

**136 Westmore Drive – Official Plan and Zoning  
Amendment Application – Supplementary Report**

<b>Date:</b>	August 23, 2010
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 1 – Etobicoke North
<b>Reference Number:</b>	cc10068 (File No. 05 106821 WET 01 OZ)

**SUMMARY**

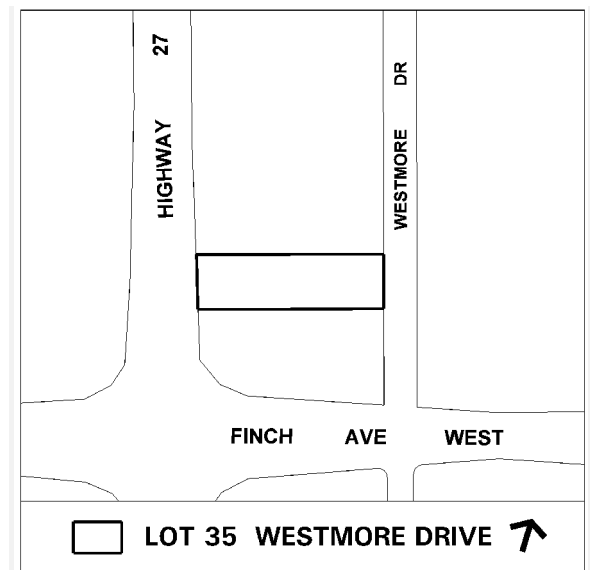
This application proposes a 5-storey Seniors’ building with 16 commercial units at grade at 136 Westmore Drive.

City Council adopted the Official Plan Amendment for the project in September 2006 but deferred introducing the Bills for the Zoning By-law Amendment until the owner entered into a Site Plan Agreement to secure, amongst other matters, the funds to pay for a sidewalk to link the project to the Sikh Spiritual Centre on Carrier Drive. The agreement is to be executed prior to the Bill adoption. This report forwards the draft Zoning By-law for adoption.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend The Etobicoke Zoning Code No. 11,377, for the lands substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required.
3. City Council determine that no further notice be given in respect of the proposed by-law.



## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

City Council adopted Official Plan Amendment No. 14 to allow the development of a 5-storey Seniors' building at its meeting of September 25, 26, 27, 2006 (EYCC Report 7, Clause 17). The Bill to adopt the Zoning By-law Amendment was not introduced for enactment. An executed Site Plan Agreement was required by Council before the Bill could be brought back to City Council for enactment.

The Site Plan Agreement was required in order to secure the provision of a sidewalk on the west side of Westmore Drive, linking the property to the Sikh Spiritual Centre located on Carrier Drive where many of the future residents of the proposed development are expected to worship.

The Site Plan Agreement for the proposal includes the requirement for the sidewalk, as described above. The Agreement is to be executed prior to Council's August 2010 meeting. The Bill for the Zoning By-law Amendment, attached as Attachment 2 may now be enacted.

## **ISSUE BACKGROUND**

### **Proposal**

The application is for a 5-storey Seniors' apartment building with 16 commercial units at grade. The total gross floor area is 8,050 m<sup>2</sup> with 1,031.9 m<sup>2</sup> of commercial and 7,018.1 m<sup>2</sup> of residential gross floor area.

### **Comments**

The Site Plan Agreement is to be executed the week of August 23, 2010.

The attached draft Zoning By-law has been modified to correct the residential and commercial gross floor areas which were incorrect in the original draft. The overall gross floor area of 8,050 m<sup>2</sup> remains the same. There was also a minor adjustment to the placement of the building on the property.

No further notice under the Planning Act is deemed necessary given that the overall project remains as originally proposed.

## **CONTACT**

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## **SIGNATURE**

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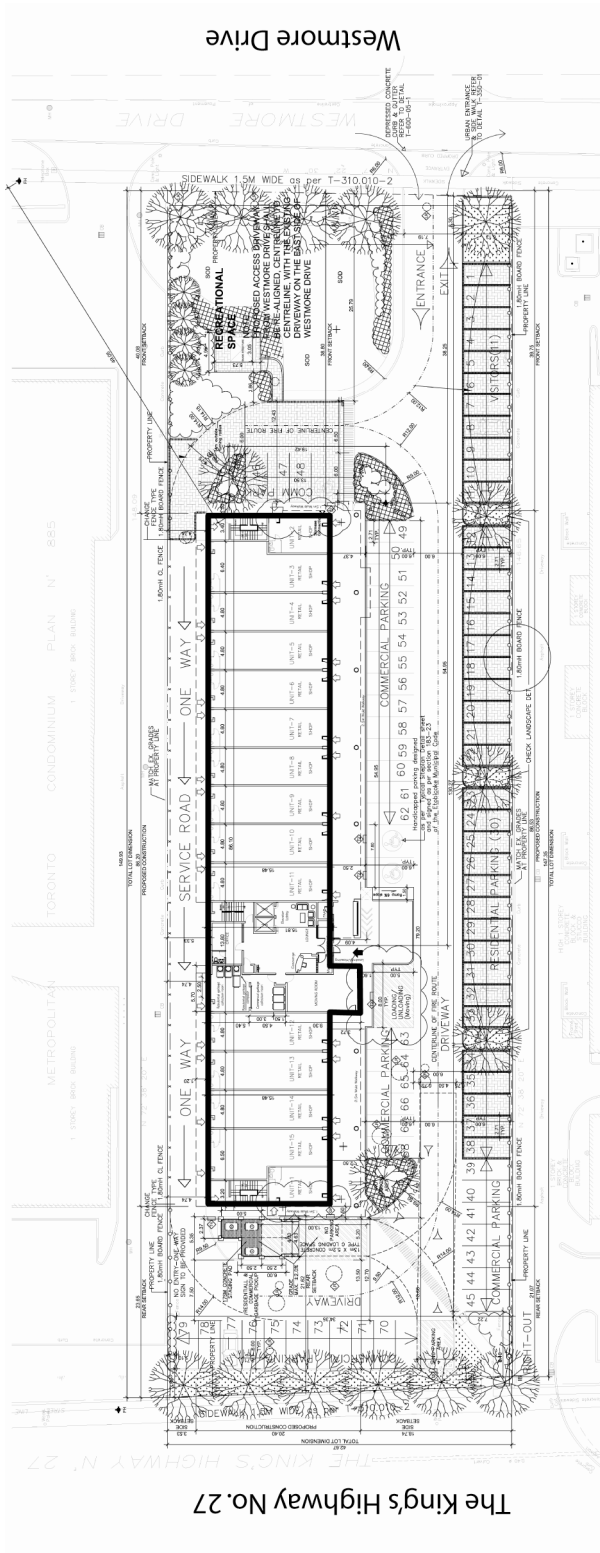
Gary Wright, Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



136 Westmore Drive

File # 05\_106821

Site Plan

Applicant's Submitted Drawing

Not to Scale  
08/20/10



## **Attachment 2: Draft Zoning By-law Amendment**

### **DRAFT**

Authority: Etobicoke Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2010  
Enacted by Council: ~, 2010

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. ~-2010**

#### **To amend Chapters 304 and 324 of the Etobicoke Zoning Code, as amended, 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, hereby affirms the Class One Industrial (IC.1) classification of the lands shown on the attached Schedule 'A', provided that the following 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 m<sup>2</sup>, including a total residential floor area of 7018.1 m<sup>2</sup> and a total commercial floor area of 1031.9 m<sup>2</sup>.
3. A maximum of 1031.9 m<sup>2</sup> 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 m<sup>2</sup> doctor's office and a 74.0 m<sup>2</sup> 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.
- 6 The maximum height of the building, to the roof peak, is to be 24.0 m.
- 7 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
	Lands located at 136 Westmore Drive	To permit a 5-storey, senior citizens apartment building with ancillary commercial facilities.

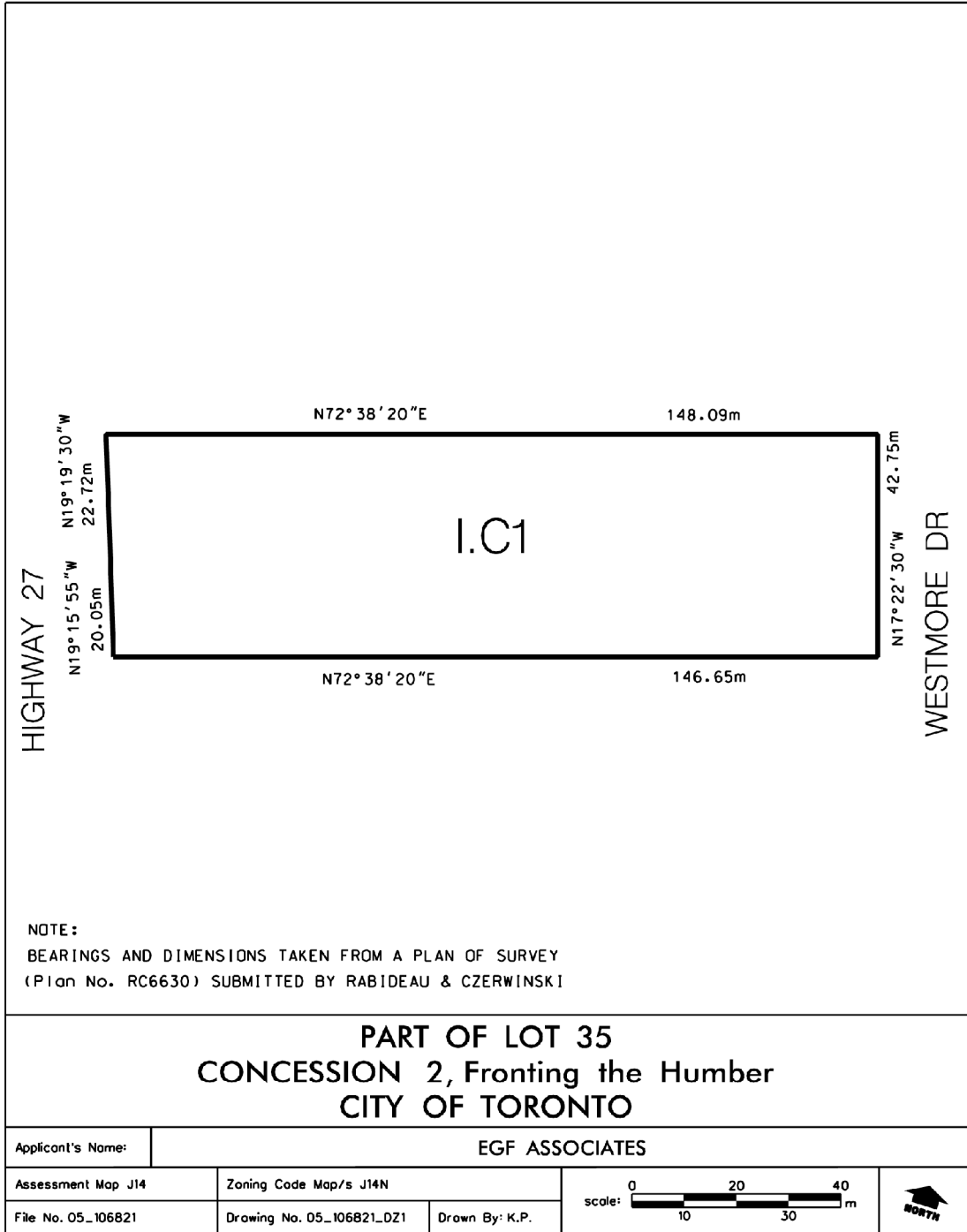
ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

Schedule 'A'



Schedule 'B'

