

Authority: Etobicoke York Community Council Item EY13.2, as adopted by City of Toronto Council on May 3, 4 and 5, 2016 and MM19.31, moved by Councillor Vincent Crisanti, seconded by Councillor Frances Nunziata, as adopted by City of Toronto Council on June 7 and 8, 2016.

**CITY OF TORONTO**

**Bill No. 581**

**BY-LAW No. -2016**

**To amend Chapters 304 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the east side of City View Drive, municipally known as 121 City View Drive.**

Whereas Council of the City of Toronto has the authority under 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 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. Notwithstanding Sections 304-31, 304-35, 304-36, 320-18 C.(3)(h), 320-18 F., 320-19, 320-24.9, and 320-24.10 of the Etobicoke Zoning Code, the following provisions shall apply to the lands described on Schedule 'A' attached hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
2. The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definition shall apply:
  - (a) "funeral home" shall mean premises used for the care and preparation of human remains, and may include related coordination and provision of rites and ceremonies so that persons may attend and pay their respects.
3. Permitted Uses – a funeral home and a crematorium shall be permitted.
4. The minimum building setbacks shall not be less than the setback measurements shown on Schedule 'B' attached hereto, and shall be measured from the exterior main walls of the building;
5. The maximum permitted gross floor area shall be 1,280 square metres.
6. The maximum combined building coverage on the "Lot" as shown on Schedule 'B' shall not exceed 0.3 times the area of the lot.
7. A minimum of 100 parking spaces shall be provided for the site, of which 4 parking spaces shall be reserved for handicapped parking spaces located in the front yard.
8. A soft landscaping strip is not be required in the front yard.

9. Notwithstanding any existing or future consent, partition or division the Lot, the provisions of this By-law shall apply to the whole of the Lot as if no consent, partition or division had occurred.
10. Within the Lands shown on Schedule 'A' attached to this By-law no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with prior to the release of first above grade building permit:
- (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed to the lot line.
11. Chapter 324, Site Specifics, of the Etobicoke 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-law:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
XXXX -2016  June , 2016	Lands located on the east side of City View Drive, known municipally as 121 City View Drive	To reaffirm the zoning of the lands as Industrial Class 3 (I.C3) to permit a funeral home and crematorium

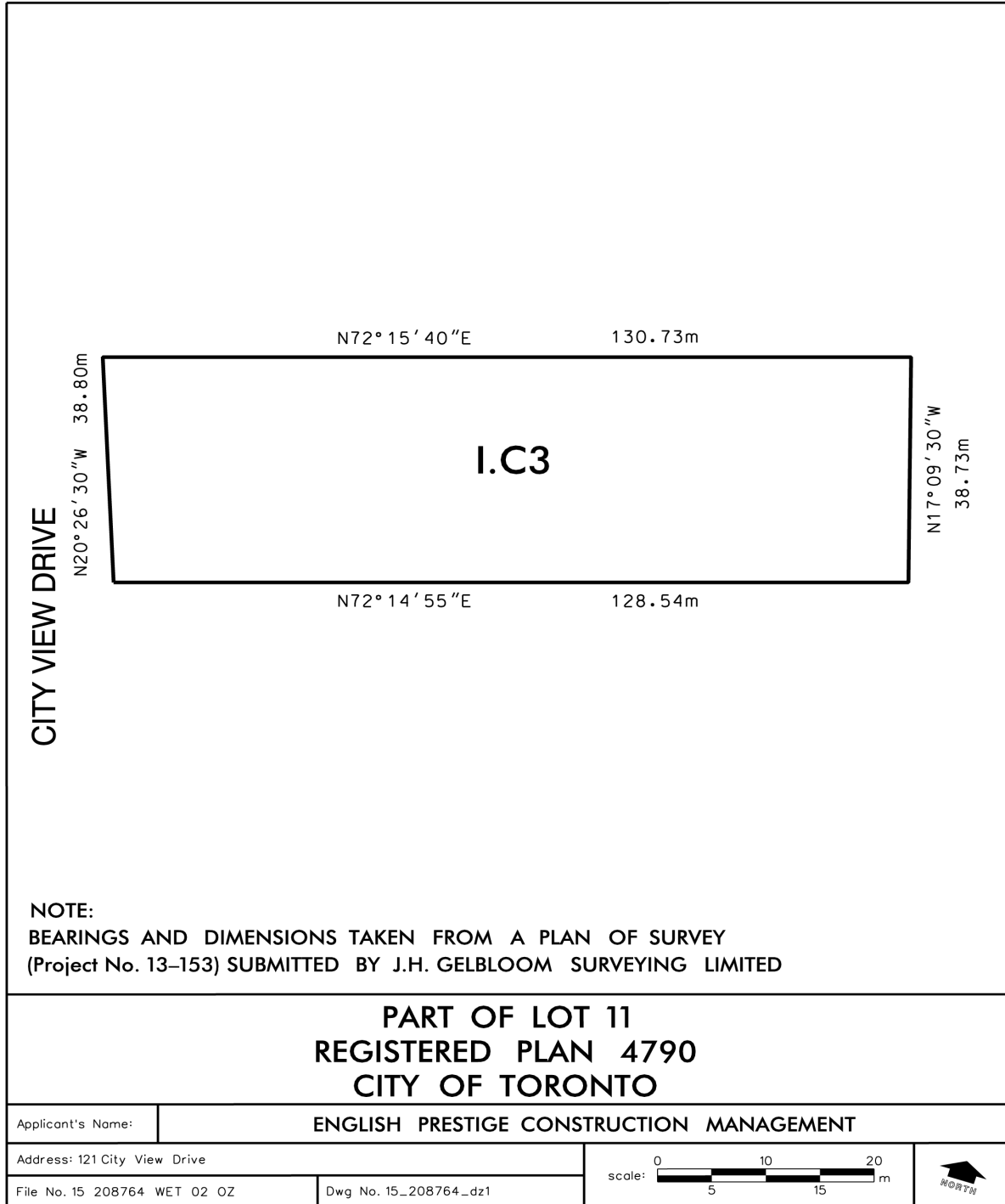
Enacted and passed on June , 2016.

Frances Nunziata,  
Speaker

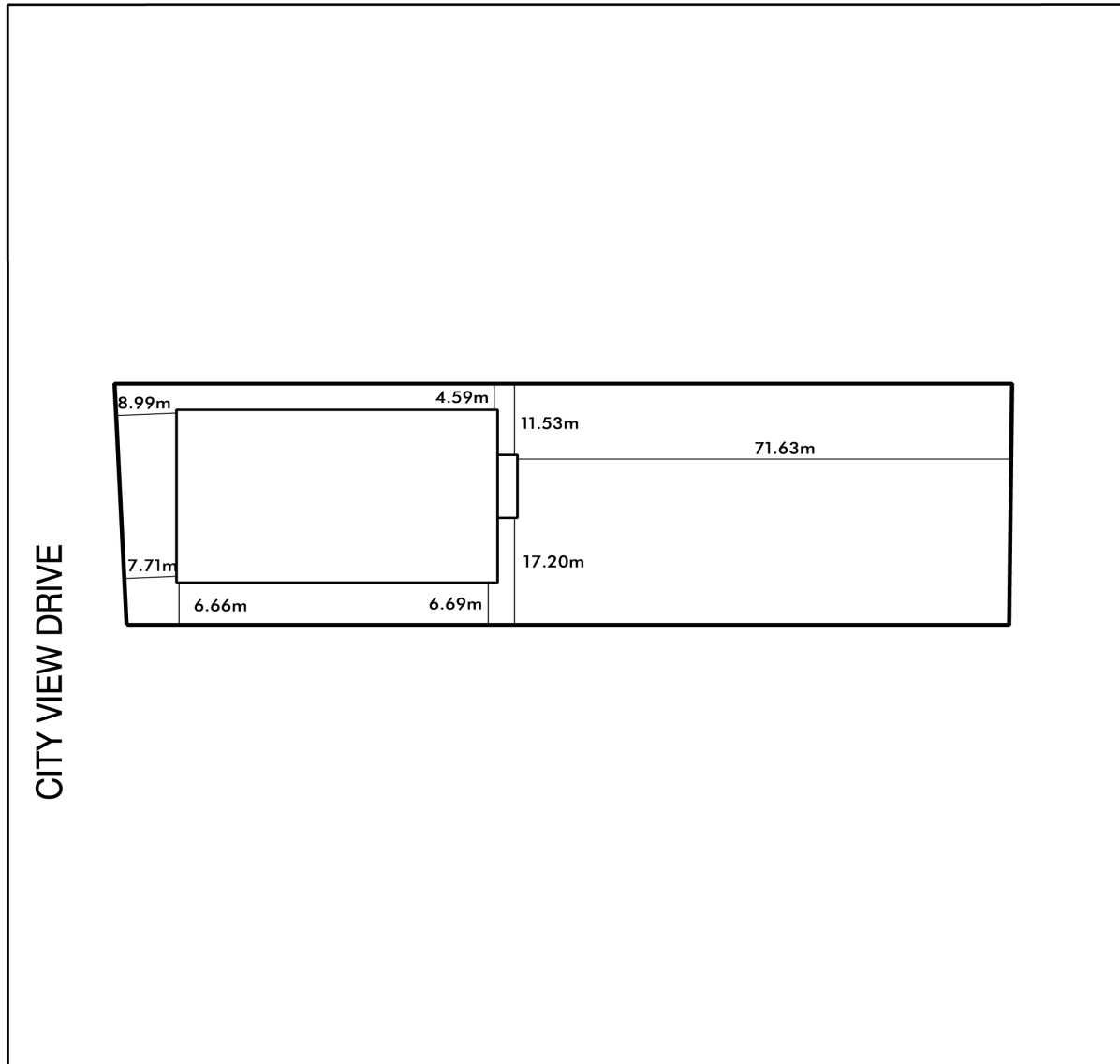
Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Toronto** Schedule 'A' BY-LAW



 **TORONTO** Schedule 'B' BY-LAW



CITY VIEW DRIVE

**PART OF LOT 11  
REGISTERED PLAN 4790  
CITY OF TORONTO**

Applicant's Name:	<b>ENGLISH PRESTIGE CONSTRUCTION MANAGEMENT</b>		
Address: 121 City View Drive	scale: 		
File No. 15 208764 WET 02 OZ	Dwg No. 15_208764_dz2		