

Technical Amendments to By-law 569-2013

Date:	May 29, 2013
To:	Planning and Growth Management Committee
From:	Chief Planner & Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2013\Cluster B\PLN\PGMC\PG13054

SUMMARY

As part of the process of enacting the new City-wide Zoning By-law, the Transition Protocol was established with criteria to determine which properties would be left out of new Zoning By-law. One category in the Protocol refers to sites subject to complete applications for a zoning by-law amendment. Another involves lands subject to complete applications for site plan approval. Due to the time required to produce the Zoning By-law Map for the May 7-10, 2013 meeting of City Council, staff were unable to remove sites that had submitted complete applications just prior to the City-wide Zoning By-law enactment on May 9, 2013.

This report proposes technical amendments to remove lands from Zoning By-law 569-2013 that were subject to complete applications and met the Transition Protocol criteria, but were not removed prior to Council enactment. In addition, the correction of a small number of minor typographical errors is recommended through this amending by-law.

RECOMMENDATIONS

1. City Council enact the zoning by-law amendment 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 amendment as may be required.

Financial Impact

There is no financial impact associated with approval of this report.

ISSUE BACKGROUND

In preparing the City-wide Zoning By-law, the Transition Protocol was established and the commitment was made to remove properties from the new Zoning By-law that were subject to complete applications for zoning by-law amendment and site plan approval prior to its enactment. Consistent with this Protocol, properties were removed from the draft Zoning By-law until approximately two weeks before the May 7-10 City Council meeting. Additional complete applications were submitted while the Zoning By-law document was printed for Council. Staff were unable to remove the subject properties from the Zoning By-law Map. It is proposed that those properties that met the Transition Protocol requirements now be removed from By-law 569-2013, so that the applications may proceed under the former general zoning by-laws in keeping with the Transition Protocol.

In addition, corrections to a small number of minor typographical errors and omissions in the new Zoning By-law are recommended to accurately reflect the regulations in the former general zoning by-laws.

CONTACT

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Zoning By-law and Environmental Planning
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SIGNATURE

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

ATTACHMENTS

Attachment 1 - Amendments to Zoning By-law 569-2013

[P:\2013\Cluster B\PLN\PG13054]

Attachment 1 – Amendments to Zoning By-law 569-2013

Authority: Planning and Growth Management Committee ~ as adopted by City of Toronto Council
on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To technically amend Zoning By-law No. 569-2013, as amended,
with respect to the removal of lands from the By-law that meet Transition Clause 2.1.3**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

(1) In accordance with the City of Toronto Transition Protocol, By-law 569-2013, be amended as follows to remove from By-law 569-2013 the following lands known as:

- (A) 731 Eastern Avenue, and outlined by a thick black line on Schedule 1;
- (B) 1185 Martin Grove Road, and outlined by a thick black line on Schedule 2;
- (C) 107 Woodbine Downs Boulevard, and outlined by a thick black line on Schedule 3;
- (D) 250-256 Royal York Road & 8-10 Drummond Street, and outlined by a thick black line on Schedule 4;
- (E) 87 Petman Avenue, and outlined by a thick black line on Schedule 5;
- (F) 55 Denison Road East, and outlined by a thick black line on Schedule 6;
- (G) 270 Ryding Avenue, and outlined by a thick black line on Schedule 7;
- (H) 1450 St. Clair Avenue West, and outlined by a thick black line on Schedule 8;
- (I) 1830 Ellesmere Road, and outlined by a thick black line on Schedule 9;
- (J) 1840 Birchmount Road, and outlined by a thick black line on Schedule 10;

- (K) 1296 Kennedy Road, and outlined by a thick black line on Schedule 11;
- (L) 117-129 Roselawn Avenue, and outlined by a thick black line on Schedule 12;
- (M) 5830 Bathurst Street, and outlined by a thick black line on Schedule 13;
- (N) 387-403 Bloor Street East and 28 Selby Street, and outlined by a thick black line on Schedule 14;
- (O) to 19-21 Ossington Avenue, and outlined by a thick black line on Schedule 15;
- (P) 3292 Bayview Avenue, and outlined by a thick black line on Schedule 16;
- (Q) 595 Bay Street, and outlined by a thick black line on Schedule 17;
- (R) 137 Queens Plate Drive, and outlined by a thick black line on Schedule 18;
- (S) 2849-2857 Islington Avenue, and outlined by a thick black line on Schedule 19;
- (T) 2933 Sheppard Ave. E., and outlined by a thick black line on Schedule 20;
- (U) 121 Railside Rd., and outlined by a thick black line on Schedule 21;
- (V) 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Court, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Rane Avenue, and outlined by a thick black line on Schedule 22;
- (W) 124 Belsize Rd., and outlined by a thick black line on Schedule 23;
- (X) 1 Scarsdale Rd., and outlined by a thick black line on Schedule 24;

(2) Add the following exceptions, 900.3.10 (1462), 900.4.10(336), and 900.5.10(352) with the following wording in each:

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing sections.

Site Specific Provisions:

(A) The maximum **floor space index** for a **lot** containing a **dwelling unit** in a permitted **building** type is:

- (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the lot area is 408 square metres to 697 square metres; and
- (iii) 0.4 if the lot area is more than 697 square metres.

Prevailing By-law and Prevailing Sections: (None Apply)

(3) Change the reference from 30.5.1.10(2) to 30.5.1.10(3) in Article 900.10.10 Exception 271.

(4) In exceptions 900.11.10 (832), (842), (844), (898), (900), (901), (903) and (905), change the reference from 40.5.1.10(2) to 40.5.1.10(3).

(5) In exception 900.11.10 (549), add the following wording:

(E) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of enclosed malls used for walkways purposes shall not exceed 40% of the area of the **lot**.

(6) In exceptions 900.20.10 (9) and (183), change the reference from 60.20.20.100(15) to 60.20.20.100(10)

(7) In exception 900.20.10 (55), change the reference from 60.10.20 to 60.20.20.

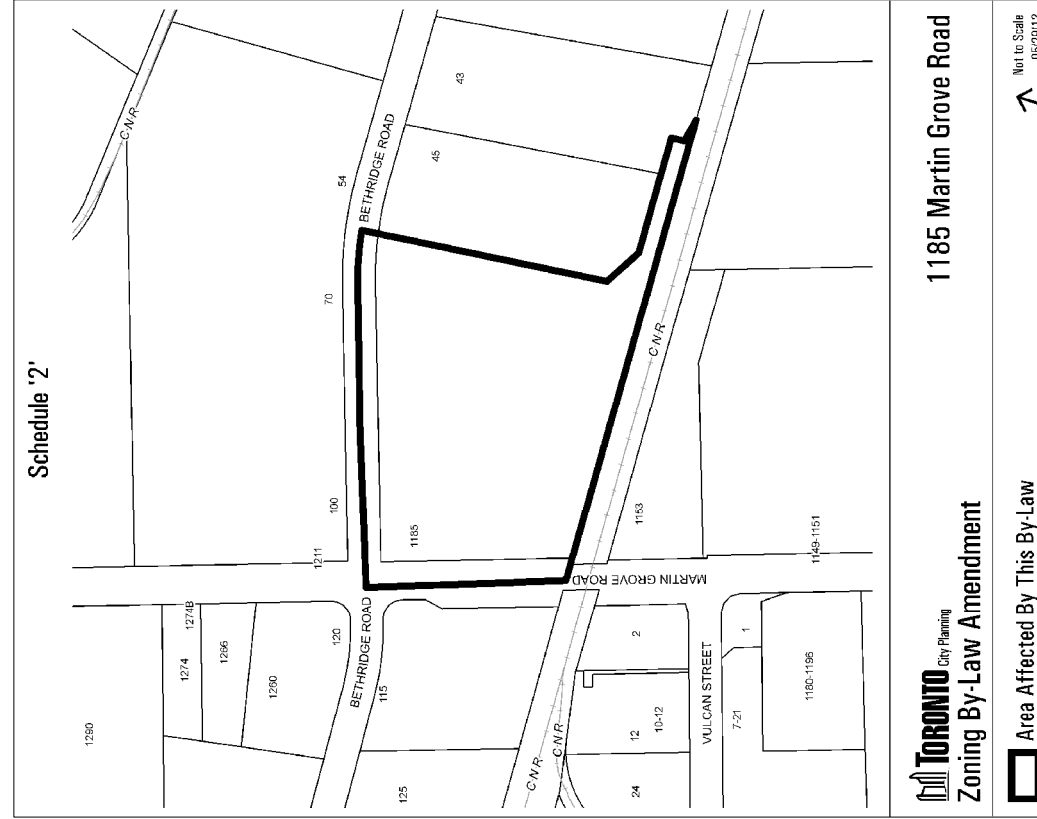
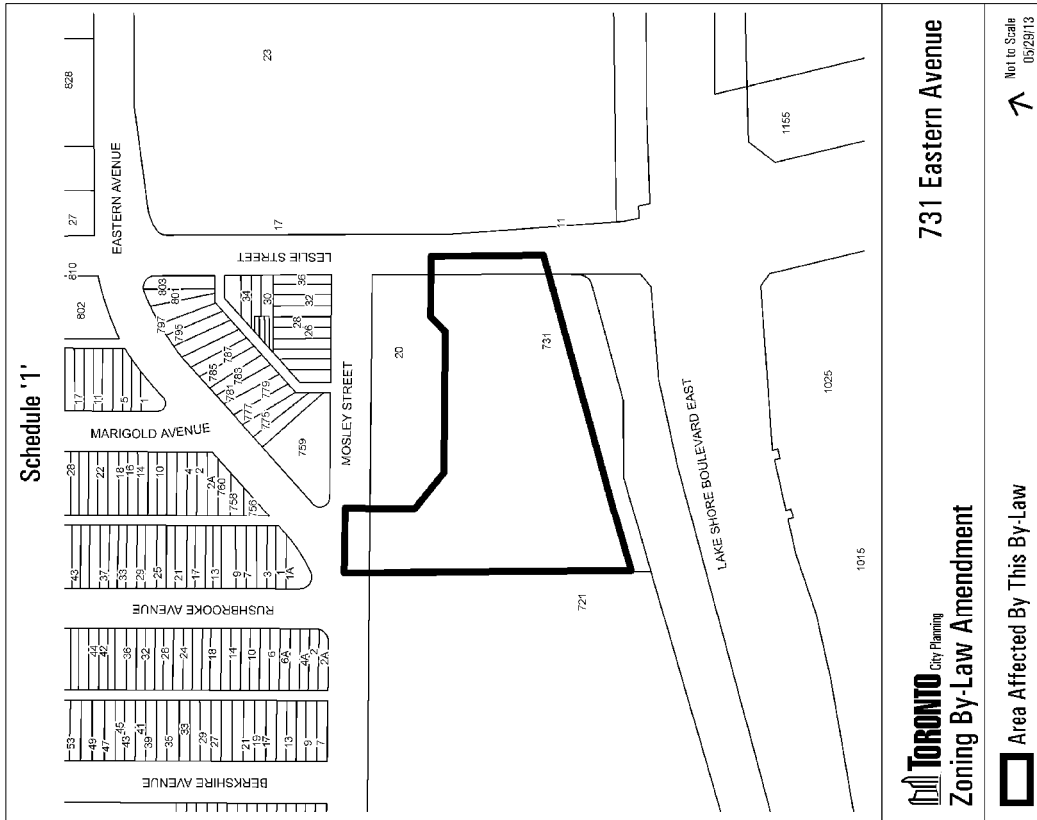
(8) In exception 900.20.10 (205), remove the following words:
"if they comply with Section 150.200 of this By-law".

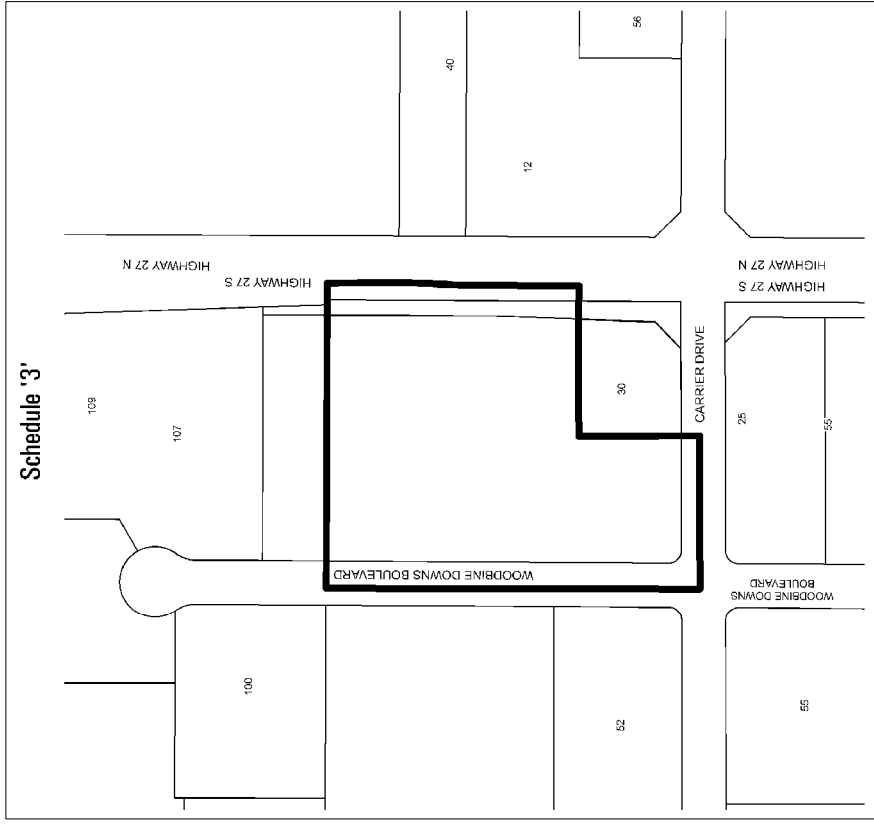
(9) In exception 900.21.10 (1), under Site Specific Provisions, delete "(A)" and re-letter "(B)" to "(A)".

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk



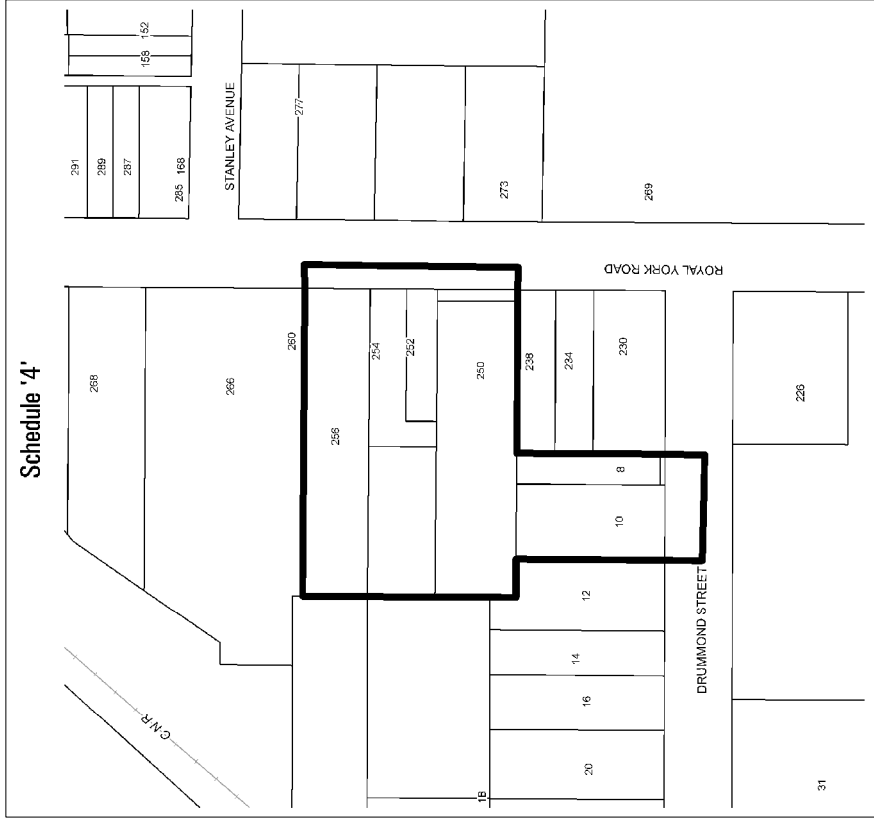


Schedule '3'

Toronto City Planning
Zoning By-Law Amendment
107 Woodbine Downs Boulevard

Area Affected By This By-Law

Not to Scale
 05/29/13

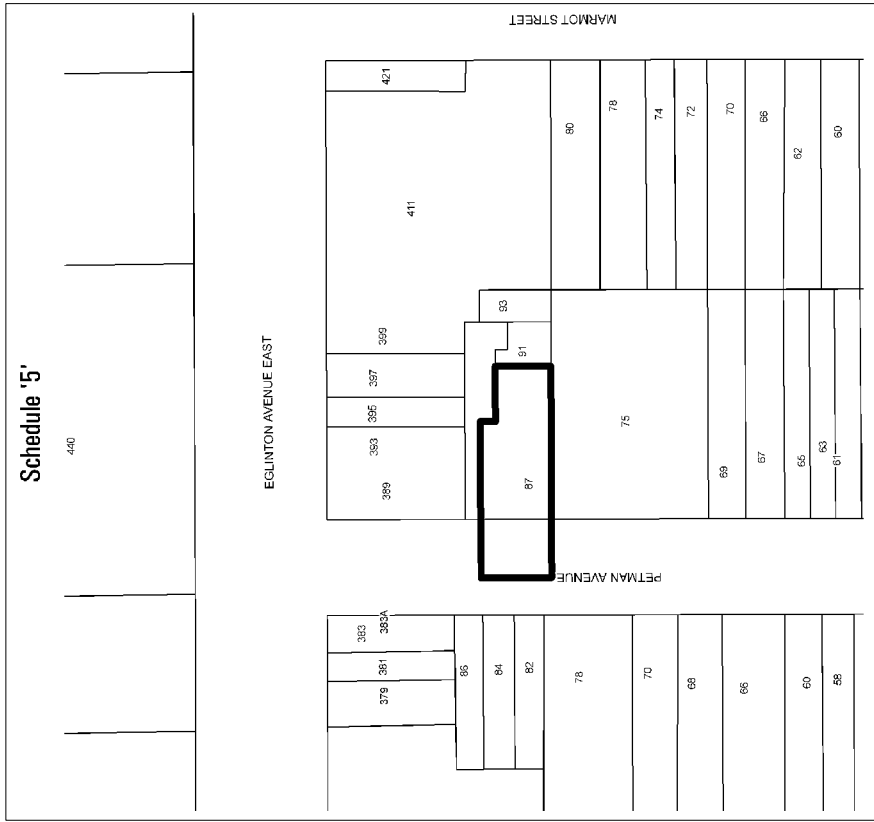


Schedule '4'

Toronto City Planning
Zoning By-Law Amendment
**250-256 Royal York Road and
 8-10 Drummond Street**

Area Affected By This By-Law

Not to Scale
 05/29/13

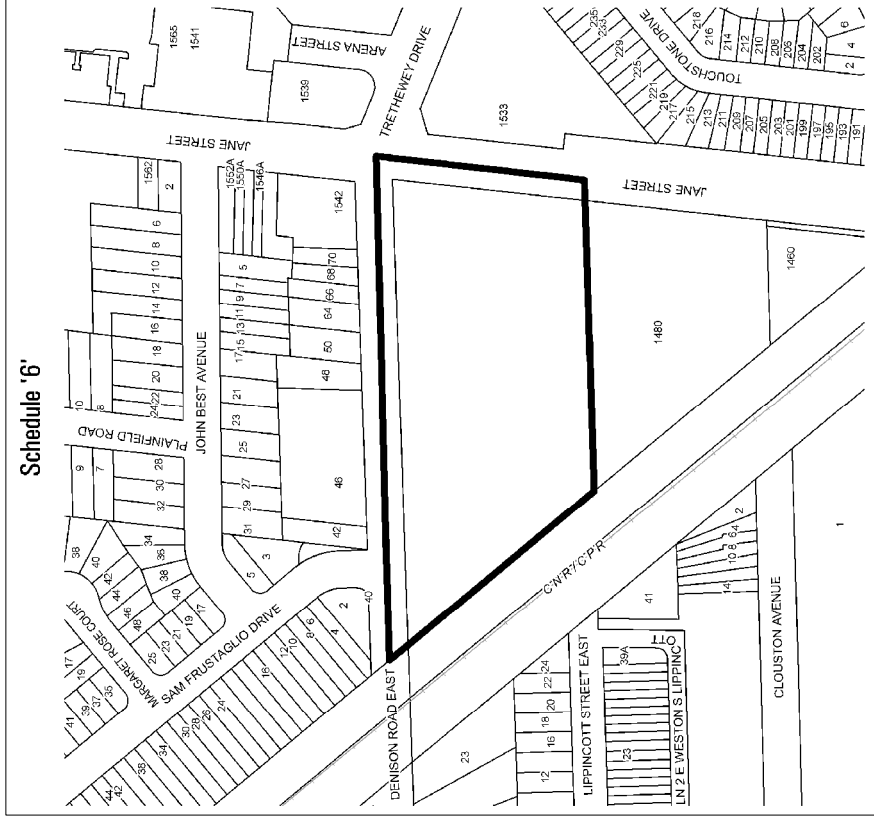


Toronto City Planning
Zoning By-Law Amendment

87 Petman Avenue

Area Affected By This By-Law

Not to Scale
05/29/13



Toronto City Planning
Zoning By-Law Amendment

55 Denison Road East

Area Affected By This By-Law

Not to Scale
05/29/13



Schedule '7'

Toronto City Planning
Zoning By-Law Amendment
270 Ryding Avenue

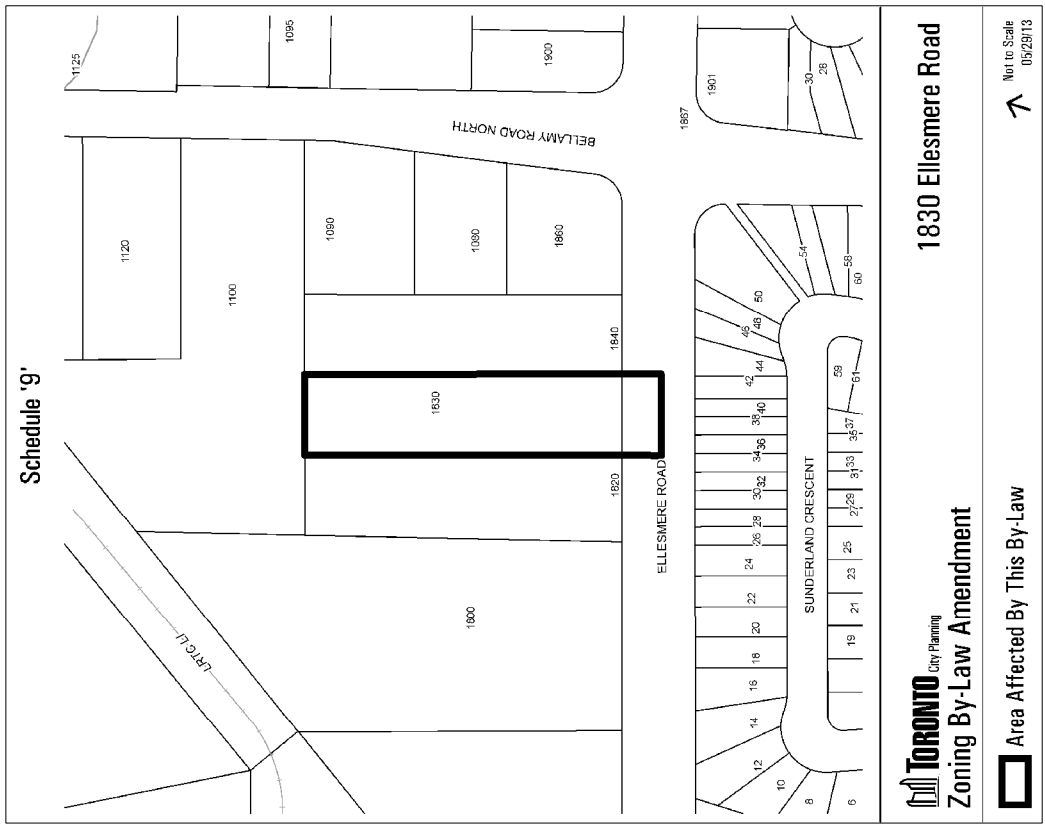
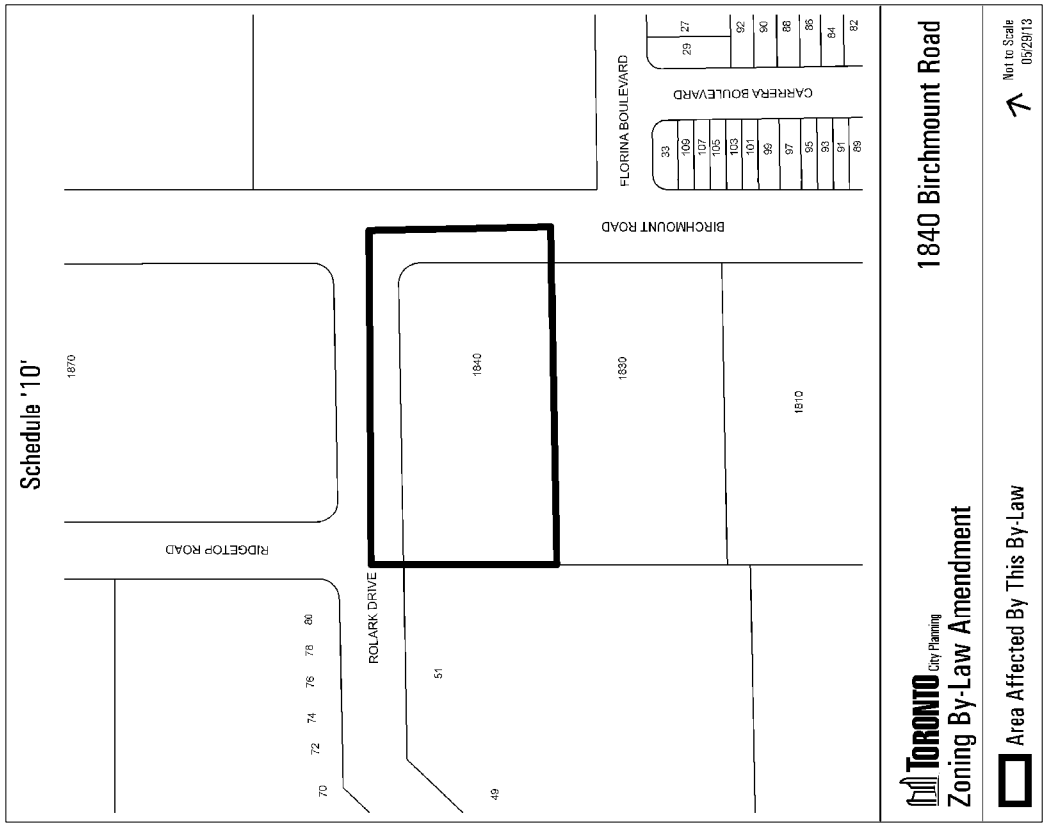
Area Affected By This By-Law
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 05/29/13

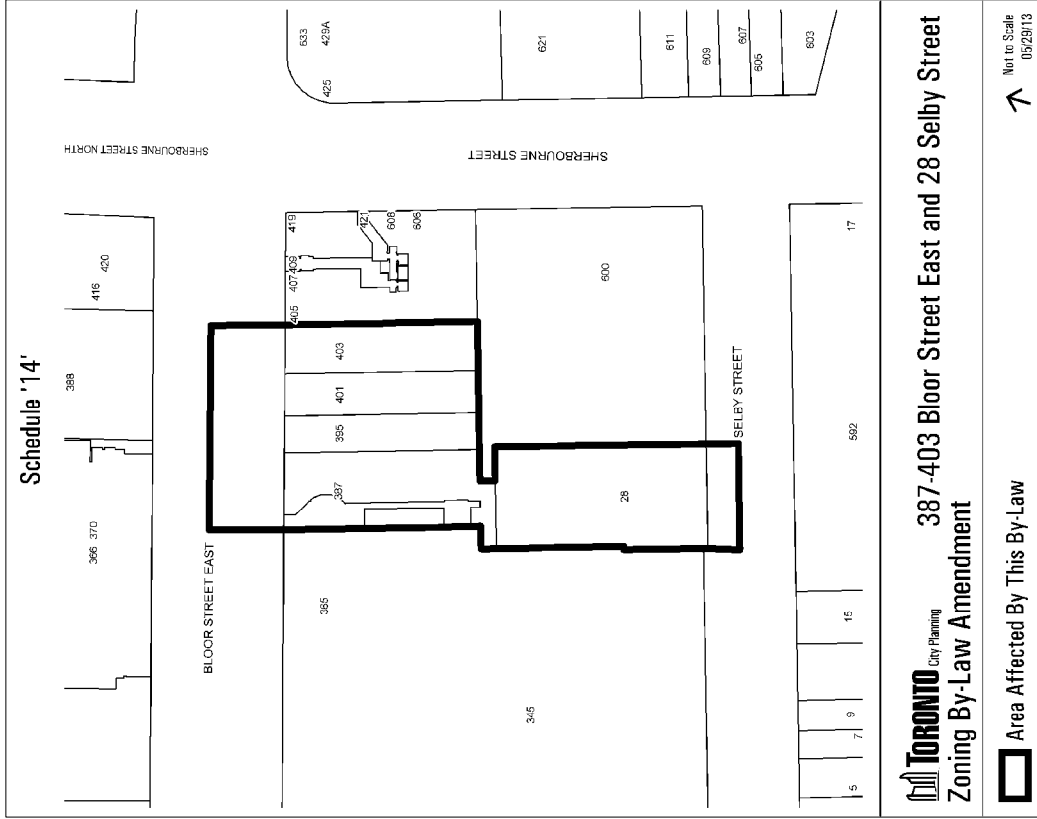
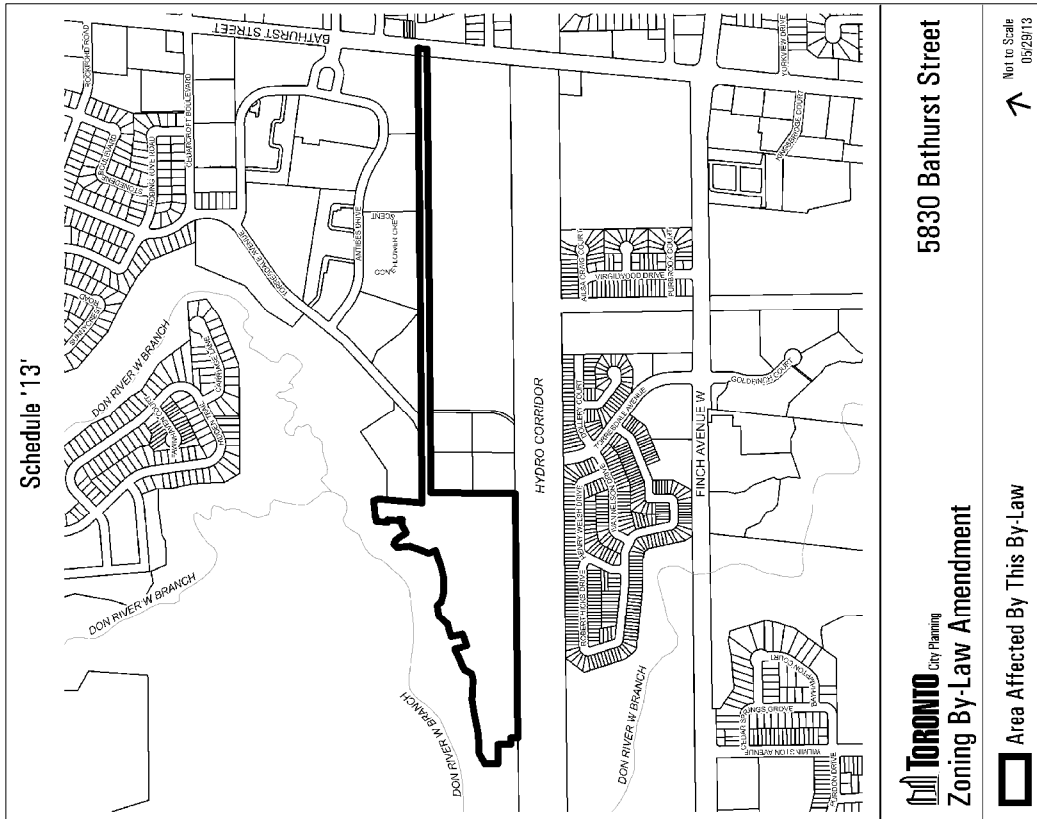


Schedule '8'

Toronto City Planning
Zoning By-Law Amendment
1450 St. Clair Avenue West

Area Affected By This By-Law
 Not to Scale
 05/29/13





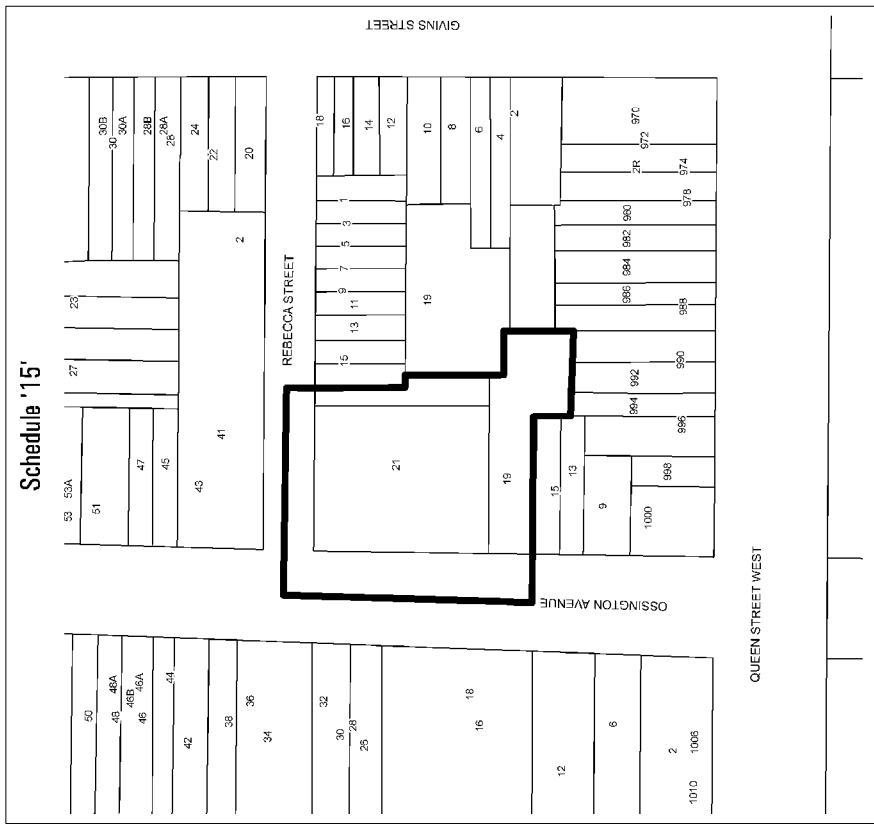


Toronto City Planning
Zoning By-Law Amendment

3292 Bayview Avenue

Not to Scale
05/23/13

Area Affected By This By-Law

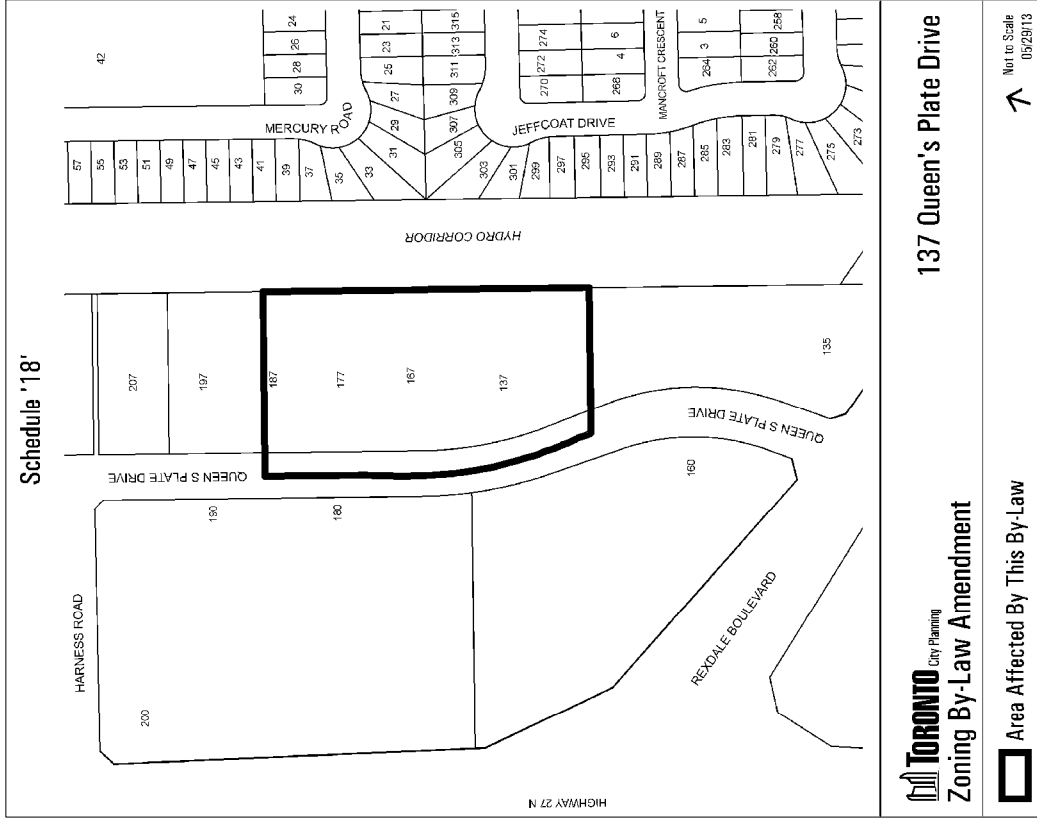
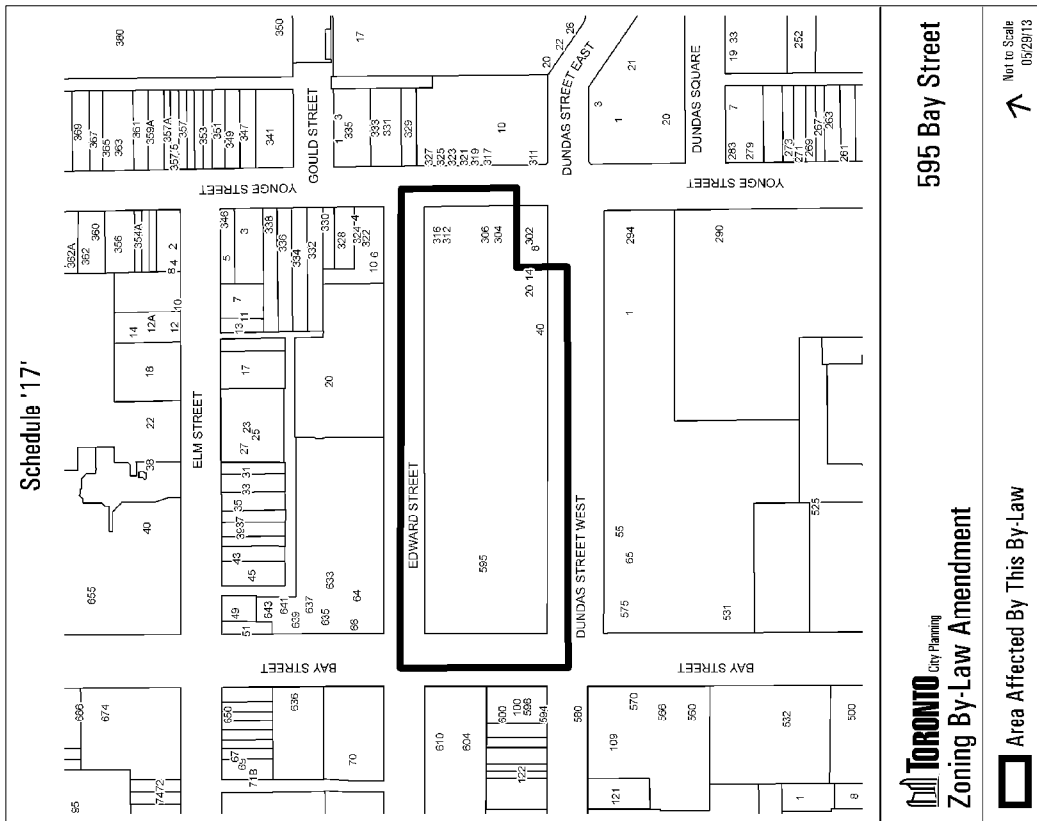


Toronto City Planning
Zoning By-Law Amendment

19-21 Ossington Avenue

Not to Scale
05/23/13

Area Affected By This By-Law



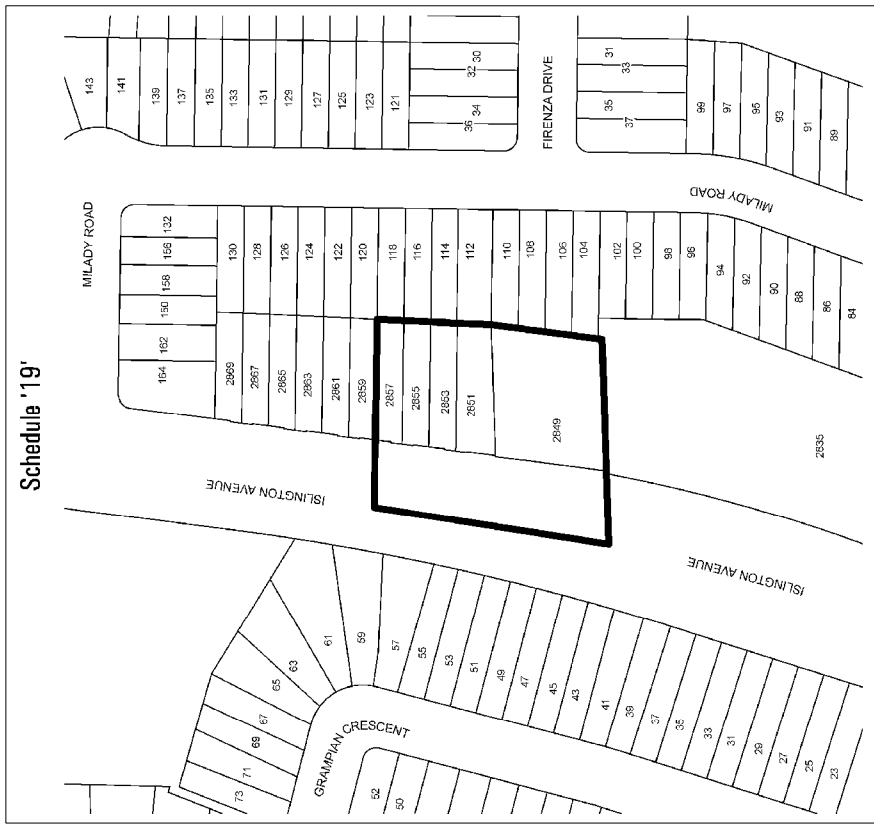


Toronto City Planning
Zoning By-Law Amendment

2933 Sheppard Avenue East

Area Affected By This By-Law

Not to Scale
05/29/13



Toronto City Planning
Zoning By-Law Amendment

2849-2857 Islington Avenue

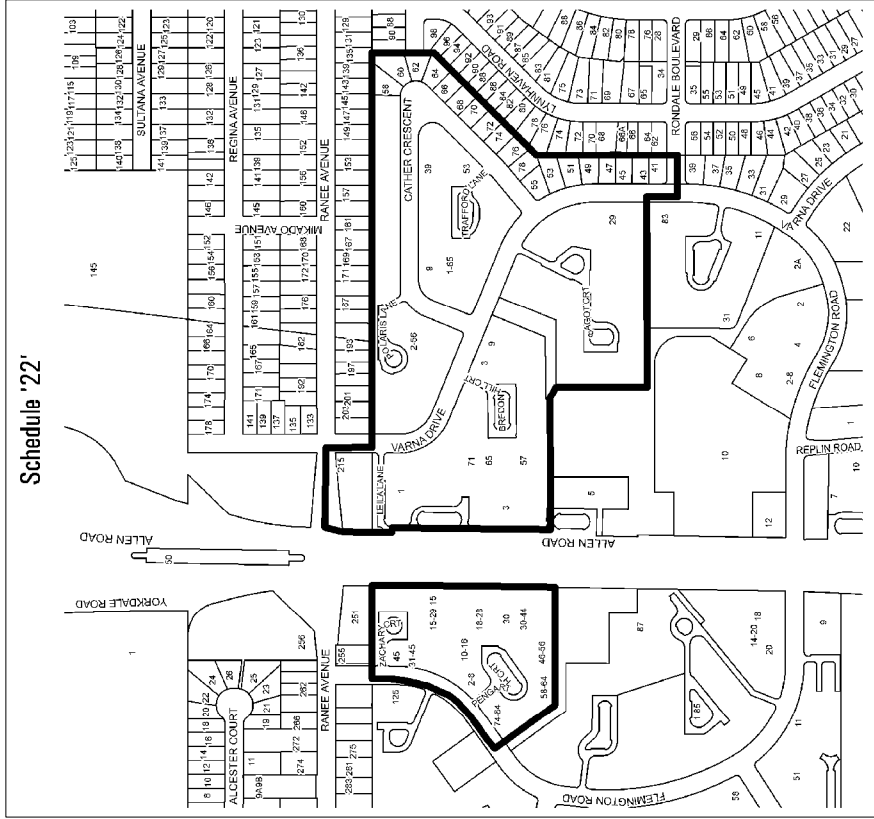
Area Affected By This By-Law

Not to Scale
05/29/13



Toronto City Planning
Zoning By-Law Amendment
121 Railside Road

Area Affected By This By-Law
 Not to Scale
 05/29/13



Toronto City Planning
Zoning By-Law Amendment
**1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive,
 1-78 Cather Court, 1 Leila Lane, 1-11 & 15-45 Zachary Court
 and 215-251 Raneze Avenue**

Area Affected By This By-Law
 Not to Scale
 05/29/13

