



REPORT FOR ACTION

Zoning By-law Amendments to Implement Eglinton Crosstown LRT and Finch West LRT - Supplementary Report

Date: June 25, 2018

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: 1, 7, 8, 12, 15, 16, 17, 21, 22, 26, 35, and 37

SUMMARY

At its meeting on June 7, 2018, the Planning and Growth Management Committee held a statutory public meeting to consider amendments to the City of Toronto Zoning By-law 569-2013; former City of Toronto By-law 438-86; former City of York By-law 1-83; former City of North York By-law 7625; former Town of Leaside By-law 1916; former City of Scarborough Employment Districts Zoning By-law 24982; and former City of Scarborough Ionview Community Zoning By-law 9089. Through further review of the draft amendment to the City of Toronto Zoning By-law 569-2013, it has been revealed that one additional exception requires amending. In addition, refinements have been made to the language of several provisions in the draft amendment, and corrections were made to the labelling of one diagram.

This report summarizes the proposed changes to the draft amendment to the City of Toronto Zoning By-law 569-2013. These changes are fully incorporated into a revised draft amendment attached to this report as Attachment 1.

RECOMMENDATIONS

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

1. City Council amend Planning and Growth Management Committee Recommendation 1 by replacing the draft zoning by-law in Attachment 1 to the report (May 23, 2018) from the Chief Planner and Executive Director, City Planning, with the draft zoning by-law in Attachment 1 to this supplementary report.
2. City Council determine that no further notice is required in respect of the revised draft Zoning Bylaw Amendment.

FINANCIAL IMPACT

There are no financial implications to this report.

DECISION HISTORY

At its meeting on June 7, 2018, the Planning and Growth Management Committee held a statutory public meeting to consider amendments to the City of Toronto Zoning By-law 569-2013; former City of Toronto By-law 438-86; former City of York By-law 1-83; former City of North York By-law 7625; former Town of Leaside By-law 1916; former City of Scarborough Employment Districts Zoning By-law 24982; and former City of Scarborough Inview Community Zoning By-law 9089. The Committee adopted staff recommendations as outlined in report PG30.3. The Planning and Growth Management Committee's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.3>

COMMENTS

A detailed review has been completed of the draft amendments to the seven zoning by-laws proposed in PG30.3. Three areas were identified where changes to the draft amendment would be beneficial.

First, typographical errors were found to the labelling of two street names in Diagram 3 of the draft amendment. As well, while the amended zoning label was applied to one of the two properties identified in the diagram, it was omitted from the second property. These errors have been corrected in Attachment 1.

Second, a series of refinements have been made to the language of regulations in the zoning exceptions. These refinements are intended to simplify the language and clarify interpretation of the amending by-law, and to be consistent with current practise in drafting by-laws. The changes do not alter the intent or substance of the draft amendment.

Third, an amendment to an additional exception has been identified as being required for the Eglinton Crosstown LRT project. Exceptions in the City of Toronto Zoning By-law 569-2013 that apply to properties in the Commercial Residential zoning category along Eglinton Avenue were developed in a series as part of the implementation of the Eglinton Connects planning study. All of these exceptions contain a provision that addresses setbacks, from which relief is needed to implement the LRT project. The form of proposed relief is the same for each exception, and is also the same for the exception that was missed. The intent and approach to the draft amendment is not altered by capturing this additional exception.

The proposed refinements to the draft amendment to the City of Toronto Zoning By-law 569-2013 correct errors in the labelling of a diagram, provide clarity for interpretation of the amended regulations, and apply zoning relief to an additional exception consistent

with the relief provided to other similar exceptions. The refinements are incorporated into a revised draft amendment to the City of Toronto Zoning By-law 569-2013 found in Attachment 1 and recommended for approval by City Council.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Amendments to City of Toronto Zoning By-law 569-2013