

Technical Amendments to Zoning By-law 569-2013

Date: November 19, 2019

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report proposes technical amendments to Zoning By-law 569-2013 to correct typographical errors; add, remove or replace words; revise regulations in order to clarify or correct interpretations and update cross-references; make adjustments to zoning and overlay map boundaries; and remove lands from the by-law.

Technical changes are also proposed for site-specific zoning amendments to Zoning By-law 569-2013 to make minor corrections.

All proposed revisions are in keeping with Council's intentions when first approved by Council, and do not affect the substance of the respective by-laws.

RECOMMENDATIONS

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

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

FINANCIAL IMPACT

There are no financial impacts associated with this report.

DECISION HISTORY

Zoning By-law 569-2013, the City's city-wide comprehensive zoning by-law, was enacted on May 9, 2013. During the Ontario Municipal Board (now Local Planning Appeal Tribunal) hearing process and through implementation of the by-law, there have been minor errors identified by staff, appellants to the by-law and the public, requiring periodic technical amendments to restore previous permissions granted by Council.

COMMENTS

On an ongoing basis, the City rectifies technical errors to the mapping and text of Zoning By-law 569-2013. The proposed technical amendments clarify the intent of regulations in the Zoning By-law by correcting typographical errors; adding, removing or replacing words; revising regulations in order to clarify or correct interpretations and update cross-references; adjusting the zoning and overlay map boundaries; and removing lands from the by-law in accordance with the transition protocol established by Council during the preparation of the city-wide zoning by-law. The corrections do not affect the substance of the by-law or the intent of previous decisions.

The technical amendments to Zoning By-law 569-2013 recommended in this report are contained in Attachment 1. Some examples of the type of corrections include:

- A small number of site-specific zoning by-law amendments have minor errors in their text or diagrams that require correcting before they can be consolidated into the text or mapping in Zoning By-law 569-2013;
- Two Major Streets on the Policy Area Overlay Map (Finch Avenue East and Morningside Avenue at their intersection) were not shown in the right alignment;
- The parcel known as 1480 Jane Street was not to be included in Zoning By-law 569-2013, based on the Transition Protocol, and should be removed from the zoning and overlay maps;
- There are references in Exceptions in Chapter 900 of Zoning By-law 569-2013 to other regulations that have been removed due to other amendments, or to prevailing by-laws that are no longer in force, and those references should be removed from these Exceptions to eliminate confusion.
- Exceptions applying to Commercial Residential (CR) zoned lands along Eglinton Avenue East and West, established in accordance with the "Eglinton Connects" project, should be clarified to state that dwelling units are permitted despite the permitted building regulations in the standard CR provisions which permit dwelling units in certain types of buildings if there is a residential FSI in the zone label, whereas FSI is not used in the CR zoning along this part of Eglinton Avenue.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: 2019 Technical Amendment By-law to Zoning By-law 569-2013