

North York Community Council – Item 22.34

Considered by City Council on January 27 and 28, 2009

NY22.34	Adopted			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Zoning Amendments to Regulate Reverse Slope Driveways in the North York Community Council District Boundary

City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council enact the Zoning By-law Amendments for regulating reverse slope driveways in the zoning by-laws of the former cities of Toronto, North York, York, East York (Township and Leaside bylaws) as they may apply to the district boundary of the North York Community Council substantially in accordance with the draft zoning by-laws identified as Attachment No. 1, 2, 3, 4 and 5 to the report (December 16, 2008) from the Chief Planner and Executive Director, City Planning Division.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Statutory - Planning Act, RSO 1990

Committee Recommendations

North York Community Council recommends that:

1. City Council enact the Zoning By-law Amendments for regulating reverse slope driveways in the zoning by-laws of the former cities of Toronto, North York, York, East York (Township and Leaside bylaws) as they may apply to the district boundary of the North York Community Council substantially in accordance with the draft zoning by-laws identified as Attachment No. 1, 2, 3, 4 and 5 to the report (December 16, 2008) from the Chief Planner and Executive Director, City Planning Division.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Committee Decision Advice and Other Information

The North York Community Council held a statutory public meeting on January 13, 2009, and notice was given in accordance with the Planning Act.

A staff presentation was made by Joe D'Abramo, Acting Director, Zoning By-law and Environmental Planning, City Planning Division.

North York Community Council:

1. Requested the General Manager, Toronto Water, to report to the North York Community Council on whether there are any amendments required to the Sewer Use By-law to ensure that it is consistent with a prohibition of reverse slope driveways in the North District.
2. Requested the Chief Planner and Executive Director, City Planning Division, to report directly to Council on the matter of grandfathering those building permit applications for as-of-right reverse slope driveways that have been submitted prior to January 14, 2009.

Origin

(December 16, 2008) Report from Chief Planner and Executive Director, City Planning

Summary

The flooding of basements in grade-related houses has been a growing problem. A contributing factor to some basement flooding is when driveways lead downward into garages located in the lower level of houses, which is currently permitted in the zoning bylaws applying to the North York Community Council jurisdictional area. This report recommends amending the zoning bylaws that apply to the North York Community Council district boundary in order to restrict the as-of-right permission to develop reverse slope driveways.

Background Information (Committee)

Staff Report & Attachments 1-5 - Reverse Slope Driveways

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17852.pdf>)

Letter from City Clerk - North York Community Council Decision letter

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17831.pdf>)

Letter from City Clerk - Recommendations to Council

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17838.pdf>)

Letter from City Clerk - Planning & Growth Management Committee Decision

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17839.pdf>)

Staff Report to Planning & Growth Management

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17840.pdf>)

Letter from City Clerk - North York Community Council Decision

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17841.pdf>)

Member Motion - North York Community Council

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17842.pdf>)

Communications (Committee)

(December 30, 2008) fax from Donald Kerr (NY.New.NY22.34.1)

(January 11, 2009) e-mail from A. A. (Sandy) Robertson, President, Bayview Cummer Neighbourhood Association (NY.New.NY22.34.2)

Communications (City Council)

(January 13, 2009) fax from Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors (CC.Main.NY22.34.3)

Speakers (Committee)

Nancy Weisbrod

Vito Tamma

Alasdair Robertson, Past President, Bayview Cummer Neighbourhood Association