November 6, 2012

SUMMARY:

Toronto City Council in September 2006 approved application 05-106821 WET 01 OZ to permit a 5-storey senior citizen apartment building with ground floor commercial uses for the lands known municipally as 136 Westmore Drive. City Council also directed that before introducing the Bill for the Zoning By-law Amendment to City Council for enactment, the owner was also required to:

1) Enter into a Site Plan Agreement

2) Enter into an agreement with the City to build, at the owner's expense and to municipal standards, a sidewalk on the west side of Westmore Drive, linking this property to the Sikh Spiritual Centre located at Carrier Drive.

The Site Plan Agreement was registered on September 9, 2010 and subsequently Planning staff brought forward the Bill to Council. On August 25, 26 and 27, 2010 City Council adopted By-law No. 1132-2010.

Recently the proponent has submitted their request for a building permit in accordance with the approved site plan drawings. It has been determined that the building setbacks established in the By-law do not match the approved drawings nor were there projection limits placed on the proposed balconies. This inadvertent error has resulted in a need to bring forward a technical amendment to By-law No. 1132-2010 in order to ensure building permits can be issued. The technical amendment would introduce the following changes to the By-law:

1) Amending Schedule "B" to introduce the proper building setbacks.

2) Introducing a projection limit for balconies.

RECOMMENDATIONS:

1. That City Staff prepare the necessary amending By-law to permit the approved development and bring the By-law forward to City Council on November 27 and 28, 2012.

2. That City Council, pursuant to Section 34(17) of the Planning Act, hereby determine that no further notice to the public is required.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the amending By-law, as may be required.