December 4, 2014

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