TORONTO

REPORT FOR ACTION

Technical Amendments to By-law 569-2013

Date: January 23, 2017
To: Planning and Growth Management Committee
From: Chief Planner and Executive Director, City Planning Division
Wards: All

SUMMARY

This report proposes amendments to Section 200.15 of Zoning By-law 569-2013 to implement changes to the accessible parking regulations to ensure the by-law regulations are consistent with the Provincial Accessibility for Ontarians with Disabilities Act and amending Regulation 191/11.

This report also proposes technical by-law amendments to correct minor typographical errors, zoning labels and mapped zoning boundaries adjustments. The amendments also correct formatting errors in previously enacted Council amendments to By-law 569-2013 that prevent the consolidation of those amendments into 569-2013.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council enact zoning by-law amendments substantially in accordance with Attachments 1 and 2.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to each zoning by-law amendment as may be required.

3. City Council determine that no further notice is to be given in respect of the proposed by-law amendments.

FINANCIAL IMPACT

There are no financial Impacts associated with the approval of this report.

BACKGROUND

The City is committed to ensuring that the requirements of the 'Ontarians with Disabilities Act' (ODA) and the 'Accessibility for Ontarians with Disabilities Act' (AODA) are reflected in the policies of the City and the City's zoning by-law. This report proposes amendments to Section 200.15 of zoning By-law 569-2013, to reflect the updated initiatives of the Province to address the accessibility needs of those with disabilities. The changes proposed are required to ensure that appropriate sized and located accessible parking spaces are provided on a go forward basis through the zoning by-law.

Preparation of By-law 569-2013 required the interpretation of zoning boundaries and the regulations that were associated with them. On an ongoing basis as mapping errors of zone boundaries or application of zoning regulations are identified, the City is committed to rectifying these matters.

In addition, during the preparation of amendments to By-law 569-2013 typographically, formatting and stylistic errors, which prevent the contents of a by-law from being properly implemented and incorporated into the parent By-law 569-2013 have occurred. This report proposes corrections to those occurrences to enable that the by-laws may be properly incorporated into By-law 569-2013. These changes include changing references to (a) with (i) as shown in Attachment 2 Item 7 and correcting exceptions references so that the exception is placed in the correct zone as done in Attachment 2, Items 8 and 9.

CONTACT

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SIGNATURE

Jennifer Keesmaat, M.E.S, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft By-law Amendments 569-2013 - Accessible Parking
Attachment 2: Draft Technical By-law Amendments 569-2013

Attachment 1: Draft By-law Amendments 569-2013 - Accessible Parking

Authority: Planning and Growth Management Committee Item PGXX.X, as adopted by City of Toronto Council on Month Date, 2016

CITY OF TORONTO

Bill No.

BY-LAW -2016

To amend Zoning By-law 569-2013, as amended, with respect to changes to the Accessible Parking Space Requirements.

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 enacts:

(1) By-law 569-2013 as amended is further amended by deleting Section 200.15 Accessible Parking and replacing it with the following so that it reads:

200.15 Regulations Applying to Accessible Parking Spaces

200.15.1 General

(1) Accessible Parking Space Dimensions

An accessible **parking space** must have the following minimum dimensions as shown on Diagram 1 of by-law [clerks to insert]:

(A) length of 5.9 metres;
(B) width of 3.4 metres; and
(C) vertical clearance of 2.1 metres.

(2) Accessible Parking Space Dimensions - Parallel Parking Space

The minimum dimensions of an accessible **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided is shown on Diagram 2 of by-law [clerks to insert]:

(A) length of 7.1 metres;
(B) width of 2.6 metres; and
(C) vertical clearance of 2.1 metres.

(3) The entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of by-law [clerks to insert]

(4) Location of Accessible Parking Spaces
Accessible **parking spaces** must be the **parking spaces** located:

(A) closest to an accessible barrier free main pedestrian access to a **building**; and

(B) at the same level as the accessible barrier free main pedestrian entrance to the **building**.

200.15.1.5 Interpretation

(1) Meaning of Accessible
For the purpose of Section 200.15, 'accessible' means free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11

200.15.10 Parking Rate

(1) Parking Rates - Accessible Parking Spaces
Clearly identified off **street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, if the total **parking space** requirement is 5 or more, must comply with the following:

(A) if the number of required **parking spaces** is less than 13, a minimum of 1 **parking space** must comply with all regulations for an accessible **parking space** in Section 200.15;

(B) if the number of required **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must comply with all regulations for an accessible **parking space** in Section 200.15; and

(C) if the number of required **parking spaces** is more than 100, a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with all regulations for an accessible **parking space** in Section 200.15.

(2) Accessible Parking Space Requirement for Medical Office and Clinics
A minimum of 10% of the required **parking spaces** for a medical office or clinic established after February 28, 2017, must comply with all regulations for an accessible **parking space** in Section 200.15 and any accessible **parking spaces lawfully existing** on the **lot** must be retained.

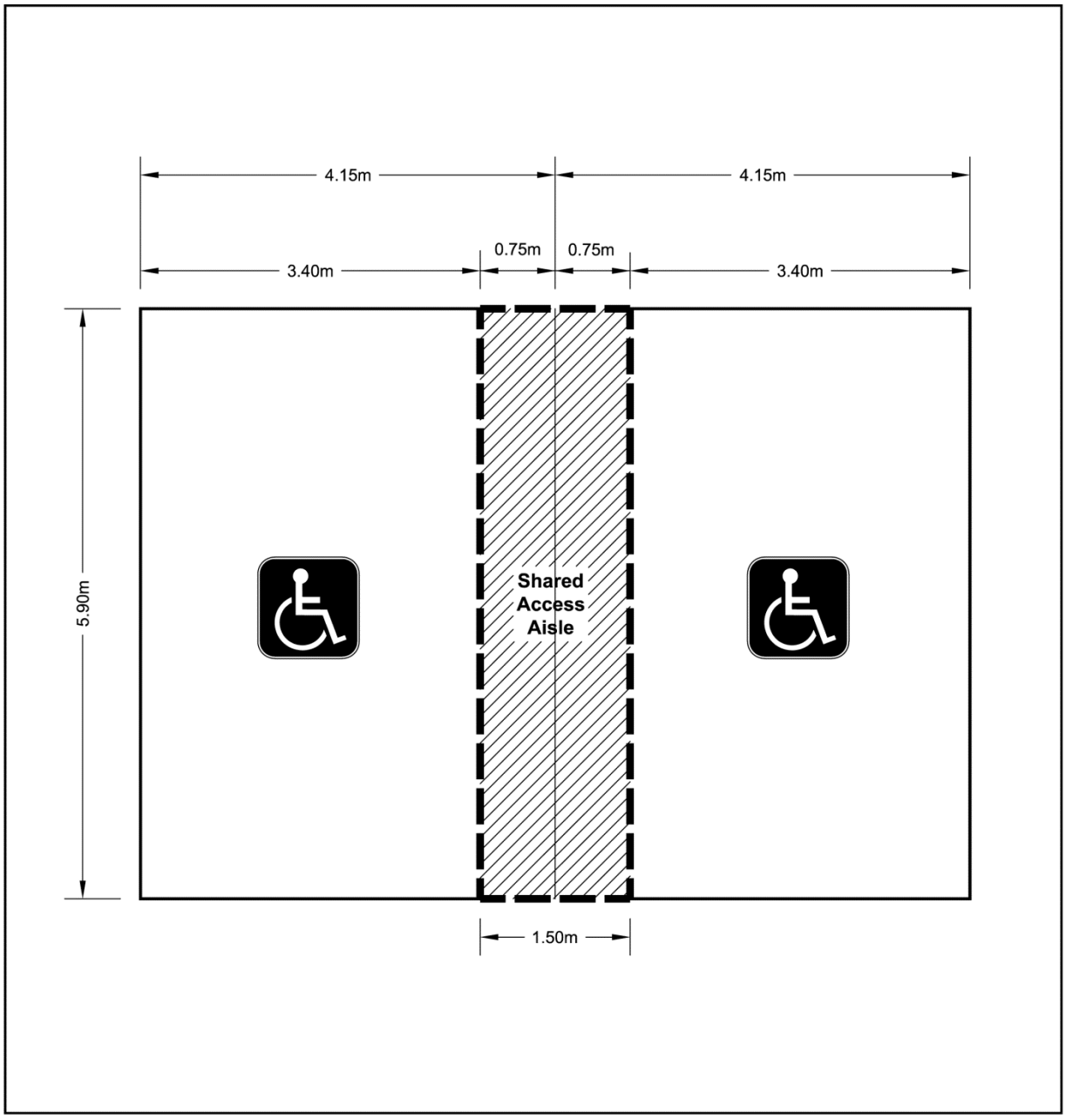
Enacted and passed on **(leave blank - clerk to insert the date)**, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Diagram 1: Accessible Parking Space Layout

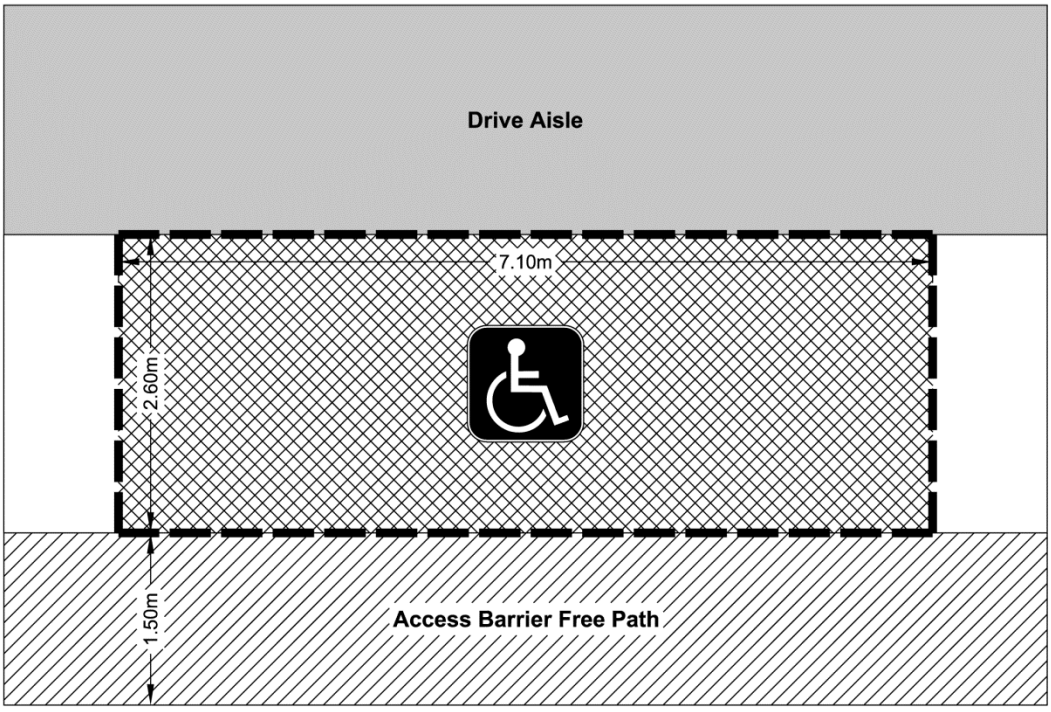


TORONTO City Planning
Diagram 1

Accessible Parking Space Layout

City of Toronto By-Law 569-2013
Not to Scale
1/11/17

Diagram 2: Accessible Parallel Parking Space Layout



TORONTO City Planning
Diagram 2

Accessible Parallel Parking Space Layout

City of Toronto By-Law 569-2013
Not to Scale
1/11/17

Attachment 2: Draft Technical By-law Amendments 569-2013

Authority: Planning and Growth Management Committee Item PGXX.X, as adopted by City of Toronto Council on Month Date, 2017

CITY OF TORONTO

Bill No.

BY-LAW -2017

To technically amend Zoning By-law 569-2013, as amended, with respect to the correction of typographical errors and omissions and to correct mapping errors and omissions,
and
To technically amend Zoning By-laws 559-2014, 1004-2014, 1062-2014, 109-2015(OMB), 387-2015, 778-2015, 785-2015, 798-2015, 1353-2015, 1173-2015, 240-2016 and 383-2016(OMB), as amended, to correct typographical and mapping errors and omissions.

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 enacts:

1. By-law 559-2014, as amended, is further amended as follows:

   (A) In section 26 replace the wording,
   'Create a new Exception 900.6.10(5) so that it reads:
   Exception RM 5'

   with the following, so that it reads;

   'Create a new Exception 900.6.10(50) so that it reads:
   Exception RM 50'

   (B) On Schedule 30, of by-law 559-2014, amend the zone label on the lands shown from 'RM (au199) (x5)' to ' RM (au199) (x50)'

   (C) In section 50 replace the wording,
   'so that it reads; RD (f12.0; a360; d0.4)'

   with the following, so that it reads;
   'so that it reads; RD (f12.0; a370; d0.4)'

2. By-law 1004-2014, as amended, is further amended by replacing in section 5(B) the words 'and identified as Area 'B' ', so that it reads:

'(B) removing the lot coverage label '35 %' on the lands subject to this By-law, as shown on Diagram 2 attached to this By-law.'

3. By-law 1062-2014, as amended, is further amended by replacing in section 4 the words:

'The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions:'

with the following so that it reads;

'The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:'

4. By-law 109-2015(OMB), as amended, is further amended:

(A) By replacing in section 3 the reference to 'RS (x33)' with 'RS (x36)', so that it reads:

' Zoning By-law 569-2013, as amended, is further amended, by amending the zone label on the Zoning By-law Map in Section 990.10 for the lands outlined by heavy black lines to RS (x36), as shown on Diagram 2 attached to this By-law.';

(B) By replacing in section 4 the introductory wording,

'Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10 Exception Number 33, so that it reads:
Exception RS 33'

with the following wording, so that it reads:

'Zoning By-law. 569-2013, as amended, is further amended by adding Article 900.4.10 Exception Number 36 so that it reads:
Exception RS 36';

(C) By replacing on Diagram 2 of by-law 109-2015(OMB) the zone label 'RS (x33)' with the zone label 'RS (x36)'.

5. By-law 387-2015, as amended, is further amended by replacing in section 13 the words 'Article 900.3.10' with the words 'Article 900.4.10'.

6. By-law 778-2015, as amended, is further amended by extending the zoning boundary shown on Diagram 1 of By-law 778-2015, to the centreline of Symes Road.

7. By-law 785-2015, as amended, is further amended as follows:

(A) In section 4 sub-section (C) replace '(a)' with '(i)' and replace '(b)' with '(ii)';

(B) In section 4 sub-section (M) replace '(a)' with '(i)' and replace '(b)' with '(ii)';

(C) In section 4 sub-section (N) replace '(a)' with '(i)' replace '(b)' with '(ii)' and replace the '(c)' with '(iii)';

(D) In section 4 sub-sections (E), (F), (H) and (I) add the words 'of By-law 785-2015' after the words 'Diagram 5';

(E) In section 4 sub-section (L) add the words 'of By-law 785-2015' after the words 'Diagram 4'; and

(F) In section 4 sub-section (N), as amended in accordance with (C) above, apply bold lettering to the words 'loading space' in every instance, so that it reads:

(N) One **loading space** must be provided on the **lot** in compliance with the following:

(i) A minimum length of 13.0 metres;

(ii) A minimum width of 4.0 metres; and

(iii) A minimum vertical clearance of 6.1 metres over at least the first 8.0 metres of the **loading space** measured from the end of the **loading space** opposite the entrance to it, and a vertical clearance of at least 4.3 metres over the balance of the **loading space**.

8. By-law 798-2015, as amended, is further amended by replacing in section 4, the words 'Article 900.6.10' with the words 'Article 900.7.10'.

9. By-law 1353-2015, as amended, is further amended by replacing in section 11, the reference to '60.40.10.100' with '60.40.20.100'.

10. By-law 1173-2015, as amended, is further amended as follows:

(A) On Diagram 2, extend the boundary of the zone label to the centre line of Yonge Street and Hillsdale Avenue;
(B) On Diagram 3, extend the boundary of Policy Area 3 (PA3) to the centre line of Yonge Street and Hillsdale Avenue;
(C) On Diagram 4, extend the boundary of Height (HT 16.0) to the centre line of Yonge Street and Hillsdale Avenue;
(D) On Diagram 5, extend the boundary of Rooming House (B3) to the centre line of Yonge Street and Hillsdale Avenue.

11. By-law 240-2016, as amended, is further amended by replacing in section 8 the reference to '90012.10' with '900.12.10'.

12. By-law 383-2016(OMB), as amended, is further amended by deleting the zone label on Diagram 2 and replacing it with the zone label 'CR2.5 (c2.0;r1.5) ss2 (x1605)'.

13. By-law 569-2013, as amended, is further amended in Article 900.7.10 Exception Number 73, under the heading 'Prevailing By-laws and Prevailing Sections', by replacing the reference to '1984' with '1993-84' in regulation (A), so that it reads:

    (A) Former City of Etobicoke by-laws 1993-84 and 1524.

14. By-law 569-2013, as amended, is further amended in Article 900.11.10 Exception Number 1160, under the heading 'Site Specific Provisions', by deleting the words '(None Apply)' and adding regulation (A), so that it reads:

    (A) These **premises** must comply with Exception 900.11.10(2).

15. By-law 569-2013, as amended, is further amended in Article 900.4.10 Exception Number 100, under the heading 'Site Specific Provisions', by deleting the contents of regulation (C) and replacing it with the following so that it reads:

    (C) If a **lot** or **lots** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
    (i) the minimum **lot frontage** is 12.0 metres;
    (ii) the minimum **lot area** is 371 square metres; and
    (iii) the minimum **building setback** from a **side lot line** is 0.3 metres;

16. By-law 569-2013, as amended, is further amended for the lands identified on Schedule 1 of this by-law, by a heavy black outline as follows:

    (A) Amend the zone label on the Zoning By-law Map in Section 990.10, so that it reads 'RD (f15.0; a550) (x5)',

    (B) Amend the Height Overlay Map in Section 995.20, so that it reads 'HT 10.0, ST 2', and

    (C) Amend the Lot Coverage Overlay Map in Section 995.30, so that it reads '35'.

17. By-law 569-2013, as amended, is further amended for the lands identified on ,ule 2 of this by-law by a heavy black outline by changing the zone label on the Zoning By-law Map in Section 990.10 from 'RD (x1455)' to 'RD (f15.0; a550) (x5)'.

18. By-law 569-2013, as amended, is further amended for the lands identified on Schedule 3 of this by-law, by a heavy black outline by changing the label on the Lot Coverage Overlay Map in Section 995.30 from '30' to '25'.

19. By-law 569-2013, as amended, is further amended as follows:

(A) In Article 900.3.10 Exception Number 76, Exception Number 77, Exception Number 971, and Exception Number 973, under the heading 'Site Specific Provisions' delete the contents of regulation (C) and replace it with the following so that it reads:

'(C) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or
(ii) 6 metres;'

(B) In Article 900.3.10 Exception Number 69, Exception Number 501, Exception Number 912, Exception Number 913, Exception Number 972, and Exception Number 1000, under the heading 'Site Specific Provisions' delete the contents of regulation (D) and replace it with the following so that it reads:

'(D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or
(ii) 6 metres;'

(C) In Article 900.3.10 Exception Number 72, Exception Number 73, Exception Number 75, Exception Number 78, and Exception Number 79, under the heading 'Site Specific Provisions' delete the contents of regulation (E) and replace it with the following so that it reads:

'(E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or
(ii) 6 metres;'

20. By-law 569-2013, as amended, is further amended by deleting the contents of Regulation 40.10.40.1(6)(B) and replacing it with the following, so that it reads:

'(B) is not required to comply with the requirements of regulation (A) above if
(i) the **lot** is located in the CR zone subject to Development Standard Set 1 (SS1) south of Bloor Street West or Bloor Street East; or

(ii) the **building** on the **lot** is a **place of worship**.'

21. By-law 569-2013, as amended, is further amended in Article 900.3.10 Exception Number 374 under the heading 'Site Specific Provisions', by deleting the wording '(Dither minimum **building setback** from a **side lot line** is 0.9 metres;' and adding after regulation (C) a new regulation (D) to read as follows:

'(D) The minimum **building setback** from a **side lot line** is 0.9 metres;'

22. By-law 569-2013, as amended, is further amended in Article 900.3.10 Exception Number 376 under the heading 'Site Specific Provisions', by deleting the wording '(Cathie minimum **building setback** from a **side lot line** is 0.9 metres;' and adding after regulation (B) a new regulation (C) to read as follows:

'(C) The minimum **building setback** from a **side lot line** is 0.9 metres;'

23. By-law 569-2013, as amended, is further amended in Article 900.3.10 Exception Number 377 under the heading 'Site Specific Provisions', by deleting the phrase '(Cathie minimum **building setback** from a **side lot line** is 1.2 metres;' and adding after regulation (B) a new regulation (C) to read as follows:

'(C) The minimum **building setback** from a **side lot line** is 1.2 metres;'

24. By-law 569-2013, as amended, is further amended for the rear portion of 220 Cummer Avenue, identified on Schedule 4 of this by-law, by a heavy black outline, by:

(A) Amending the zone label on the Zoning By-law Map in Section 990.1, from 'OR' to 'RD (f15.0;a550)(x873)';

(B) Adding the label 'HT10.0, ST2' to the Height Overlay Map in Section 995.20; and

(C) Adding the label '30' to the Lot Coverage Overlay Map in Section 995.30.

25. By-law 569-2013, as amended, is further amended by:

(A) Amending the zone label on the Zoning By-law Map in Section 990.1 from 'R (f7.5;d0.6) (x604)' to 'R (f7.5;d0.6) (x34)' for the lands identified as Part 1 as shown on Schedule 5 of this by-law;

(B) Adding to Article 900.2.10 a new Exception Number 34, to read as follows:

Exception R 34

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 491-00 (OMB).

(C) Amending the zone boundary and zone label on the Zoning By-law Map in Section 990.1 from ' CR3.0(c2.0;r2.5)ss2 (x2301)' to ' CR3.0(c2.0;r2.5) SS2 (x2445)' for the lands identified as Part 2 as shown on Schedule 5 of this by-law.

26. By-law 569-2013, as amended, is further amended as follows:

(A) On the Zoning By-law Map in Section 990.1, amend the zone label for the lands outlined in a heavy black line as shown on Schedule 7 of this by-law, from 'OR' to 'RA (au62.2) (x86)';

(B) On the Lot Coverage Overlay in Section 995.30, amend the lot coverage label for the lands outlined in a heavy black line as shown on attached Schedule 6 of this by-law, to read '33';

(C) Adding to Article 900.7.10 a new Exception Number 86, to read as follows:

Exception RA 86

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

Site Specific Provisions:

(A) The minimum **building setback** is:
(i) 6.0 metres from the **front lot line**; and
(ii) one-half the height of the **building** from a **side lot line**;

(B) **Amenity space** must be provided in each **apartment building** at a minimum rate of 9.0 square metres for each **dwelling unit**;

(C) All parts of a **lot** not covered by a **building** or area used for required **parking spaces** must be **landscaped**; and

(D) **Parking spaces** must be provided at a minimum rate of 0.5 for each **dwelling unit**.

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

27. By-law 569-2013, as amended, is further amended in Article 900.11.10 Exception Number 1209, by replacing the wording in regulation (B) under the heading 'Site Specific Provisions' with the following, so that it reads:

(B) On the lands, an **eating establishment**, **take-out eating establishment**, **personal service shop** which cleans apparel, **pet services**, **laboratory**, motion picture **production studio**, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **funeral home**, **veterinary hospital**, **recreation use**, **retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, or a **vehicle dealership** or **massage therapy** is not a permitted use. [TO: 438-86; 12 (2) 23]

28. By-law 569-2013, as amended, is further amended in Article 900.11.10 Exception Number 2349, by replacing the wording in regulation (B) under the heading 'Site Specific Provisions' with the following, so that it reads:

(B) On the lands, an **eating establishment**, **take-out eating establishment**, **personal service shop** which cleans apparel, **pet services**, **laboratory**, motion picture **production studio**, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **funeral home**, **veterinary hospital**, **recreation use**, **retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, or a **vehicle dealership** or **massage therapy** is not a permitted use. [TO: 438-86; 12 (2) 23]

29. By-law 569-2013, as amended, is further amended in Article 900.3.10 Exception Number 893 and Exception Number 895, by removing the word 'and' from the end of Site Specific Provision (E), replacing the period at the end of Site Specific Provision (F) with '; and', and adding the following Site Specific Provision (G) so that it reads:

(G) Regulation 10.20.40.50 (1), regarding platforms such as a deck or balcony, does not apply.

30. By-law 569-2013, as amended, is further amended in Article 900.6.10 Exception Number 23, under the heading 'Prevailing By-laws and Prevailing Sections', by deleting the words '(None Apply)' and adding regulation (A), so that it reads:

(A) On or between the odd numbered addresses of 1-26 Lake Shore Drive and 57-61 Lake Shore Drive, former City of Etobicoke by-law 1991-41.

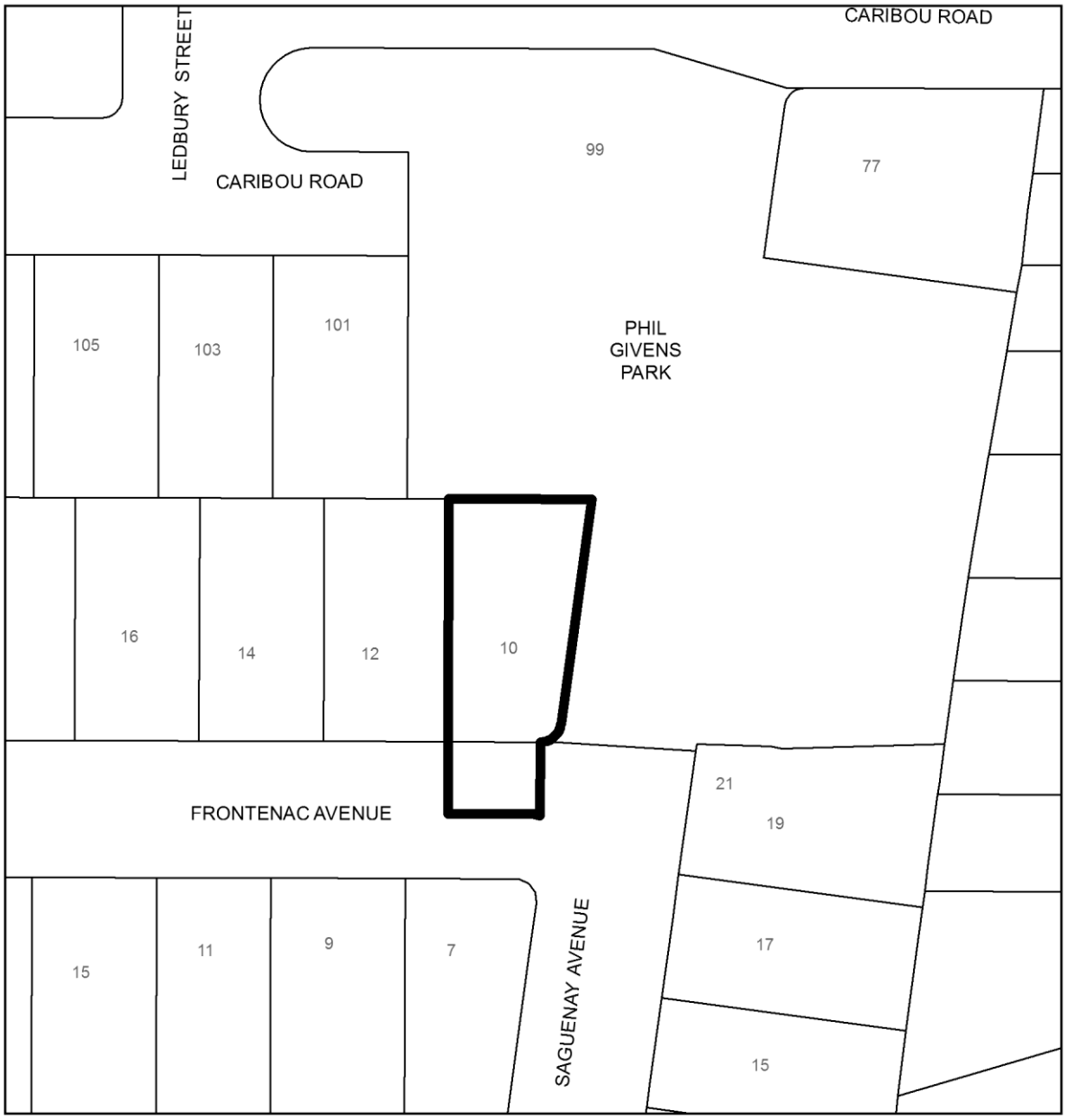
Enacted and passed on **(leave blank - clerk to insert the date)**, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule 1

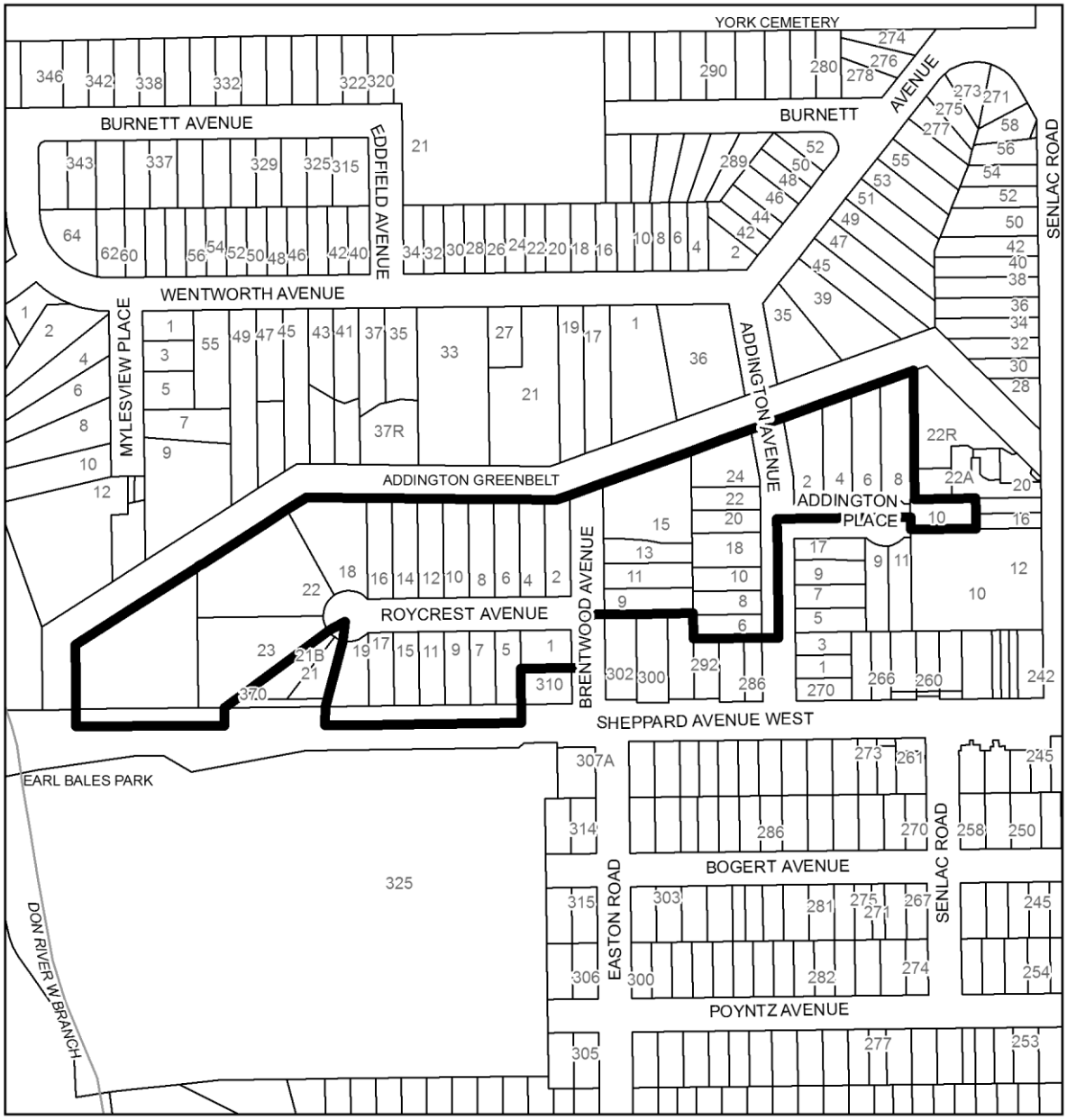


TORONTO City Planning
Schedule 1

10 Frontenac Avenue

City of Toronto By-Law 569-2013
Not to Scale
1/11/2017

Schedule 2



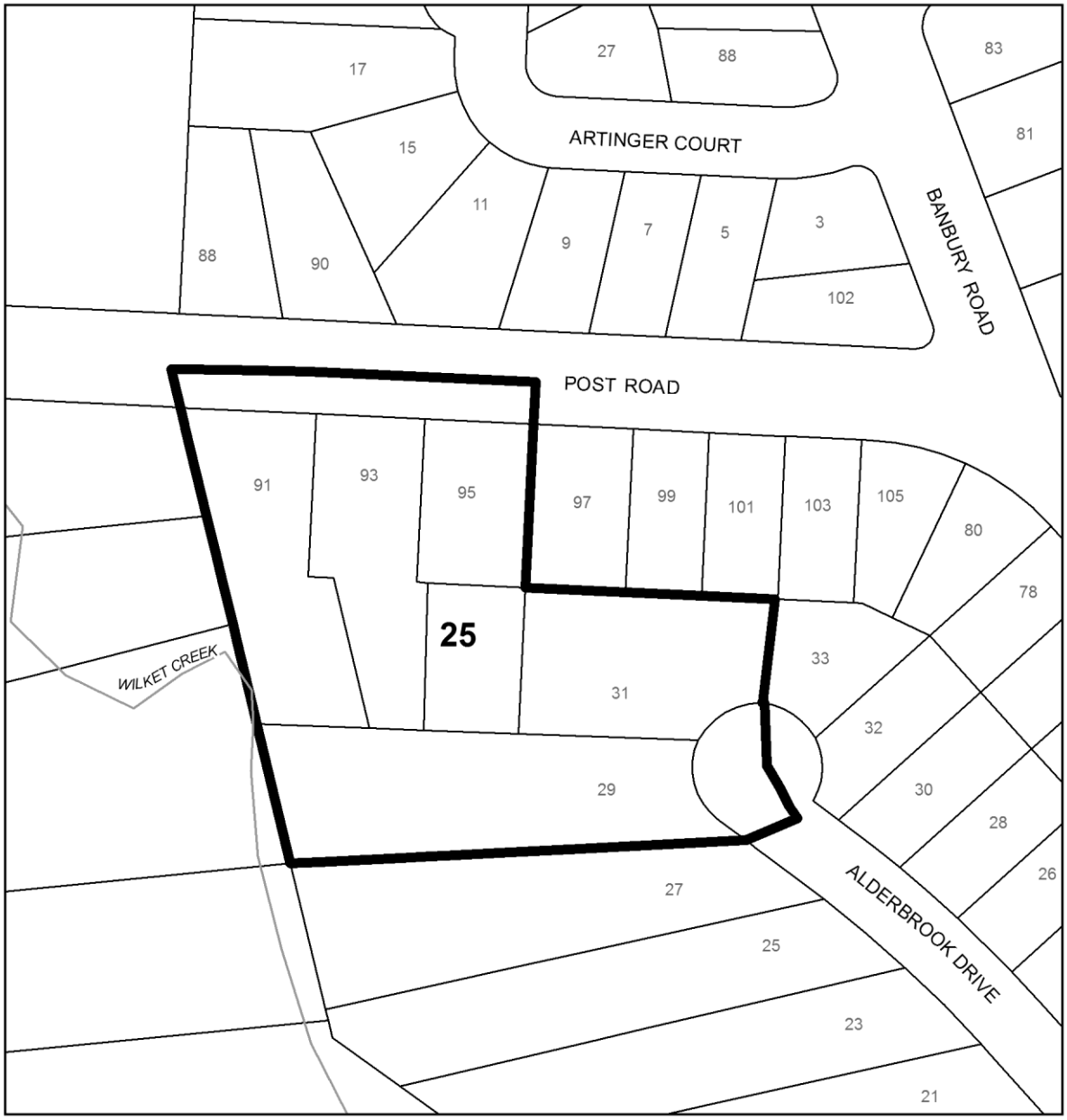
TORONTO City Planning

Schedule 2

2–22 Roycrest Ave., 1–19 Roycrest Ave., 23 Roycrest Ave., 9–15 Brentwood Ave., 6–24 Addington Ave. and 2–10 Addington Place

City of Toronto By-Law 569-2013
Not to Scale
1/11/2017

Schedule 3



TORONTO City Planning

Schedule 3

91-95 Post Road and 29-31 Alderbrook Drive

City of Toronto By-Law 569-2013
Not to Scale
1/11/2017

Schedule 4

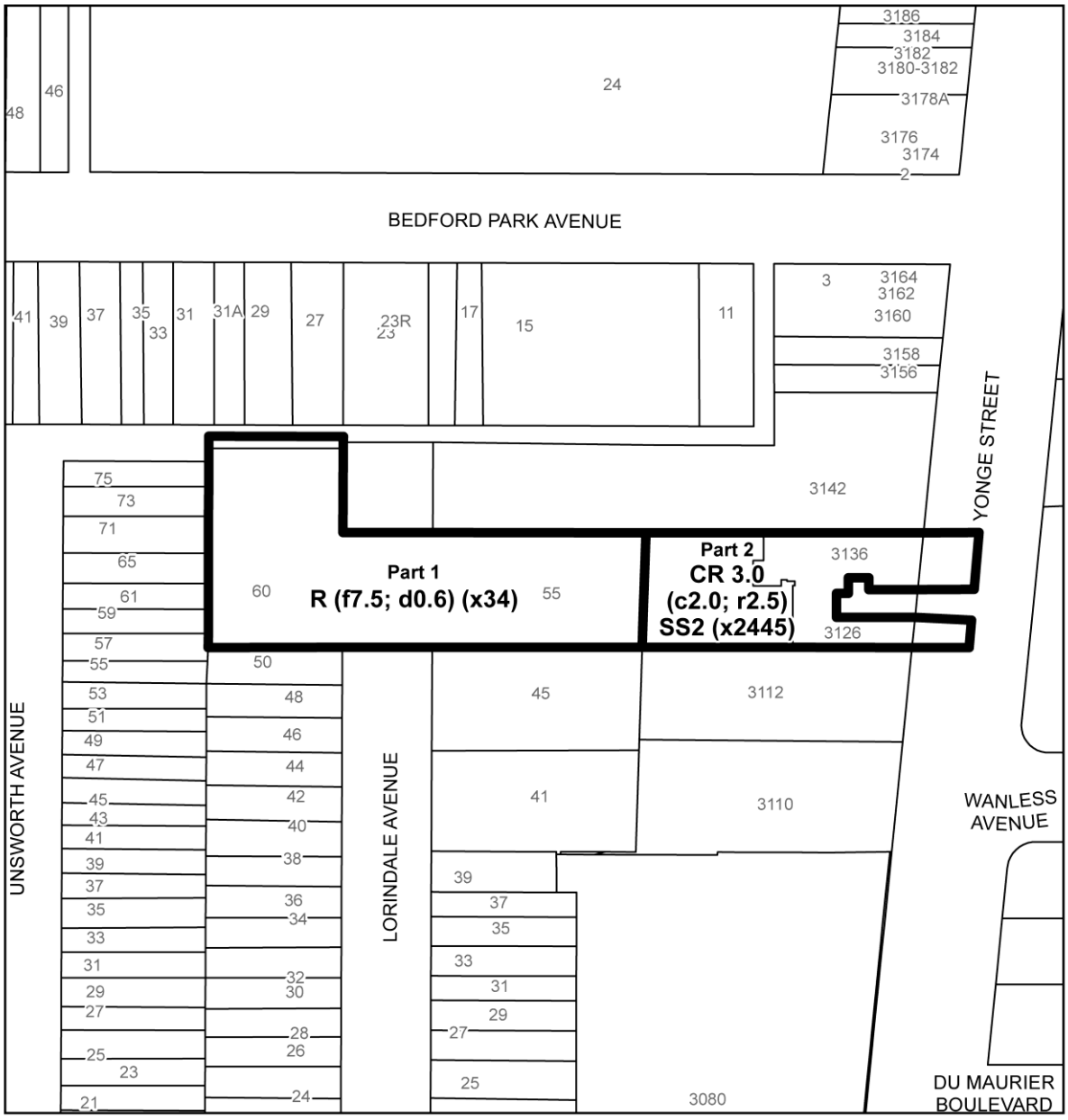


TORONTO City Planning
Schedule 4

220 Cummer Avenue

City of Toronto By-Law 569-2013
Not to Scale
1/10/2017

Schedule 5



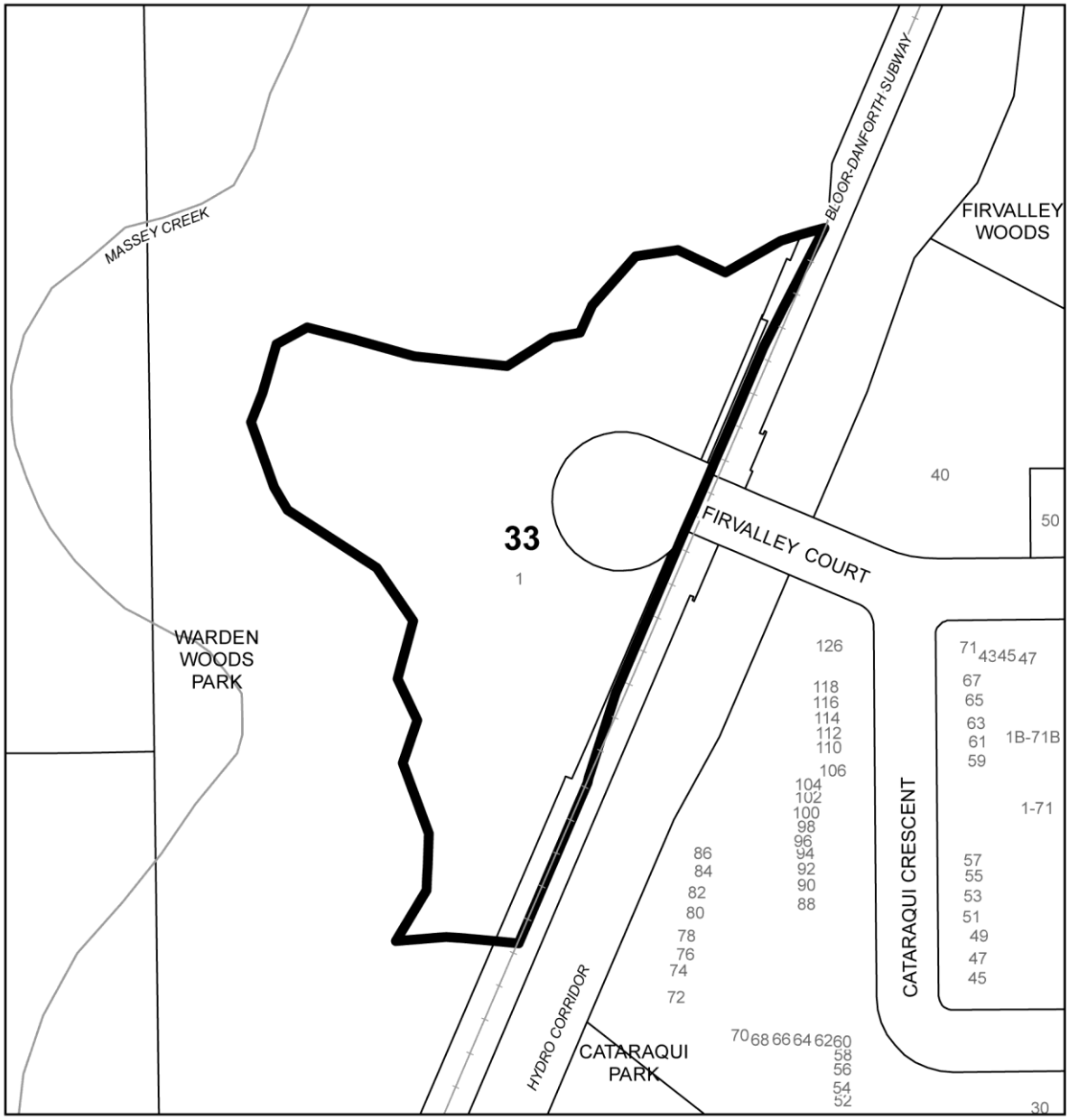
TORONTO City Planning

Schedule 5

3126 and 3136 Yonge Street and
55 and 60 Lorindale Avenue

City of Toronto By-Law 569-2013
Not to Scale
1/10/2017

Schedule 6



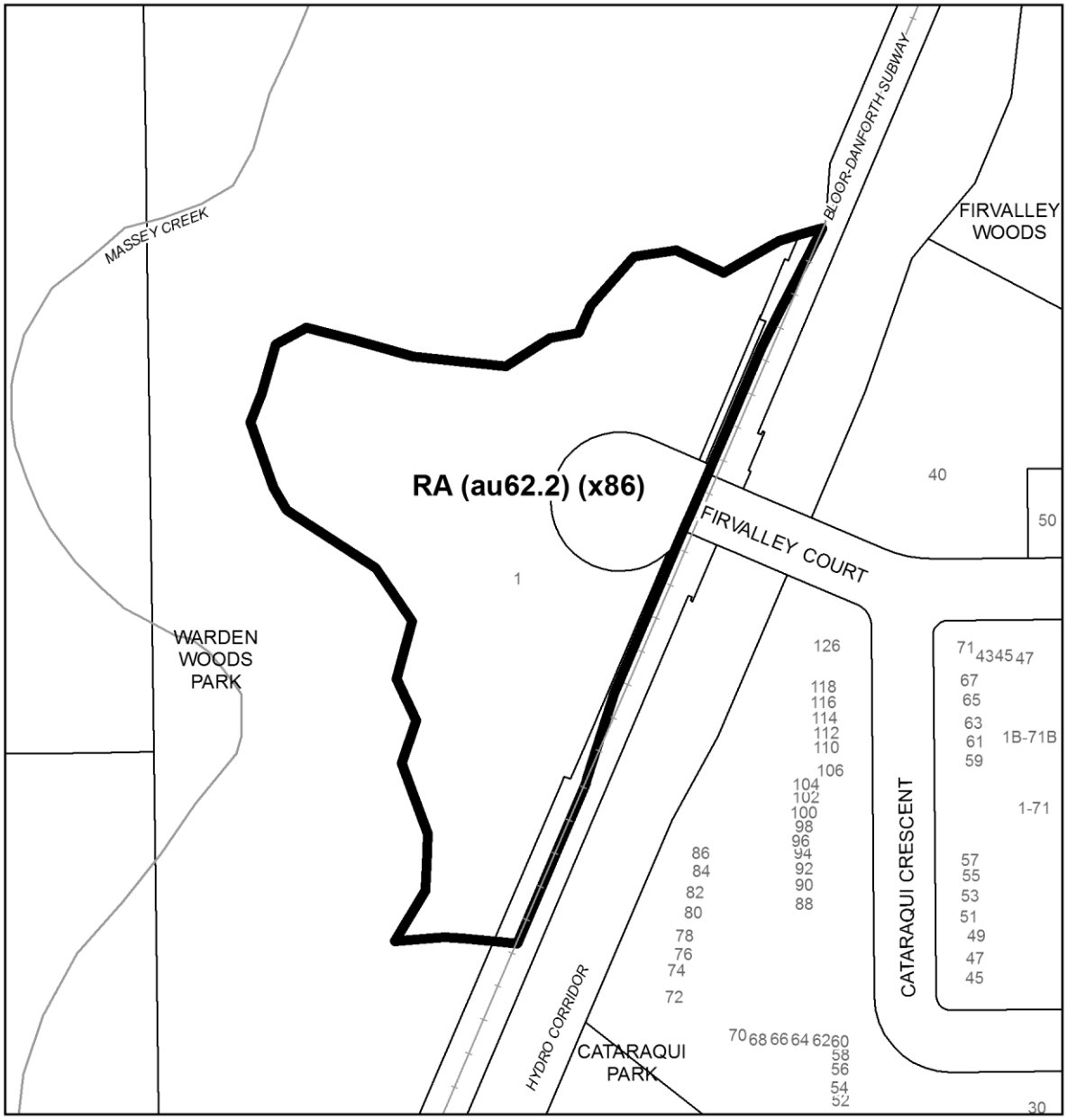
TORONTO City Planning

Schedule 6

1 Firvalley Court

City of Toronto By-Law 569-2013
Not to Scale
1/11/2017

Schedule 7



TORONTO City Planning
Schedule 7

1 Firvalley Court

City of Toronto By-Law 569-2013
Not to Scale
1/10/2017