

## **Technical Amendments to Zoning By-law 569-2013 and Former City of North York Zoning By-law 7625 relating to 32x and 34 Woolton Crescent**

**Date:** June 2, 2021

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** York South-Weston - Ward 5

### **SUMMARY**

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This report proposes technical amendments to Zoning By-law 569-2013 to correct an error to the zoning by-law and overlay maps relating to 32x and 34 Woolton Crescent. The property at 32x Woolton Crescent is owned by the Toronto and Region Conservation Authority and 34 Woolton Crescent contains a detached house in private ownership. Consistent with the former City of North York Zoning By-law 7625, Zoning By-law 569-2013 zoned 32x Woolton Crescent as RD (Residential Detached) and 34 Woolton Crescent as ON (Open Space Natural); however, based on a recent review, the zone labels for these addresses should have been the reverse when originally applied. The proposed technical amendments will change the zoning of 32x Woolton Crescent from RD to ON and for 34 Woolton Crescent the zoning will change from ON to RD.

A corresponding technical amendment is proposed to the former City of North York Zoning By-law 7625.

### **RECOMMENDATIONS**

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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 authorise the City Solicitor to make such stylistic and technical changes to the Zoning By-law amendments as may be required.

## **FINANCIAL IMPACT**

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There are no financial impacts associated with this report.

## **DECISION HISTORY**

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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 clarify or restore previous permissions granted by City Council.

## **COMMENTS**

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On an ongoing basis, the City rectifies technical errors to the mapping and text of Zoning By-law 569-2013. The corrections do not affect the substance of the by-law.

The owner of 34 Woolton Crescent identified to the City an error in the zoning that applies to their property. Currently, the property is zoned ON (Open Space Natural) in Zoning By-law 569-2013 and O1 (Open Space) in the former City of North York Zoning By-law 7625, whereas the property should be zoned RD (f15.0; a550)(x5) (Residential Detached) and R4 (Fourth Density Residential), respectively. The proposed amendment will permit, in terms of zoning, the existing detached house on the property and be consistent with the zoning that applies to other properties in the surrounding area that are also occupied by detached houses.

The Toronto and Region Conservation Authority have been consulted and have no objection to changing the proposed zoning for 32x Woolton Crescent from RD (f15.0; a550)(x5) to ON under Zoning By-law 569-2013 and R4 to O1 under the former City of North York Zoning By-law 7625.

The amendments will adjust the zoning to accurately reflect the development of the properties and their original zoning at the time of subdivision.

The technical amendments to Zoning By-law 569-2013 and to the former City of North York Zoning By-law 7625 recommended in this report are in Attachment 1.

Planning and Housing Committee recently considered a package of technical zoning amendments at their April 22, 2021 meeting, followed by Council adoption on May 5 and 6, 2021. The owner of 34 Woolton Crescent contacted staff to identify this error well in advance of that agenda deadline; however, staff did not include the zoning amendment in the recent report due to the time required to confirm technical information.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: 32x and 34 Woolton Crescent Technical Amendment By-law to Zoning By-law 569-2013 and former City of North York Zoning By-law 7625