

Authority: Etobicoke York Community Council Report 7, Clause 17, as adopted by City of Toronto Council on September 25, 26 and 27, 2006 and Motion MM52.26, moved by Councillor Hall, seconded by Councillor Milczyn, as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1132-2010

To amend Chapters 304 and 324 of the Etobicoke Zoning Code, with respect to the lands municipally known as 136 Westmore 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 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. The zoning map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law No. 11,377, be and the same, is hereby affirmed and the Class One Industrial (IC.1) classification of the lands shown on the attached Schedule 'A', provided that the following additional provisions apply to the development of these lands.
2. Notwithstanding the uses permitted in Sections 304-31 and 304-34, a five-storey, senior citizen apartment building with ancillary commercial facilities is permitted, with a total gross floor area of 8050 m², including a total residential floor area of 7018.1 m² and a total commercial floor area of 1031.9 m².
3. A maximum of 1031.9 m² of ancillary commercial space is permitted only on the ground floor.
4. The following commercial uses shall not be permitted.

Grocery stores, hotels, undertaking establishments, service stations, car washes, public garages, new and used car sales rooms, banquet halls, commercial schools, and social clubs.
5. In addition to the commercial floor space permitted in Section 3 above, a 164.0 m² doctor's office and a 74.0 m² dentist office are permitted, on the second floor, as ancillary to the senior citizen residential use.
6. Notwithstanding the setback requirements of Section 304-36, setbacks shall be as shown on the attached Schedule 'B'.
7. Parking is to be provided in accordance with Section 320-18 of the Zoning Code.
8. A minimum outdoor landscaped open space area(s) of 1175 m² is to be provided.

9. The maximum height of the building, to the roof peak, is to be 24.0 m.
10. Where the provisions of this by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
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 321-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
August 27, 2010 1132-2010	Lands located at 136 Westmore Drive	To permit a 5-storey, senior citizens apartment building with ancillary commercial facilities.

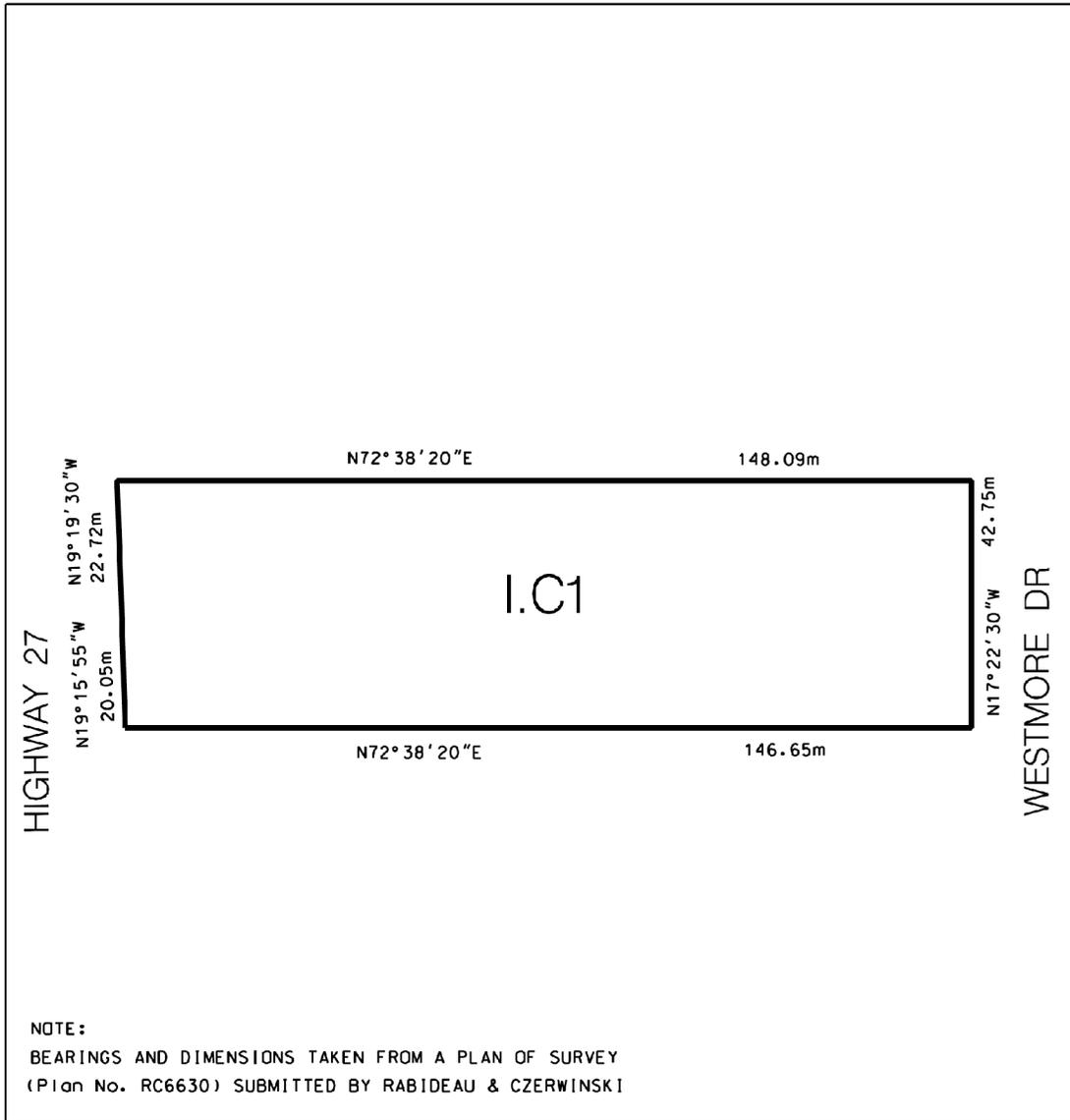
ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

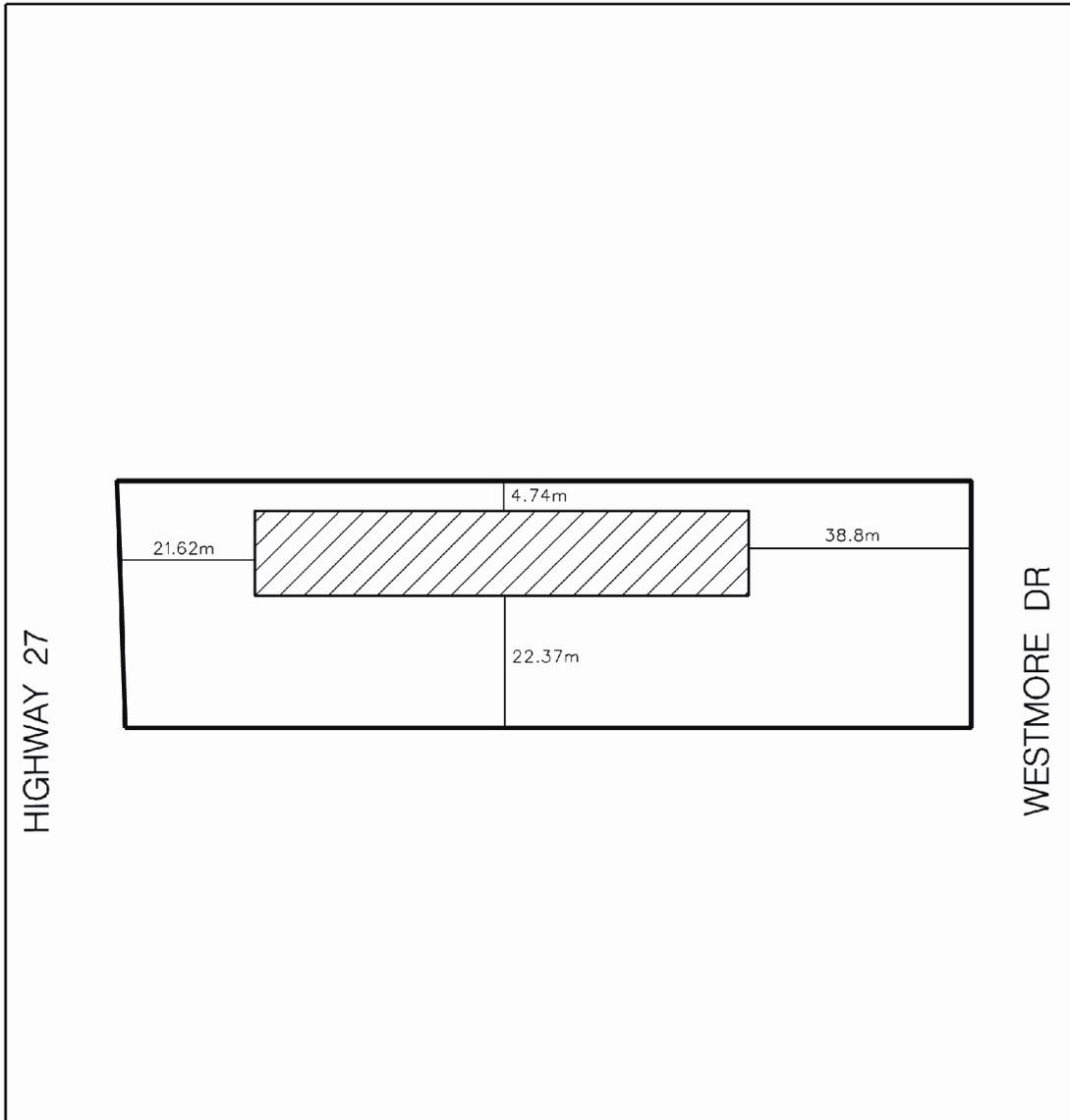
Toronto Schedule 'A' BY-LAW



**PART OF LOT 35
CONCESSION 2, Fronting the Humber
CITY OF TORONTO**

Applicant's Name:	EGF ASSOCIATES		
Assessment Map J14	Zoning Code Map/s J14N		scale:
File No. 05_106821	Drawing No. 05_106821_DZ1	Drawn By: K.P.	

Toronto Schedule 'B' BY-LAW



**PART OF LOT 35
CONCESSION 2, Fronting the Humber
CITY OF TORONTO**

Applicant's Name:		EGF ASSOCIATES	
Assessment Map J14	Zoning Code Map/s J14N		scale:  m
File No. 05_106821	Drawing No. 05_106821_DZ2	Drawn By: K.P.	

