



REPORT FOR ACTION

Technical Amendments to Zoning By-law 569-2013

Date: October 19, 2017

To: Planning and Growth Management Committee

From: Acting Chief Planner and Executive Director, City Planning Division

Wards: All

SUMMARY

This report proposes technical by-law amendments to Zoning By-law 569-2013 to correct minor typographical errors, zoning labels and mapped zoning boundaries adjustments. The amendments also corrects errors in previously Council enacted Zoning By-law amendment 820-2015, which inadvertently altered the development rights of 35 other properties.

This proposed by-law amendment also addresses changes to the Day Nurseries Act which is now called the Child Care and Early Years Act, and brings Zoning By-law 569-2013 into compliance with that Provincial Act.

RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning recommends that:

1. City Council enact zoning by-law amendments substantially in accordance with Attachments 1 and 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to each zoning by-law amendment as may be required.

FINANCIAL IMPACT

There are no financial impacts associated with the approval of this report.

BACKGROUND

During the Ontario Municipal Board hearing process, there have been a number of technical errors identified by staff and appellants to the Zoning By-law. These errors

include references to previously approved by-laws that were not completely carried forward on all of the lots that made up a development parcel. In some cases, previously approved by-laws were incorrectly applied to lots. This technical amendment corrects and restores those previous permissions granted by Council.

The amendments proposed in this by-law also include clarification and correction of mapping references for specific properties involving the Zoning By-law Map.

The Province replaced the Day Nurseries Act with the Child Care and Early Years Act. The regulation in the new Provincial Act necessitates changes to the definitions for 'Day Nursery' and 'Private Home Daycare' in order to bring the Zoning By-law in compliance with that Provincial legislation.

In addition, corrections are proposed for a small number of minor typographical errors and omissions in Zoning By-law 569-2013 to accurately reflect the regulations and by-law references carried forward from the former general zoning by-laws.

In the process of enacting amendments for new development application, an error was made in Zoning By-law 820-2015, wherein the existing exception on the site was amended to accommodate the new development. Unfortunately, the By-law had the effect of altering the development rights for 35 other properties. This Zoning By-law, in Attachment 2, proposes to repeal by-law 820-2015 and enact a new Zoning By-law that corrects the situation and applies the correct development rights for all these affected properties.

CONTACT

Klaus Lehmann, Acting Manager, Zoning and Committee of Adjustment, City Planning Division, Tel: 416-392-0175, Klaus.Lehmann@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Technical By-law Amendments to Zoning By-law 569-2013
Attachment 2: Draft Technical By-law Amendments to Zoning By-law 820-2015