

Revised Draft City-wide Zoning By-law

Date:	October 19, 2012
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2012\Cluster B\PLN\ Pg12083

SUMMARY

On October 12, 2012, the Planning and Growth Management Committee recommended that the draft City-wide Zoning By-law be revised for the purposes of a Statutory Public Meeting to be held in February 13, 2013. Attachment 1 appended to this report is a revised version of the draft City-wide Zoning By-law. The purpose of this report is to submit the revised version of the draft City-wide Zoning By-law to the Committee in order to allow the public opportunity to review its content prior to the Statutory Public Meeting in February 13, 2013.

On October 12, 2012, the Committee directed that the draft City-wide Zoning By-law be revised in accordance the changes in Recommendation 1 of the accompanying staff report dated September 27, 2012. In addition, the Committee directed the Chief Planner and Executive Director, City Planning, prepare a report to the Statutory Public Meeting including recommendations for: separation distances for crematoriums, defining and regulating holistic type establishments and adult entertainment type uses, as well as, the location of and regulations for places of worship.

Financial Impact

There is no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

On June 18, 2012, the Planning and Growth Management Committee had before it a report from the Chief Planner and Executive Director, City Planning attaching the new revised draft City-wide Zoning By-law. The Committee directed that the draft Zoning By-law be made available to the public and that the Chief Planner and Executive Director, City Planning report back to the October 12, 2012 meeting of the Committee with recommended changes to the draft Zoning By-law:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG16.1>

On October 12, 2012, the Planning and Growth Management Committee had before it a report from the Chief Planner and Executive Director, City Planning recommending changes to the draft City-wide Zoning By-law:

<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-50653.pdf>

The Committee adopted the following recommendations in connection with that report:

1. Directed that the draft Zoning By-law be amended to delete the prohibition on paid visitor parking in multi-residential/apartment buildings.
2. Directed the Chief Planner and Executive Director, City Planning, to revise the draft City-wide Zoning By-law in accordance with the changes in Recommendation 1 above and those outlined in the report (September 27, 2012) from the Chief Planner and Executive Director, City Planning.
3. Directed that the revised draft City-wide Zoning By-law be the subject of a Statutory Public Meeting before a special meeting of the Committee to be held in February 2013.
4. Directed the Chief Planner and Executive Director, City Planning, to arrange a public meeting to discuss the matter of separation distance requirements for crematoriums as outlined in the report (September 27, 2012) from the Chief Planner and Executive Director, City Planning, for the purpose of recommending to the Committee any changes to the City-wide Zoning By-law on this subject at the Statutory Public Meeting date.
5. Directed the Chief Planner and Executive Director, City Planning, to work with United Way Toronto, the Tower Renewal Office, Toronto Public Health, Social Development Finance and Administration Division, Economic Development and Culture Division, and other key stakeholders to begin immediately to examine

which Residential Apartment zones of the City would be best suited for application of the new Residential Apartment Commercial zone and report back to the Committee with these findings.

6. Directed the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director of Municipal Licensing and Standards and the City Solicitor, to prepare a further report on the matter of defining holistic type establishments and adult entertainment type uses to better distinguish between them for the purposes of regulating their location within the City.
7. Directed the Chief Planner and Executive Director, City Planning, to hold a working group meeting with the Faith Communities to review the draft Zoning By-law provisions, and to discuss where, and under what conditions places of worship could be located, as well as the performance measures to govern them.
8. Directed the Chief Planner and Executive Director, City Planning, to report through the Official Plan Review on appropriate locations for places of worship; and that the results of the revised Official Plan policies are to be the foundation for the preparation of Zoning By-law zones and performance standards to implement the Official Plan.
9. Directed the Chief Planner and Executive Director, City Planning's staff to attend a meeting of the University of Toronto Liaison Committee to review the concerns of the University of Toronto as it relates to the St. George (downtown) Campus.

ISSUE BACKGROUND

At its October 12, 2012 meeting the Committee recommended that the draft Zoning By-law be revised for the purposes of a Statutory Public Meeting to be held in February 2013.

COMMENTS

The submission of the draft City-wide Zoning By-law at the June 18, 2012 meeting of the Planning and Growth Committee marked the beginning of public consultation. The draft Zoning By-law was made available on the City Clerk's Committee meeting web page, the City Planning Division web page and in print at the four District offices of the City Clerk. In addition, the City Planning Division web page included an electronic version of the Zoning By-law that was capable of providing zoning information on a 'search by address' basis.

Meetings were held on request with individuals and groups representing associations. Four public meetings were held in each of the District offices in the form of an open

house with a presentation and opportunity to ask questions of staff. Staff have also responded to emails and letters to resolve outstanding concerns.

Review of the draft Zoning By-law during the consultation period resulted in changes that were mostly corrective in nature. Some changes were in response to complaints from owners of land or their representatives. The recommended changes were considered necessary to ensure consistency with the intent of the existing zoning by-laws or for clarification to ensure accurate interpretation of the provisions.

Another area of change involves the properties that are not included in the new City – wide Zoning By-law. The Transition Protocol establishes criteria to determine whether sites will be left out of the new Zoning By-law. These sites will have the existing zoning by-law regulations continue to apply to them. The sites are depicted on the Zoning By-law Map with diagonal hatching, the name and number of the existing zoning by-law that applies. These criteria were established in advance in order to ensure fairness and equity in determining which sites are left out of the draft Zoning By-law across the City. There are several criteria but the most challenging to apply is for sites which are currently the subject of a rezoning or site plan application. This is an ever-changing target as new applications are received by the City every day. The draft Zoning By-law Map is current to September 13, 2012. New applications will be continuously reviewed until the draft Zoning By-law is enacted.

With respect to text changes, the October 12, 2012 report summarizes the type of changes made. A red-line version of the text will be prepared and be available on the Zoning By-law Project's web page after the November 8 meeting of the Planning and Growth Management Committee.

The date for Statutory Public Meeting is February 13, 2013. It will be a special meeting of the Planning and Growth Management Committee. The Statutory Public Meeting will be preceded by a Statutory Open House on January 30, 2013.

Further Requests for Changes

The Committee directed that the Chief Planner and Executive Director, City Planning report further on three issues: separation distances for crematoriums, defining and regulating holistic type establishments and adult entertainment type uses, as well as, the location of and regulations for places of worship. These matters will be investigated separately between now and the date of the Statutory Public Meeting. A report with recommended changes to the draft City-wide Zoning By-law will be prepared for the Committee's consideration during the Statutory Public Meeting scheduled for February 13, 2013.

CONTACT

Joe D'Abramo, Director (Acting)
Zoning By-law and Environmental Planning
City Planning Division
Telephone: (416) 397-0251, Fax (416) 392-3821
Email: jdabramo@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Revised version of the City-wide Zoning By-law

[P:\2012\Cluster B\PLN\Pg12083]