

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

Date:	April 4, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	File No: 15 208764 WET 02 OZ

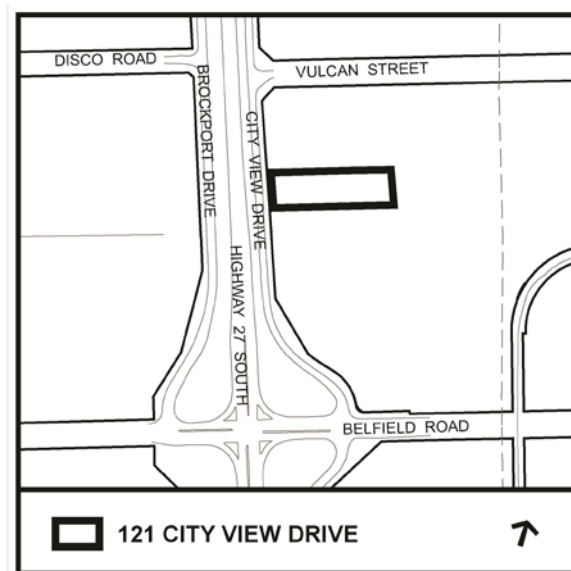
SUMMARY

Subsequent to the preparation of the Final Report recommending approval of this application to convert a vacant industrial building into a funeral home and crematorium, staff determined that a number of revisions to the draft Official Plan and Zoning By-law Amendments were required. These revisions are not substantive and do not alter the proposal. This Supplementary Report recommends deleting the Recommendations in the report of the Director, Community Planning, Etobicoke York District dated March 14, 2016, and replacing them with the Recommendations contained in this report which includes revised draft Official Plan and Zoning By-law Amendments.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete the Recommendations contained within the report of the Director, Community Planning, Etobicoke York District dated March 14, 2016, and replace them with the Recommendations contained within the Supplementary Report of the Director, Community Planning, Etobicoke York District dated April 4, 2016.
2. City Council amend the Official Plan for the lands at 121 City View Drive substantially in accordance with the



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draft Official Plan Amendment attached as Attachment No. 1 to the Supplementary Report of the Director, Community Planning, Etobicoke York District dated April 4, 2016.

3. 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. 2 to the Supplementary Report of the Director, Community Planning, Etobicoke York District dated April 4, 2016.
4. 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. 3 to the Supplementary Report of the Director, Community Planning, Etobicoke York District dated April 4, 2016.
5. 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.
6. 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.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 2: Draft Zoning By-law Amendment (Former City of Etobicoke Zoning Code)

Attachment 3: Draft Zoning By-law Amendment (Zoning By-law 569-2013)

Attachment 1: 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

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 502, for the lands known municipally in 2016 as 121 City View Drive as follows:

"502. 121 City View Drive

A crematorium and funeral home are permitted."



**Attachment 2: 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. 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.

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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 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.

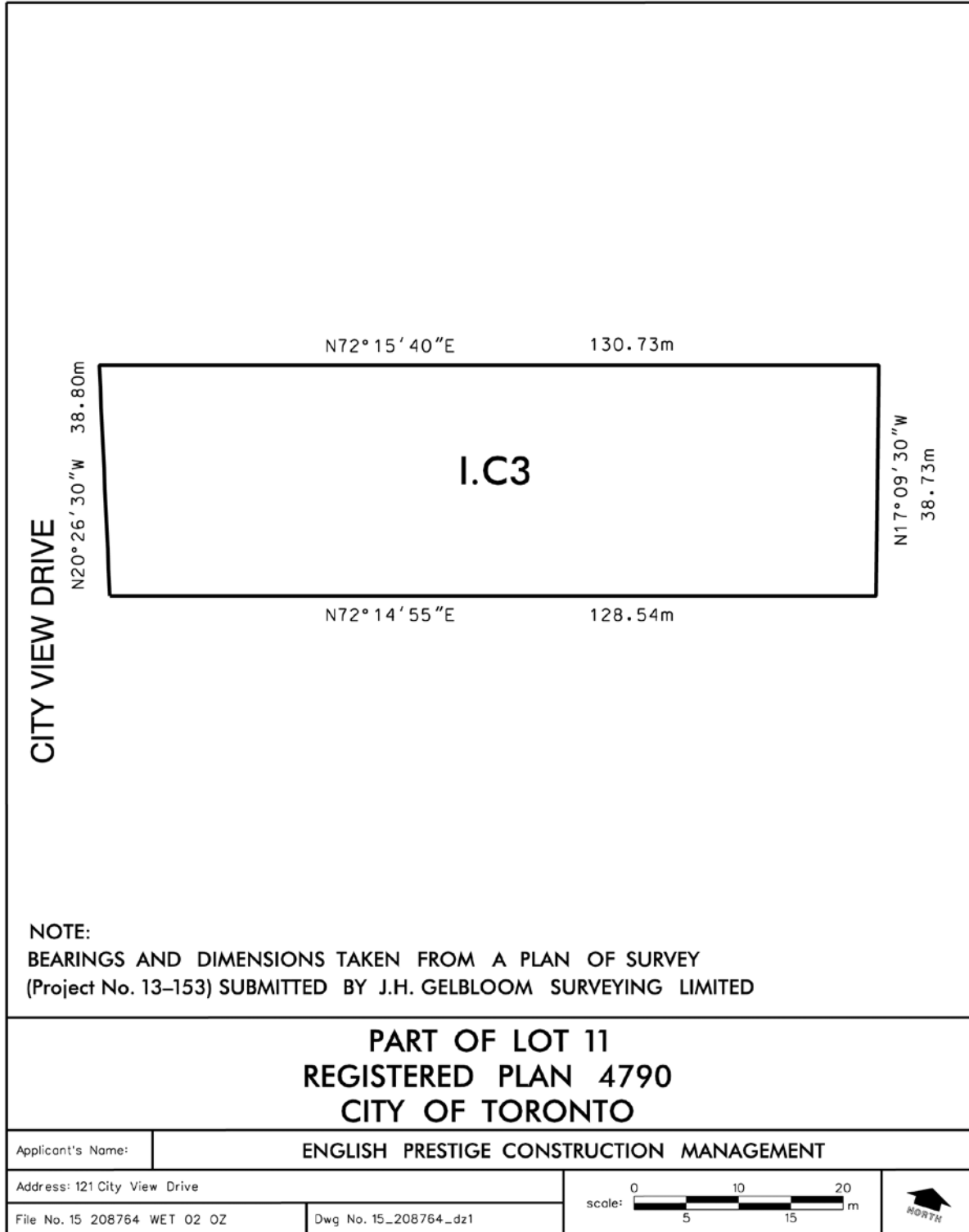
Enacted and passed on this - day of - , A.D. 20-.

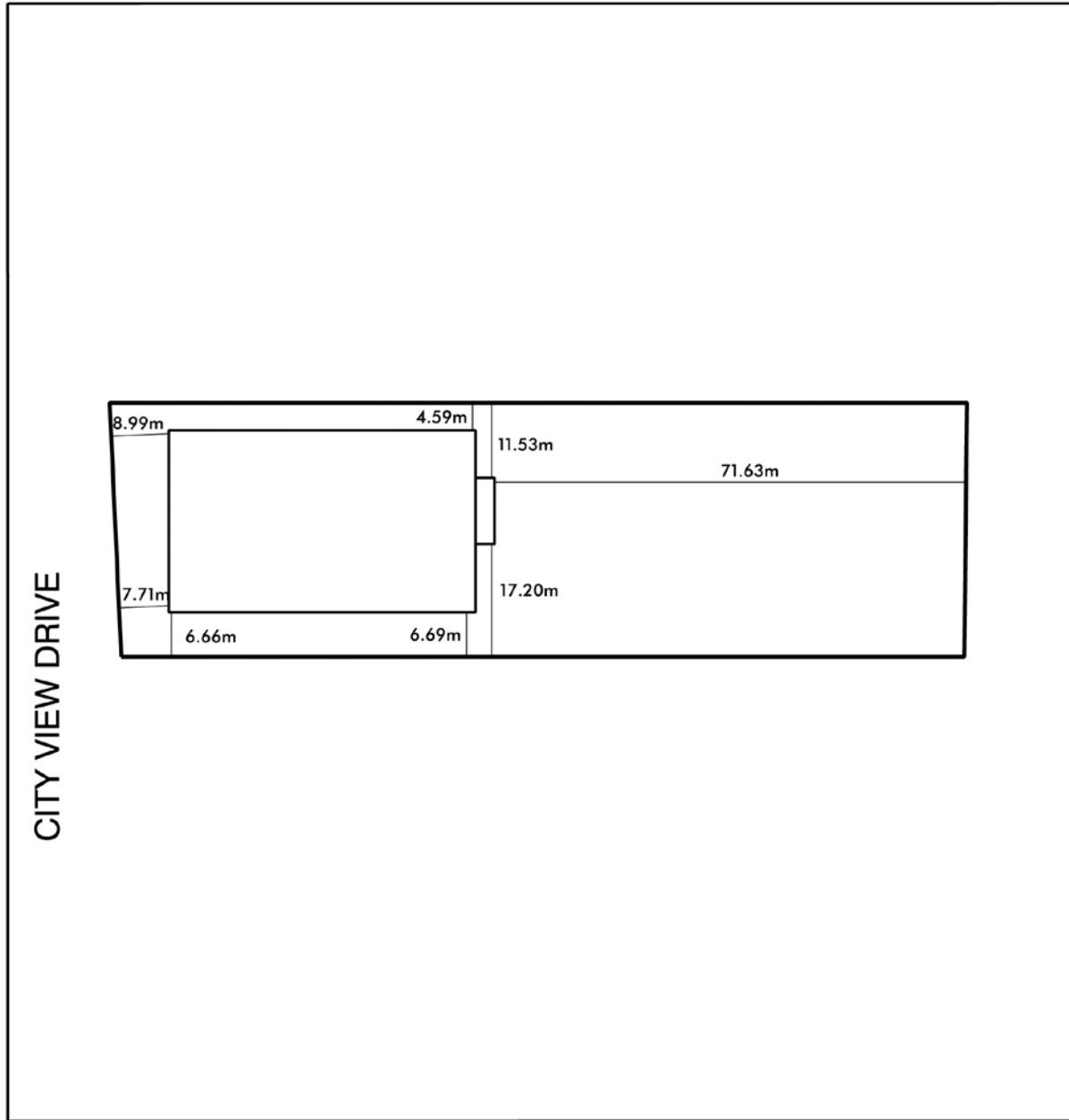
Mayor

John Tory

City Clerk

Ulli S. Watkiss





**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_dz2		

**Attachment 3: 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 ~, 20~

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [xxxx - 2016]

To amend Zoning By-law for the City of Toronto, being 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;

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to EH (x20), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.22.10 EH Exception 20 so that it reads:

Exception EH 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite the uses listed in Article 60.30.20.10(1), a **funeral home** is a permitted use.

- (B) Despite regulation 60.20.50.10(1), a strip of **soft landscaping** is not required along the **lot line** abutting a **street**.
- (C) Despite regulation 60.20.80.20(1), two (2) **parking spaces** are permitted to be setback less than 0.5 metres from the **front lot line** abutting City View Drive and nine (9) of the **parking spaces** are permitted to be setback less than 0.5 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None)

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

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



 **TORONTO** City Planning

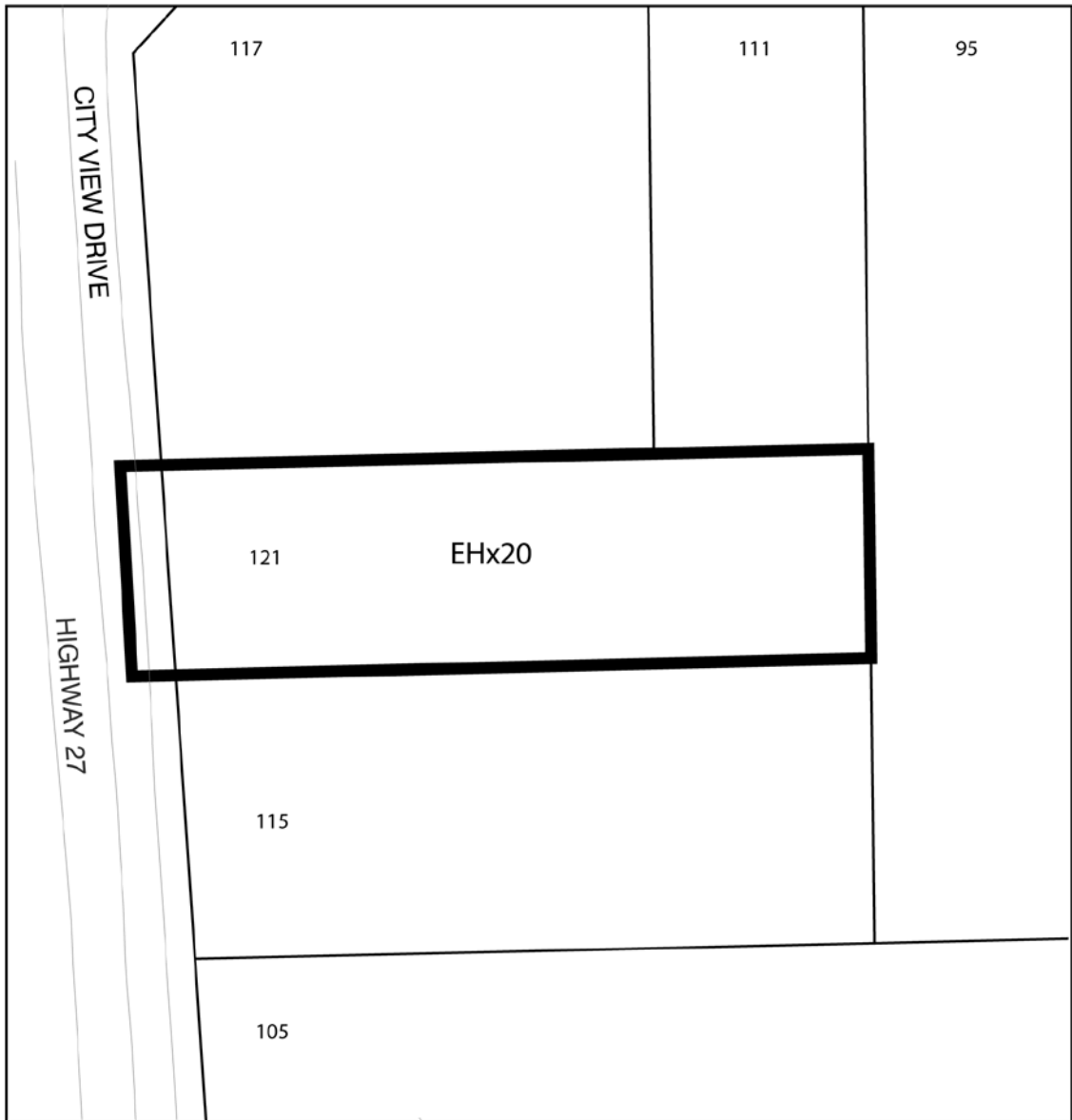
121 City View Drive

Diagram 1

File # 15 208764 WET 02 02



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



121 City View Drive

Diagram 2

File # 15 208764 WET 02 0Z



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