

Pam McConnell



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Re: PG29.1 Technical Amendments to By-law 569-2013 (Ward All - Statutory: Planning Act, RSO 1990)

To the Chair and Members of the Planning and Growth Management Committee:

Under the new City of Toronto Comprehensive Zoning By-law 569-2013, Section 150.50.50.10 (A) and (B), a lot containing a Places of Worship is required to provide:

- (A) a minimum 1.5 metre wide strip of **soft landscaping** along the entire length of each **side lot line** and **rear lot line**; and
- (B) the area of the **front yard** that is not used for **vehicle** access must be **landscaping** and a minimum of 75% of the required **front yard landscaping** must be **soft landscaping**;

It is my understanding that these new provisions were not previously applied to Commercial Residential zones (CR) in the former zoning by-law applying to properties in the former City of Toronto, City of Scarborough and Borough of East York and as a result create a hardship for places of worship wishing to establish in existing building stock in these areas.

This motion relaxes the existing zoning requirements and will not impose a new more restrictive regulation on any property.

The technical amendment already before Planning and Growth Management Committee PG29.1, proposes an amendment for schools to address a similar landscaping requirement that created a similar hardship for schools wishing to locate in existing buildings or in the CR zone.

RECOMMENDATION

1. That the following be added as a technical amendment to by-law 569-2013.

Add regulation 150.50.50.11 entitled 'Landscaping Exemptions' so that it reads:

150.50.50.11 Landscaping Exemptions

- (1) Landscaping Exemptions - Existing Buildings, CR and CRE Zones

The requirements of regulation 150.50.50.10(1) do not apply:

- (A) to a **lawfully existing building**; or
- (B) to a **building** in the CR zone or CRE zone.

Sincerely,

Pam McConnell