

121 City View Drive – Official Plan Amendment and Zoning By-law Amendment Application – Final Report

Date:	March 14, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	15 208764 WET 02 OZ

SUMMARY

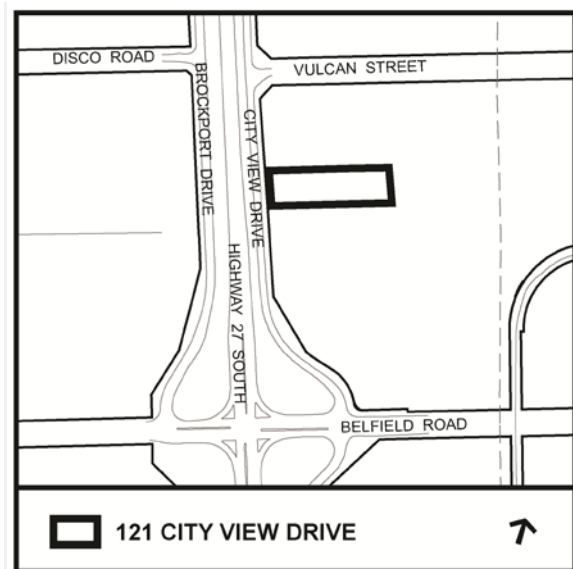
This application proposes to amend the Official Plan, the former City of Etobicoke Zoning Code and the City of Toronto Zoning By-law 569-2013 to permit the conversion of a vacant one-storey industrial building into a funeral home and crematorium on the property known municipally as 121 City View Drive. The building has been damaged by fire and after renovation and a small addition, would have a total gross floor area of 1,305 m².

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 121 City View Drive substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the report of the Director of Community Planning, Etobicoke York District dated March 14, 2016.



2. City Council amend the former City of Etobicoke Zoning Code for the lands at 121 City View Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to report of the Director of Community Planning, Etobicoke York District dated March 14, 2016.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 121 City View Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to report of the Director of Community Planning, Etobicoke York District dated March 14, 2016.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
5. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41(16) of the *Planning Act* and Section 114 of the *City of Toronto Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Planning staff met with the applicant prior to the application being submitted to discuss the proposal, inform the applicant of the required application and the associated application materials to be submitted, and to inform the applicant of the review process for the application.

The Preliminary Report for this application can be found at:

<http://www.toronto.ca/legdocs/mmis/2015/ey/bgrd/backgroundfile-83900.pdf>

ISSUE BACKGROUND

Proposal

The application proposes amendments to the Official Plan and Zoning By-laws to permit the conversion of a vacant one-storey industrial building into a funeral home and crematorium.

The existing one-storey industrial building is approximately 2,093 m² in size. As part of the conversion, the applicant is proposing to demolish approximately 815 m² of the existing building, which was damaged by a fire, and is proposing a new rear addition of approximately 27 m² (see Attachment 1: Site Plan). As such, the proposed building would have a total gross floor area of approximately 1,305 m², representing a floor space index of less than 0.3 times the area of the lot. Refer to Attachment No. 5 for project data.

Proposed renovations include the removal of the third-party billboard on the roof of the building and re-cladding the building with stucco to improve the appearance of the damaged and inconsistent pattern of brickwork colours. The inaccessible concrete stairs, located at the southwest corner of the building would be removed. Canopies at the front and rear of the building, a new front door location and accessible entrances would be introduced in the new design.

The development would provide a total of one hundred parking spaces, including four accessible parking spaces located in the front yard. The parking area would be served by a one-way driveway, with access from City View Drive to the south of the building and egress to the north of the building. An additional thirty parking spaces have been secured in a lease agreement with the owner of the abutting property to the south, located at 115 City View Drive.

Site and Surrounding Area

The subject site is located in the northeast quadrant of Highway 427 and Belfield Road. This site is rectangular in shape, and contains a one-storey industrial building that was partially damaged by a fire. The site is approximately 5,022 m² in area, has an approximate frontage of 39 metres on City View Drive and a depth of approximately 130 metres.

Surrounding land uses include:

- North: A truck parking area immediately north of the site, and industrial buildings.
- South: Industrial buildings.
- East: Industrial buildings.
- West: Highway 27 across City View Drive, and industrial buildings further west along Brockport Drive.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated *Employment Areas* on Map 13- Land Use Plan in the Official Plan. *Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices; manufacturing; warehousing; distribution; research and development facilities; utilities; media facilities; parks; hotels; retail outlets ancillary to the preceding uses; and restaurants and small scale stores and services that serve area businesses and workers. Development will contribute to the creation of competitive, attractive, highly functional *Employment Areas* by:

- a) Supporting the economic function of the *Employment Areas*, and the amenity of adjacent areas;
- b) Encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
- c) Avoiding excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas;
- d) Providing adequate parking and loading on-site;
- e) Sharing driveways and parking areas wherever possible;
- f) Mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas;
- g) Providing landscaping on the front and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas;
- h) Treating the boundary between *Employment Areas* and residential lands with landscaping, fencing, or other measures to minimize nuisance impacts;
- i) Ensuring that outside storage and outside processing is:
 - i. Limited in extent;
 - ii. Generally located at the rear of the property;
 - iii. Well screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses; and
 - iv. Not detrimental to neighbouring land uses in terms of dust, noise and odours.
- j) Where the Zoning By-law permits outside storage or outside processing of goods and materials as the primary use on a property in *Employment Areas*, the outside storage or processing will:
 - i. Be well-screened by fencing and landscaping where viewed from adjacent, streets, highways, parks and neighbouring land uses; and
 - ii. Not be detrimental to neighbouring land uses in terms of dust, noise and odours.

Toronto City Council adopted Official Plan Amendment No. 231 (OPA No. 231) in November 2013, which contains new economic policies, and new policies and designations for *Employment Areas*, which designated the subject site "*Core Employment Areas*". OPA No. 231 was approved by the Province in July 2014, and the Minister's decision has been forwarded to the Ontario Municipal Board (OMB). As a result, OPA No. 231 is not in full force and effect.

Core Employment Areas are places for business and economic activities. Uses permitted in *Core Employment Areas* are manufacturing, warehousing, wholesaling, transportation facilities, offices, research and development facilities, utilities, industrial trade schools, media facilities, and vertical agriculture. Permitted secondary uses, which support the primary employment uses, include: hotels; parks; small-scale restaurants and catering facilities of a maximum size set out in the applicable Zoning By-law(s); and small-scale service uses that directly serve business needs such as courier services, banks, and copy shops of a maximum size as set out in the Zoning By-law(s). Small scale retail outlets that are ancillary to, and on the same lot as, the principal use may be permitted up to a maximum size set out in the applicable Zoning By-law(s). The link to OPA No. 231 can be found at the following address:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

Zoning

Under Chapter 304 of the former City of Etobicoke Zoning Code, the property is zoned Industrial Class 3 (I.C3), which permits a number of industrial uses including an undertaking establishment. The maximum density permitted on the site is 0.6 times the area of the lot, and the maximum building height is 5 storeys.

In accordance with the established protocol, the lands are subject to City-wide Zoning By-law 569-2013, as the application was submitted and deemed to be complete after the passing of the Zoning By-law. Currently, Zoning By-law 569-2013 is under appeal to the Ontario Municipal Board. Zoning By-law 569-2013 zones the site Employment Heavy Industrial (EH 1.0), which permits a number of industrial uses including a crematorium. Crematoriums are permitted, subject to a condition requiring that a crematorium must be located a minimum of 300 metres from a lot that is not in the Employment Light Industrial Zone, Employment Zone, Employment Heavy Industrial Zone or Utility Corridor Zone.

Site Plan Control

The property is subject to Site Plan Control. A Site Plan Control application was submitted concurrently with this application (File No. 15 208792 WET 02 SA). The application is being reviewed by staff for matters such as grading, landscaping, street tree planting, building design and access.

Reasons for the Application

An amendment to the Official Plan is required because OPA No. 231 does not provide for funeral home and crematorium uses in the *Core Employment Areas* designation.

Amendments to the former City of Etobicoke Zoning Code and to Zoning By-law 569-2013 are required to permit the proposed funeral home and crematorium. As noted above, the former City of Etobicoke Zoning Code permits an undertaking establishment but not a crematorium, whereas By-law 569-2013 permits a crematorium but not a funeral home. Amendments to the applicable performance standards would also be required to facilitate the proposed development such as minimum front yard landscaping provisions and parking requirements.

Community Consultation

A Community Consultation meeting was held on October 27, 2015 in the Etobicoke Civic Centre. City staff, the applicant and the Councillor's Executive Assistant were present. No one from the community attended the meeting.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS), and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

The Funeral, Burial and Cremation Services Act, 2002

In July 2012, the Ministry of Consumer Services repealed the *Cemeteries Act*, along with the *Funeral Directors and Establishments Act*, replacing both these Acts with the new consolidated *Funeral, Burial and Cremation Services Act (2002)*. The new Act consolidated and modernized the two previous statutes. As such, funeral homes and crematoriums can now be located within the same building.

Land Use

The building would remain as a one-storey building, consistent with the prevailing built form of the other buildings in the area. City Planning staff have determined that both the proposed crematorium and funeral home uses comply with some of the *Employment Areas* policies of the Official Plan by locating both uses on the same site to avoid excessive car and truck traffic on the road system, by providing adequate parking and loading on-site, by providing improved landscaping along the flanking yard to create a more attractive streetscape, and by screening parking, loading and service areas. As such, staff are of the opinion the proposed Official Plan Amendment is appropriate and are recommending its approval.

Density, Height and Massing

The proposed crematorium and funeral home building would be one-storey in height, and would have a density of less than 0.3 times the area of the lot. As noted in the Zoning section of this report, the height and density proposed on site are well below the maximum permitted in the current Zoning By-laws. At one-storey, the massing of the building is supportive of the prevailing context.

Traffic Impact, Access and Parking

Transportation Services staff have accepted the Traffic Impact Study submitted in support of the proposal. The majority of the forecasted traffic generated from the proposed change in land use would be in the evenings and on the weekends, and would,

therefore, not conflict with the day-to-day traffic associated with the surrounding industrial uses.

The 100 parking space supply proposed in this redevelopment would exceed the minimum 90 space standard required in Zoning By-law 569-2013. However, the minimum parking space requirement of 113 parking spaces required by the former Etobicoke Zoning Code cannot be provided. Out of an abundance of caution, the applicant has secured 30 parking spaces in a lease agreement with the owner of the adjacent property to the south.

Zoning By-law 569-2013 requires all parking spaces to be located a minimum of 0.5 metres from any lot line. Two of the four proposed accessible spaces located in the front yard and nine of the proposed parking spaces located in the rear yard would not comply with this zoning requirement. The driveway for the site enters from City View Drive along the south side of the building, turns north along the back (east side) of the building, and exits west along the north side of the building to City View Drive. Had two of the accessible parking spaces been located at the rear of the site, to avoid encroaching into the required 0.5 metre setback from the front property line, users of these two accessible spaces would be required to cross the driveway to enter the back of the building, creating an unsafe environment. In response to this, the four required accessible parking spaces are proposed to be located at the front of the building to ensure safer access to the building. Permitting the nine parking spaces to encroach within the required 0.5 metre rear property line setback provides an opportunity to locate additional parking on the property.

Zoning By-law 569-2013 requires a 3.0 metre wide strip of soft landscaping spanning the entire length of any property line abutting a street to be provided. The former City of Etobicoke Zoning Code requires a minimum 4.5 metre strip of soft landscaping along the entirety of the front lot line, except for the necessary driveway access(es). As noted above, compliance with these landscaping requirements would result in an unsafe and less accessible location for two of the four required accessible parking spaces. As such, the recommended Zoning By-law Amendments (Attachments 7 and 8) delete these landscaping requirements from the By-laws.

Open Space/Parkland

The proposed non-residential use is subject to a two percent parkland dedication as per Chapter 415, Article III of the Toronto Municipal Code.

The applicant is proposing to satisfy the parkland dedication requirement through cash-in-lieu. Parks, Forestry and Recreation staff concur with this as an on-site parkland dedication would not be of a usable size.

The actual amount of cash-in-lieu to be paid would be determined at the time of the issuance of the building permit.

Streetscape

The current condition of the landscaping along the City's boulevard is undesirable and unkempt. Currently, overgrown weeds and bushes flank the north and west property lines, and the south and east sides of the property are paved without the benefit of any soft landscaping or screened parking areas. There is also a large third-party billboard on the roof of the building at 121 City View Drive.

The proposal to revitalize the vacant one-storey building by constructing a funeral home and crematorium would improve the appearance of both the site and the building through the approval of the associated Site Plan Control application (15 208792 WET 02 SA). The dominating billboard on the roof of the building would be removed. Parking areas would be screened with soft landscaping, such that they would be less visible from the street. The southern edge of the driveway would also be flanked with soft landscaping. Both of these landscaping improvements would implement the *Employment Areas* policies of the Official Plan. The soft landscaping on the City's boulevard would also be improved and its maintenance would be secured through the registration of a Site Plan Agreement between the owner and the City.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

Conclusion

City Planning staff recommend approval of this application to amend the Official Plan, the former City of Etobicoke Zoning Code and Zoning By-law 569-2013. The proposed conversion and renovations to the vacant building would improve the property's relationship with the street, revitalize the currently underutilized building and would be consistent with the *Funeral, Burial and Cremation Services Act (2002)*, allowing for both a crematorium and a funeral home to be located on the same site.

CONTACT

Kirk Hatcher, Planner

Tel. No. (416) 394-0481

Fax No. (416) 394-6063

E-mail: khatche@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

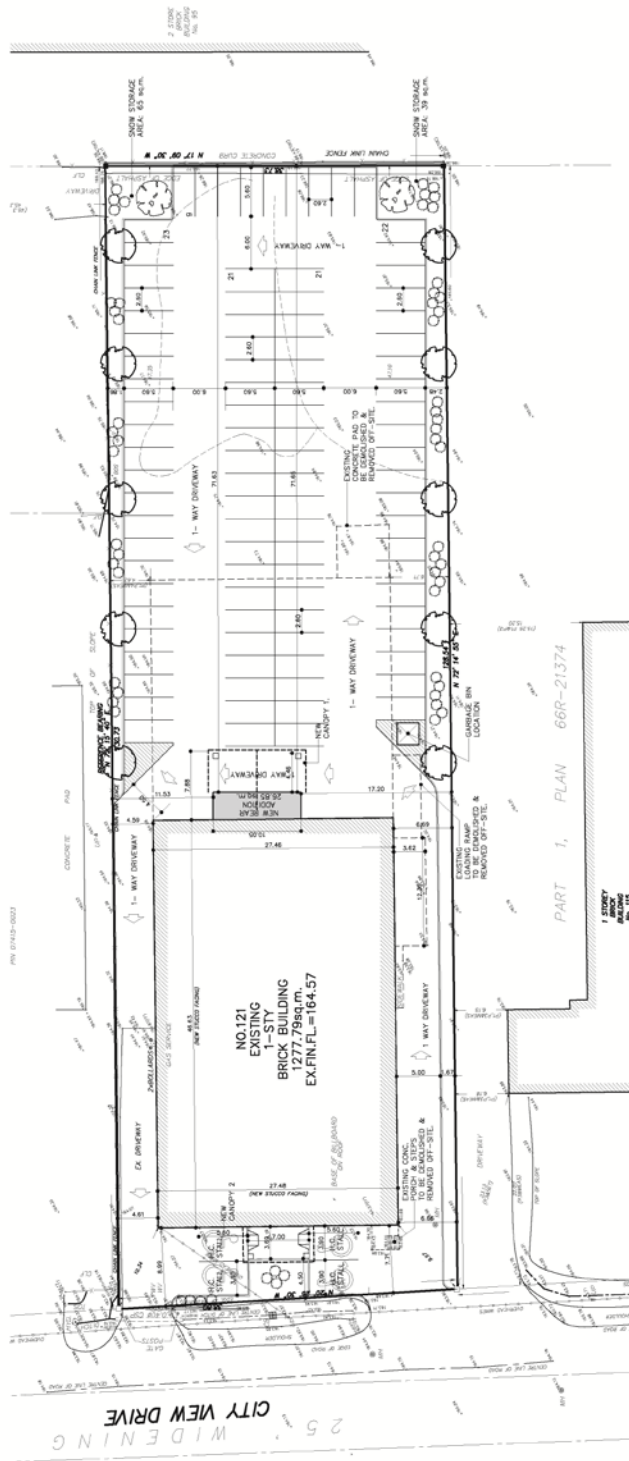
Attachment 5: Application Data Sheet

Attachment 6: Draft Official Plan Amendment

Attachment 7: Draft Zoning By-law Amendment (Former City of Etobicoke Zoning Code)

Attachment 8: Draft Zoning By-law Amendment (Zoning By-law 569-2013)

Attachment 1: Site Plan



121 City View Drive

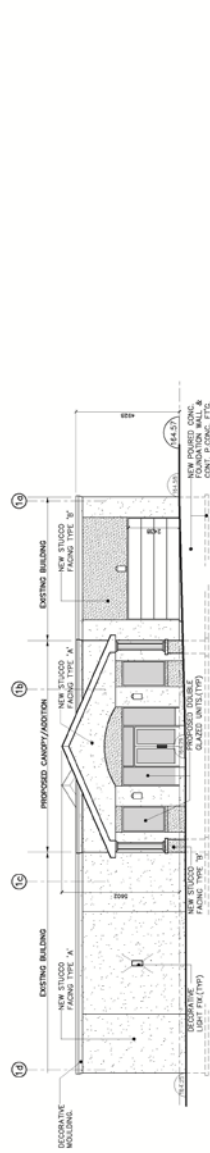
File # 15 208764 WET 02 0Z

Site Plan

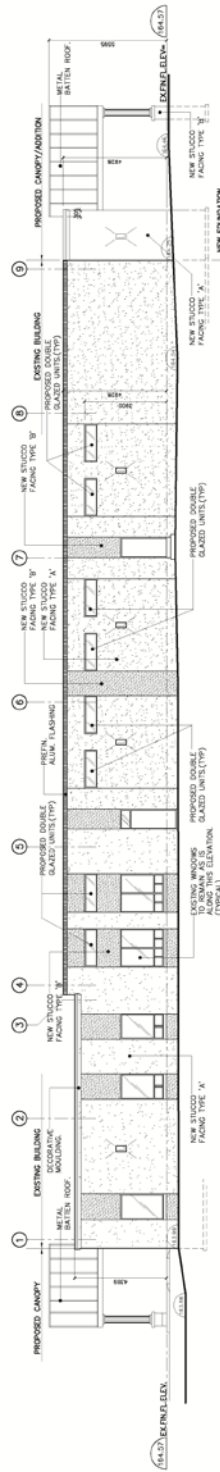
Applicant's Submitted Drawing

Not to Scale
09/15/2015





2 EAST ELEVATION



1 SOUTH ELEVATION
SCALE: 1/100

Elevations

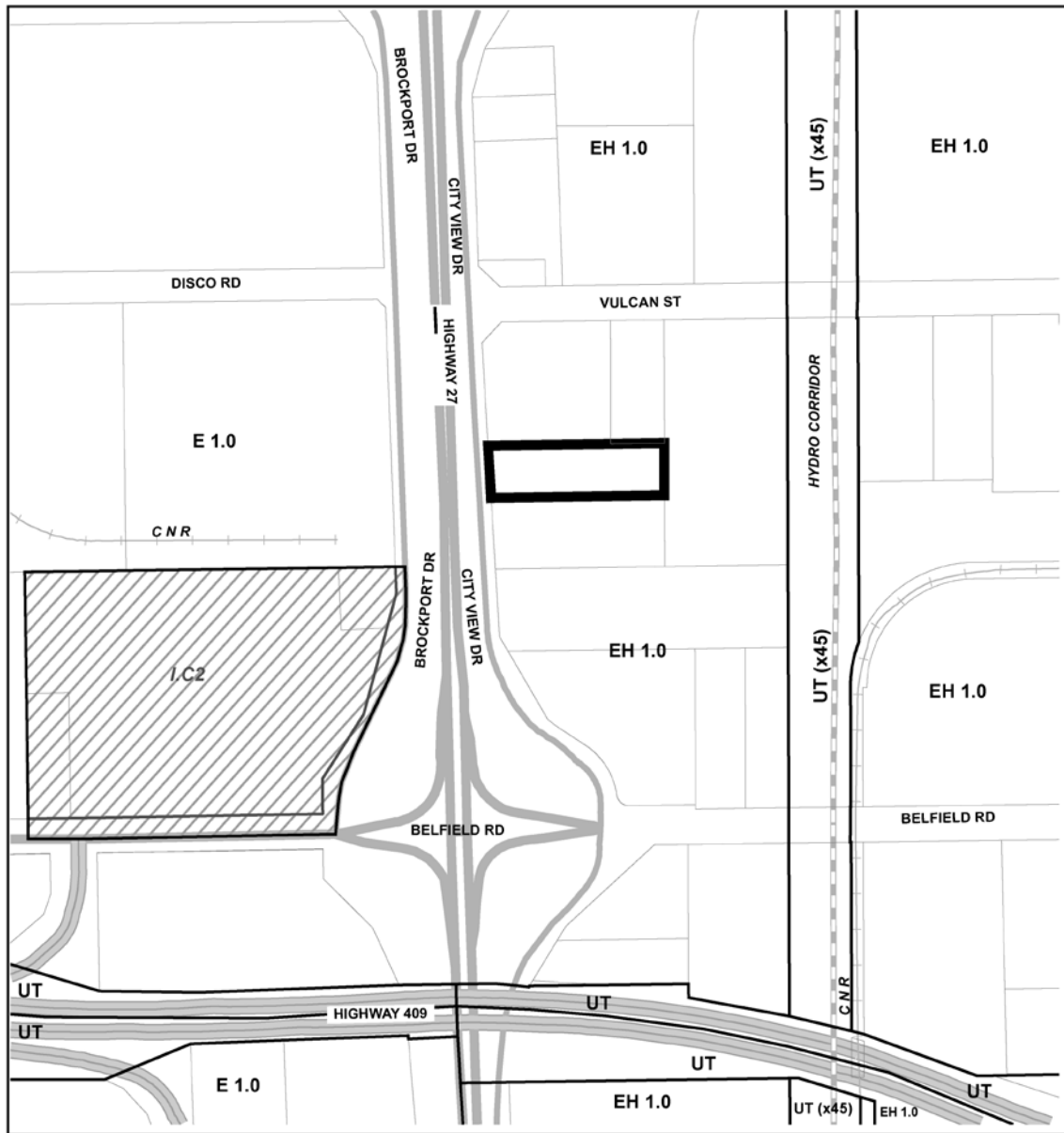
Applicant's Submitted Drawing

Not to Scale
09/11/2015

121 City View Drive







File # 15 208764 WET 02 02


Attachment 3: Zoning

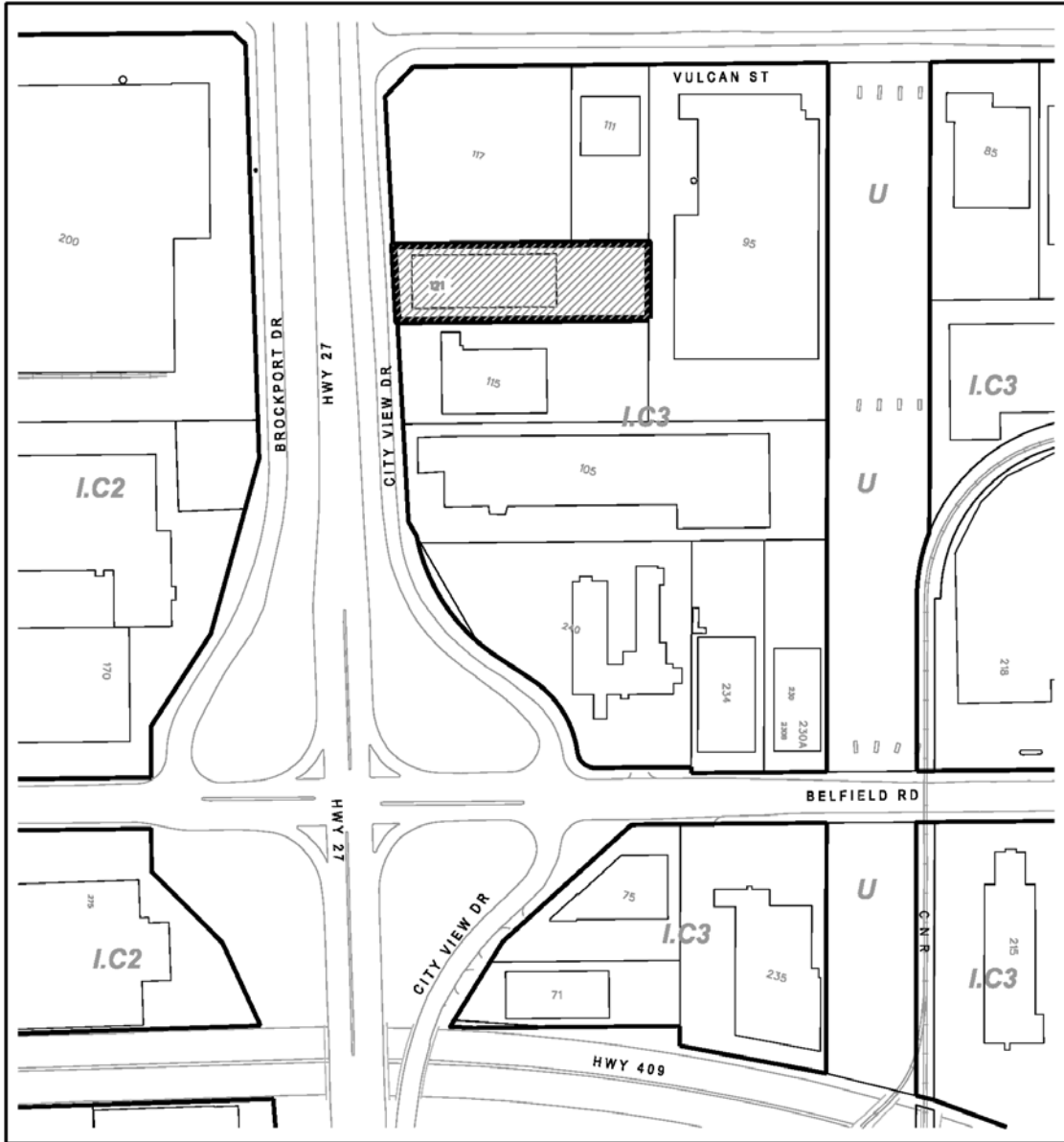


TORONTO City Planning
Zoning By-law 569-2013

121 City View Drive
 File # 15 208 764 WET 02 0Z

-  Location of Application
-  See Former Zoning Code of the City of Etobicoke V131
-  Employment Industrial
-  Employment Heavy Industrial
-  Utility and Transportation
-  Industrial Class 2


 Not to Scale
 Extracted 09/02/2015



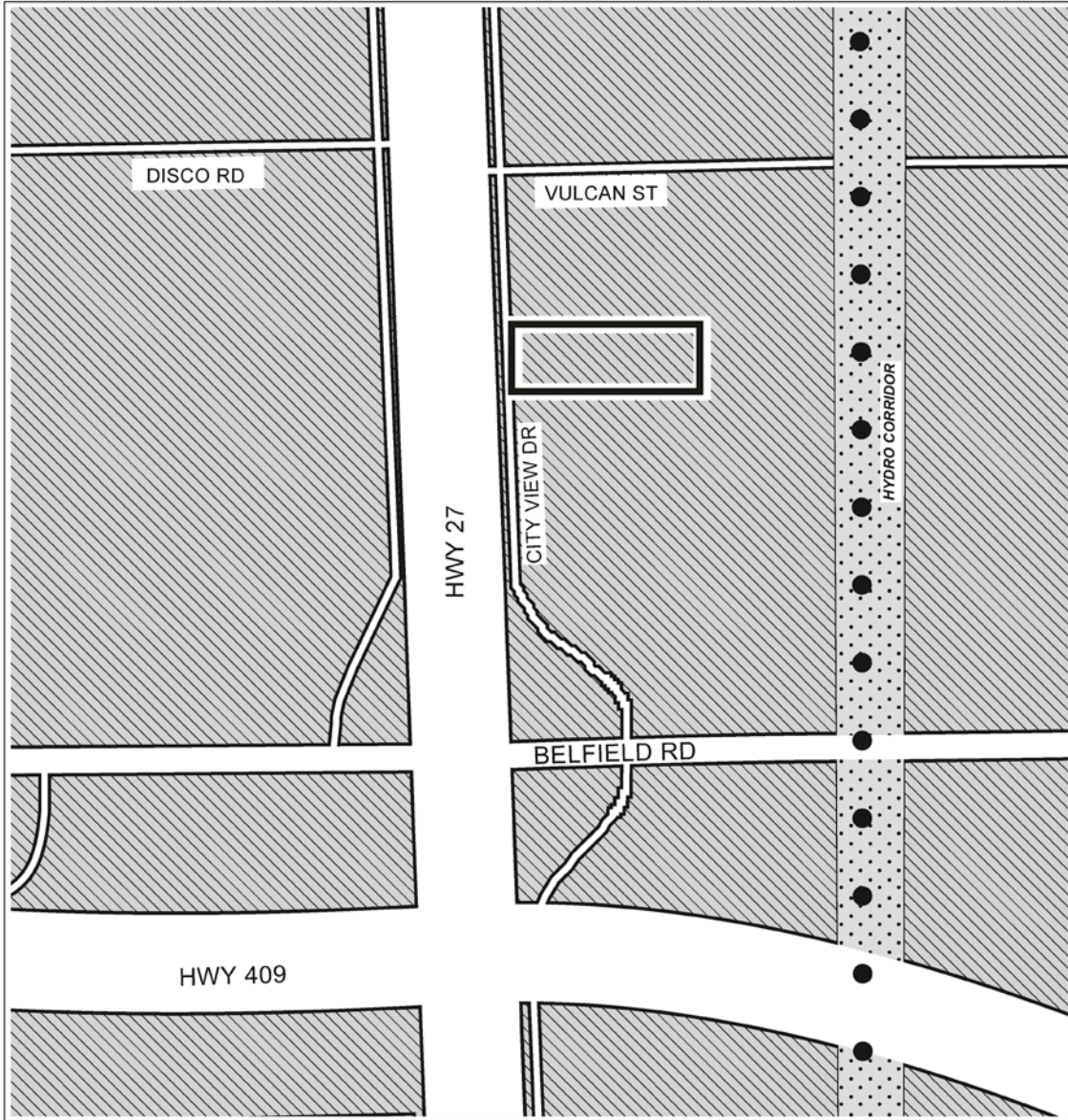
121 City View Drive
 File # 15 208764 WET 02 0Z

- I.C2 Industrial Class 2
- I.C3 Industrial Class 3
- U Utilities



Not to Scale
 Former Etobicoke By-law 11,737
 Extracted 09/11/2015

Attachment 4: Official Plan



TORONTO City Planning
Extract from Official Plan

121 City View Drive

File # 15 208764 WET 02 0Z

-  Site Location
-  Employment Areas
-  Utility Corridors


 Not to Scale
 09/03/2015

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type: Official Plan Amendment / Zoning By-law Amendment Application Number: 15 208764 WET 02 OZ

Application Date: August 18, 2015

Details

Municipal Address: 121 CITY VIEW DRIVE

Location Description: PLAN 4790 PT LOT 11 **GRID W0207

Project Description: Official Plan and Zoning By-law Amendment application to convert an existing vacant industrial building into a crematorium and funeral home.

Applicant:

ENGLISH PRESTIGE
CONSTRUCTION
MANAGEMENT

Agent:

UZMA ASIF

Architect:

SOSCIA PROFESSIONAL
ENGINEERS

PLANNING CONTROLS

Official Plan Designation: Employment Areas

Site Specific Provision:

Zoning: IC3

Historical Status:

Height Limit (m):

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 5022

Height: Storeys: 1

Frontage (m): 39

Metres: 5.2

Depth (m): 130

Total Ground Floor Area (sq. m): 1305

Total Residential GFA (sq. m): 0

Parking Spaces: 100

Total Non-Residential GFA (sq. m): 1305

Loading Docks: 1

Total GFA (sq. m): 1305

Lot Coverage Ratio (%): 0

Floor Space Index: 0.26

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:

Rooms:

Residential GFA (sq. m): 0

Bachelor:

Retail GFA (sq. m): 0

1 Bedroom:

Office GFA (sq. m): 0

2 Bedroom:

Industrial GFA (sq. m): 0

3 + Bedroom:

Institutional/Other GFA (sq. m): 1,305

CONTACT: PLANNER NAME: Kirk Hatcher, Planner (416) 392-0481

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2016 as
121 City View Drive**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 attached Amendment No. 334 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

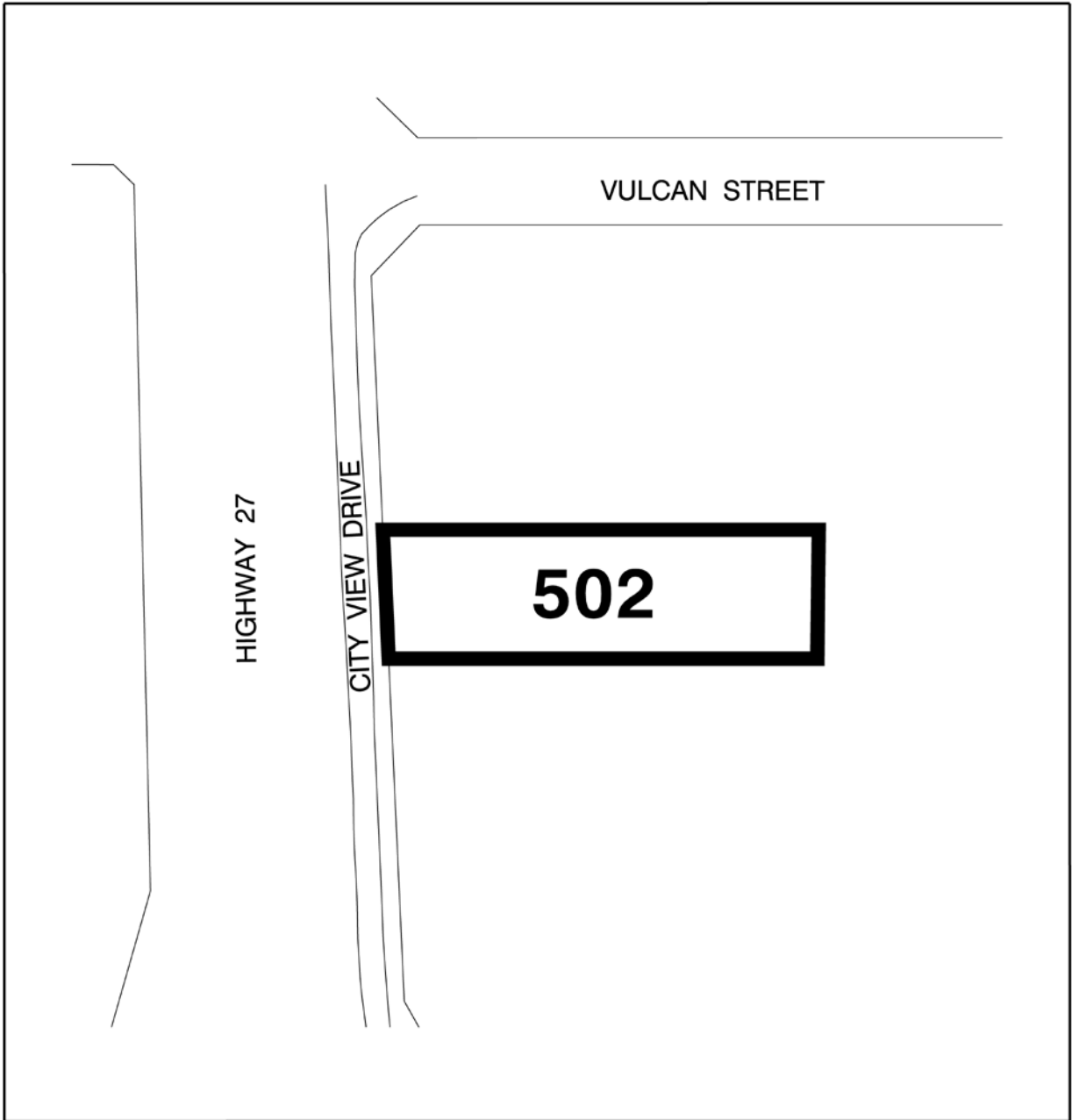
AMENDMENT NO. 334 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
121 CITY VIEW DRIVE

OFFICIAL PLAN AMENDMENT

The Official Plan of the City of Toronto is amended as follows:

1. Map 25, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 502 for the lands shown on Schedule "A".
2. Chapter 7 is amended by adding Site and Area Specific Policy No. 502, as follows:

"502. Notwithstanding Section 4.6, the subject lands located within *Employment Areas* as shown on the attached Schedule "A", may be developed for a funeral home and crematorium".



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

Applicant's Name:	ENGLISH PRESTIGE CONSTRUCTION MANAGEMENT		
Address: 121 City View Drive		scale:	
File No. 15 208764 WET 02 OZ	Dwg No. 15_208764_dz3		

**Attachment 7: Draft Zoning By-law Amendment
(Former City of Etobicoke Zoning Code)**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20-.

Bill No: --,20--

CITY OF TORONTO

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 HEREBY ENACTS as follows:

1. In accordance with the City of Toronto Transition Protocol, By-law 569-2013 is amended to remove the lands, as outlined by a thick black line on Schedule "A".
2. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code is hereby amended by reaffirming the classification of the lands located in the former City of Etobicoke and described as Schedule "A" annexed hereto as Industrial Class 3 (I.C3).
3. A **funeral home** shall be added as a permitted use and will be defined as 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.
4. 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 development standards shall be applicable to the Industrial Class 3 (I.C3) lands described in Schedule "A" attached hereto:
 - (a) Permitted Uses- a funeral home and a crematorium shall be permitted;
 - (b) 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;

- (c) The maximum permitted gross floor area shall be 1,280 square metres;
 - (d) For the purposes of this By-law, the maximum combined building coverage on the "Lot" as shown on Schedule "B" shall not exceed 0.3 times the area of the lot; and
 - (e) Parking
 - (i) 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.
5. A soft landscaping strip will not be required in the front yard.
 6. Where the provisions of the Etobicoke Zoning Code conflict with the provisions of this By-law, the provisions of this By-law shall prevail.
 7. 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.
 8. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by addition the following to Section 324.1, Table of Site Specific By-law.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXXX – 201_ _____, 201_	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.

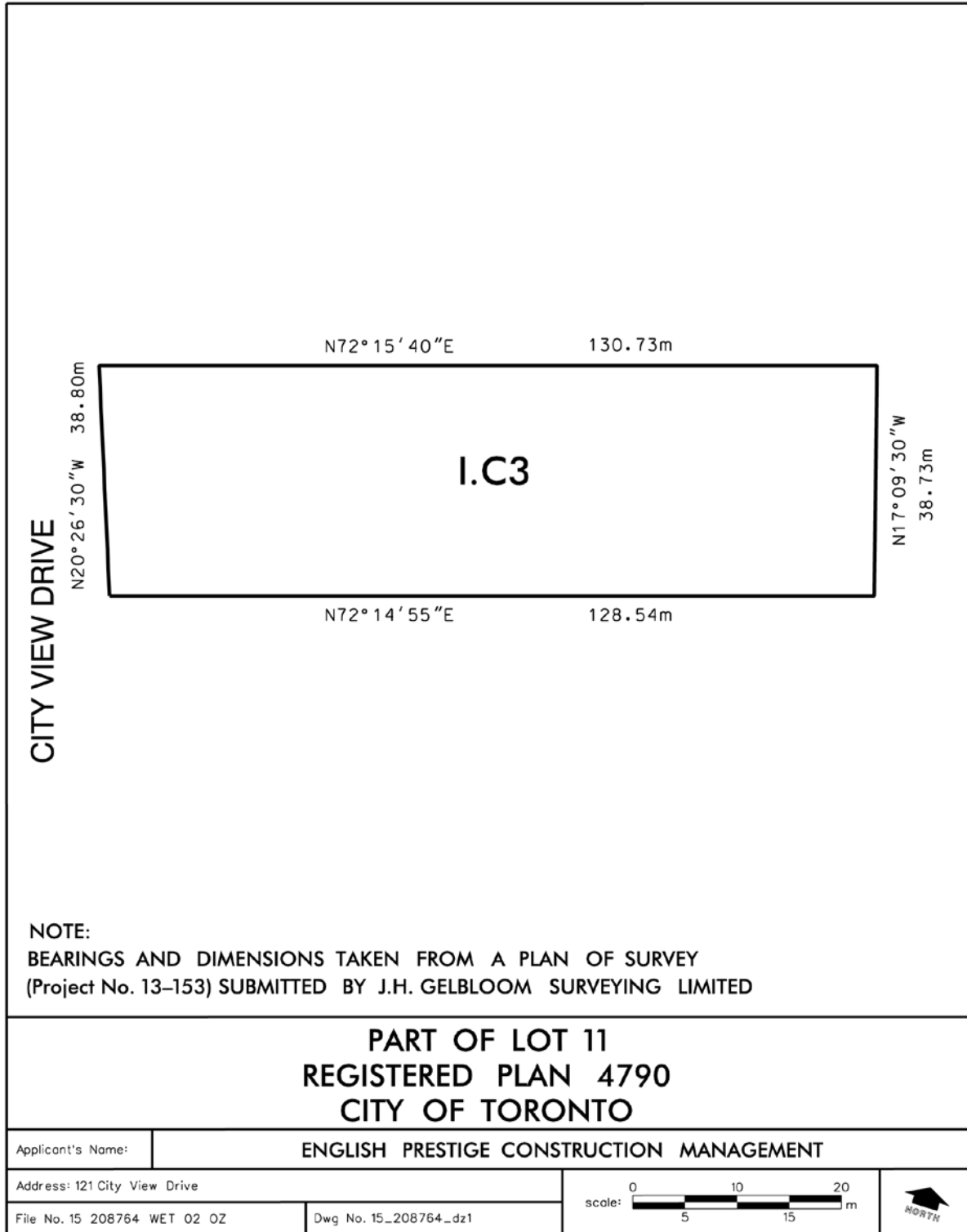
Enacted and passed on this - day of - , A.D. 20-

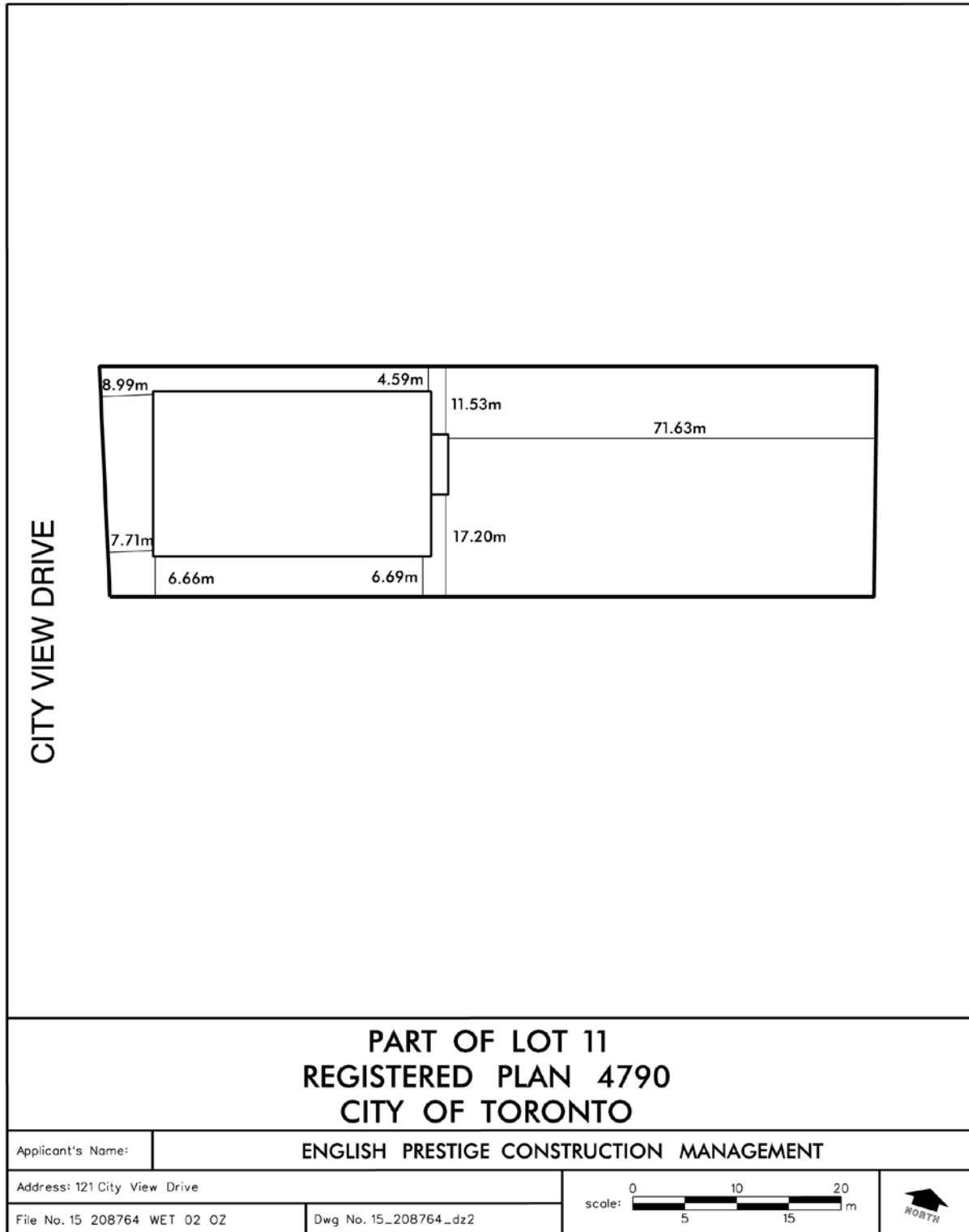
Mayor

City Clerk

John Tory

Ulli S. Watkiss





Attachment 8: Draft Zoning By-law Amendment

(City of Toronto Zoning By-law 569-2013)

Authority: Etobicoke York Community Council Item #, as adopted by City of Toronto Council on ~, 2016

CITY OF TORONTO

Bill No. ~

BY-LAW No. [xxxx- 2016]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 121 City View Drive

Whereas Council of the City of Toronto has the authority pursuant to 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 lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding to Chapter 900.22.10 EH Exceptions, a new exception EHx20, to apply to the lands shown on Diagram 2 attached to, and forming part of, this By-law so that it reads as follows:
 - a. Exception EHx20
 - b. The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws, and Prevailing Sections.
 - c. Site Specific Provisions
4. A **Funeral Home** will be added to Article 60.30.20.10 as a permitted use.
5. A soft landscaping strip will not be required along the front property line abutting the street.
6. Two (2) of the "Accessible Parking Spaces" at the front of the building and nine (9) of the parking spaces at the rear of the site are permitted to be setback less than 0.5 metres from the front and rear lot lines, respectively.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 20##.

JOHN TORY,
Mayor

(Seal of the City)

Ulli S. Watkiss
City Clerk



Diagram 1

121 City View Drive

File # 15 208764 WET 02 0Z



City of Toronto By-Law 569-2013
Not to Scale
02/19/2016

