

Planning and Growth Management Committee – Item 20.5

Considered by City Council on December 1, 2 and 3, 2008

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| PG20.5 | Withdrawn | | | Ward: All |
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Zoning Review of Reverse Slope Driveway Regulations

City Council Decision

This Item was ruled out of order at City Council on December 1, 2 and 3, 2008.

City Council Decision Advice and Other Information

Speaker Bussin ruled that the recommendations of the Planning and Growth Management Committee pertaining to reverse-sloped driveways were out of order because they were contrary to a decision of City Council made on September 24 and 25, 2008. The Planning and Growth Management Committee recommendations pertaining to boarding and lodging houses were also ruled out of order because they were contrary to a decision of the North York Community Council made on July 7, 2008.

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council direct that no general zoning amendments be considered for the North York District prior to consideration of a comprehensive draft city-wide zoning by-law with respect to:
 - a. the definition of Boarding or Lodging Houses; and
 - b. reverse slope driveways.
2. City Council direct that no statutory public hearing be held with respect to the above.

Committee Decision Advice and Other Information

The Planning and Growth Management Committee directed that the report be forwarded to the North York Community Council for information at its meeting of November 18, 2008.

Origin

(October 30, 2008) Report from Chief Planner and Executive Director, City Planning

Summary

The purpose of this report is to advise on two separate requests concerning reverse slope driveways. One request from Council directs a report to this Committee. The other is from North York Community Council to amend the North York zoning by-law.

A further request involves amending the definition of boarding and lodging house. Both these matters are of city-wide concern being addressed in the city-wide zoning by-law that is now being prepared.

To amend one zoning by-law and not all the current zoning by-laws that share the issue jeopardizes the City's ability to defend such an amendment at the Ontario Municipal Board. It will give appellants a convenient argument of inconsistent treatment of similar properties across the City. In addition, appellants will have another opportunity to appeal as each successive existing zoning by-law is amended.

Further, such action will take away staff resources needed to complete the city-wide zoning by-law work. Amending the existing zoning by-laws is time-consuming work owing to the fact that there are 43 of them. In addition, should there be an appeal of any one of them, more staff resources will be required to defend the appeals.

The early part of 2009 is the target date for producing the draft city-wide by-law for public consultation. In the interim, steps will be taken to highlight the basement flooding implications of reverse slope driveways for Committee of Adjustment panel members in their consideration of relevant variance applications.

Background Information (Committee)

Zoning Review of Reverse Slope Driveway Regulations

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16861.pdf>)

Background Information (City Council)

(November 21, 2008) Transmittal from the North York Community Council, headed "Local Measures to Reduce Basement Flooding in the North York Community Council Area" (PG20.5a)

(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-17582.pdf>)

(November 21, 2008) Transmittal from the North York Community Council, headed "Definition of Boarding or Lodging House - North York Zoning By-law 7625" (PG20.5b)

(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-17583.pdf>)