development so that no undue adverse impacts in terms of overshadowing or loss of amenity are created for existing residential buildings on site, and for neighbouring residential uses*

The proposed Long-Term Care Facility is nine storeys in height, one storey less than the previously approved 10-storey seniors' residence that is currently permitted by the existing zoning; as such, any overshadowing effects on existing residential development should be lessened. A front yard outdoor private amenity area is proposed, as well as, balconies on each floor, at strategic locations, to provide additional outdoor amenity facilities. The applicant is also proposing to enhance the outdoor amenity area for the existing building.

In the event of approval, staff are proposing that the applicant sign an agreement to secure the provision and/or enhancement of any works and amenities agreed to by the applicant, both on-site and off-site.

- (h) *the relationship of the site to nearby lower residential uses, if any, in view of the desire to provide a gradual transition in height and density wherever possible, or other buffering measure*

The site is located within a High Density Residential corridor extending along Highway 427. Within this context, the scale and height of the proposed development is considered acceptable and is consistent with the intent of the Official Plan, and, is in keeping with the current zoning of the site.

- (i) *the degree to which the site is proximate or exposed to significant open space amenities such as valleylands or the waterfront*

There are no major valleylands in the immediate area, however, Centennial Park is located at Rathburn Road and Centennial Park Road, approximately 1.6 kilometres (1 mile) from the subject property. This park system provides access to extensive areas of open space for recreation, skiing, swimming, bicycling, hiking, and walking. In addition, Broadacres Park, a small local park, is located immediately to the west, along the west side of The West Mall.

- (j) *the ability to meet the housing targets in Section 2.2*

The proposal assists in providing additional forms of accommodation to the City's overall supply of housing stock.

- (k) *the desire to stay within the population ranges outline in Sections 2.2.1 and 2.2.2*

The Official Plan provides for sufficient housing base to accommodate a minimum population of 300,000 persons, with a wide range of housing types and an adequate supply of affordable housing for low and middle income households. It identifies a population range of 153,000 to 175,000 persons for the Central Housing District, in which the site is located. This project will help to achieve the City's population and housing targets by expanding its housing base.

- (l) *the ability of the proposal to address crime prevention and personal safety through urban design, having regard to the application of CPTED principles*

In accordance with CPTED principles, the siting of the proposed building, adjacent The West Mall would allow future residents to have views of both the adjacent public boulevard areas, the private internal driveway and landscape areas. The site is to be fenced to define the boundaries between public and private spaces.

During the Site Plan Control Approval process, the applicant would be required to provide site, landscape and building plans which detail fencing, landscaping, lighting and safety/security features (on-site and within the underground parking garage), to the satisfaction of the Staff Advisory Committee on Development Control.

Attachment No. 6

DRAFT AMENDING BY-LAW

CITY OF TORONTO

BY-LAW No. -2002

To amend By-law No. 815-1998 and Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at 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.

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 as 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. 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, 3.0m from Holiday Drive and 3.8m 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:

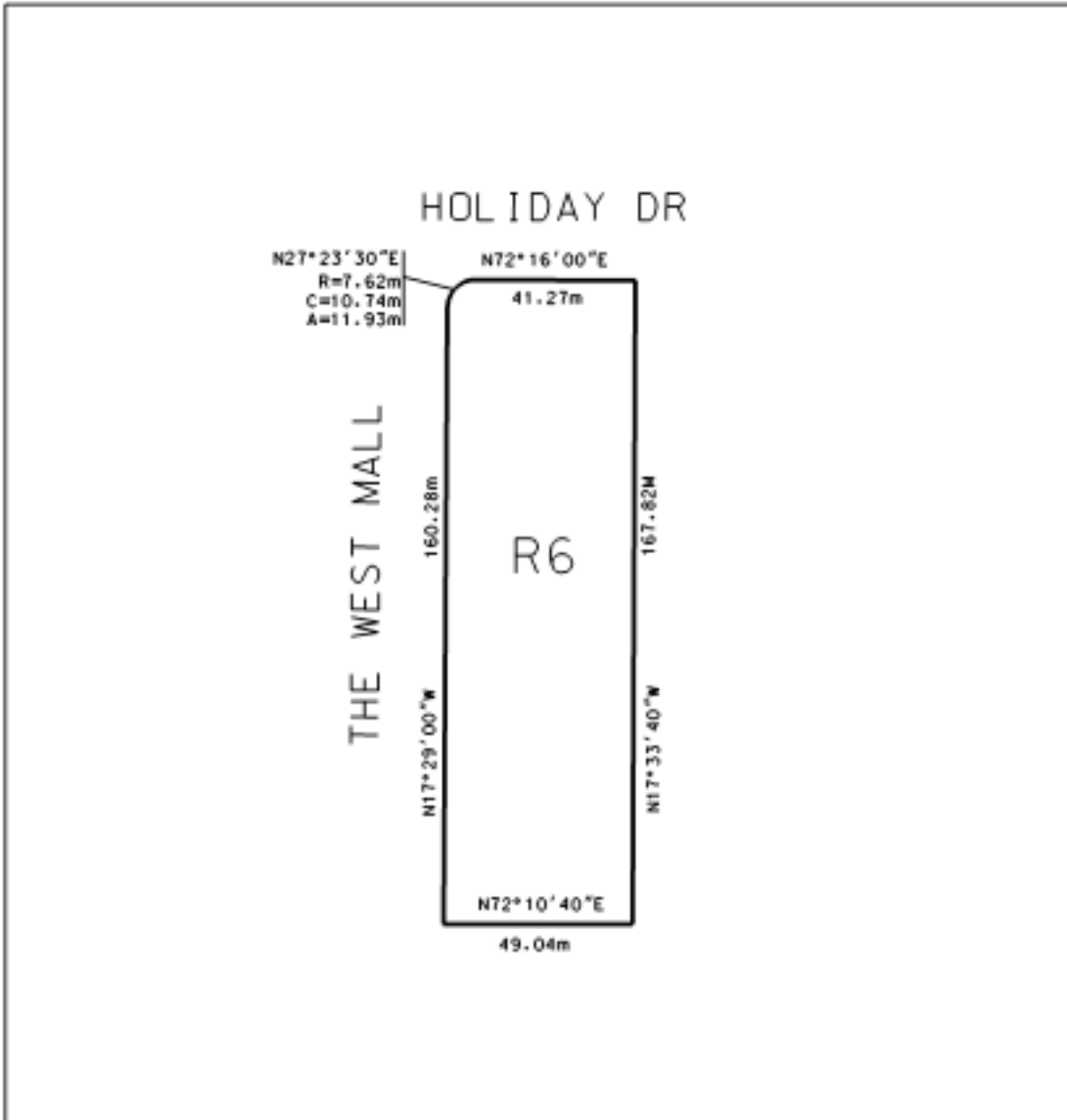
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
	Lands located at the southeast corner of The West Mall and Holiday Drive.	To amend the site specific provisions of By-law No. 815-1998 and the general provisions of the Zoning Code to permit an additional Long-Term Care Facility in lieu of a residential apartment building with specific development standards.

ENACTED AND PASSED this day of , A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



**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:	
File No. TA: CMB2001 0018	Drawing No. CMB2001 0018		

