

1629, 1631 and 1633 The Queensway – Technical Amendment Report

Date: October 22, 2019

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: 3 Etobicoke - Lakeshore

Planning Application Number: 18 131107 WET 05 OZ

SUMMARY

This report proposes technical amendments to Site-Specific Zoning By-law Nos. 902-2019 and 903-2019. The technical amendments are required to correct the Canadian Geodetic Datum elevation referenced in Zoning By-law No. 902-2019 and to properly delete the definition of "Building Height" as referenced in the former site-specific Zoning By-law No. 1290-2013 in Section 3 of Zoning By-law No. 903-2019.

RECOMMENDATIONS

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

1. City Council enact the attached By-laws in Attachments 1 and 2 amending Zoning By-law Nos. 902-2019 and 903-2019, being site-specific amendments to City-wide Zoning By-law No. 569-2013 and the Etobicoke Zoning Code, for the lands located at 1629, 1631 and 1633 The Queensway.
2. City Council determine that the changes contained within the amending Zoning By-laws are minor, technical in nature, and reflective of the original proposal and plans considered by City Council, and, pursuant to subsection 34(17) of the *Planning Act*, no further notice is required in respect of the proposed amendments to the Zoning By-laws.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft amending Zoning By-laws as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

COMMENTS

At its meeting on June 18, 2019, City Council adopted Etobicoke York Community Council Item 6.1, titled "1629, 1631 and 1633 The Queensway – Zoning By-law Amendment Application- Final Report", which recommended amendments to both the City-wide Zoning By-law No. 569-2013 and the Etobicoke Zoning Code in order to permit the redevelopment of a two-storey auto dealership and service facility. At the same meeting, City Council enacted Zoning By-law Nos. 902-2019 and 903-2019, which implemented the approved amendments.

Technical amendments are required to both Zoning By-law Nos. 902-2019 and 903-2019 in order to ensure that building permits can be issued for the development approved by City Council. The amendments pertain to the Canadian Geodetic Datum elevation referred to in By-law No. 902-2019 and revising the wording of Section 3 of Zoning By-law No. 903-2019 to delete the definition "Building Height" of Zoning By-law No. 1290-2013.

These amendments are required to ensure the orderly processing of the Site Plan application and the issuance of building permits for a development that has been approved by City Council.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1: Draft Technical Amendment By-law to Amend Zoning By-law No. 902-2019

Attachment 2: Draft Technical Amendment By-law to amend Zoning By-law No. 903-2019

Attachment 1: Draft Technical Amendment By-law to Amend Zoning By-law No. 902-2019

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2019

To amend Zoning By-law No. 902-2019, being an amendment to the City of Toronto By-law No. 569-2013, as amended, with respect to lands municipally known in the year 2019 as 1629, 1631 and 1633 The Queensway.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

Whereas adequate information was provided to the public and at least one public meeting was held in accordance with the *Planning Act* prior to Council enacting By-law No. 902-2019; and

Whereas Council has determined that a technical amendment to Zoning By-law No. 902-2019 is appropriate to address an inadvertent omission and clarification of a provision and that pursuant to Section 34(17) of the *Planning Act*, not further notice is required;

The Council of the City of Toronto enacts:

1. City of Toronto Zoning By-law No. 902-2019, is amended by modifying:
 - a. Modifying Regulation (C) of the Site Specific Provision for Exception E 32 set out in Section 5 by:
 - i. Removing the referenced Canadian Geodetic Datum elevation of 138.30 metres and inserting a Canadian Geodetic Datum elevation of 114.92 metres.
2. The provisions of Zoning By-law No. 902-2019, shall continue to apply except as otherwise provided in this By-law.

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

JOHN TORY,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 2: Draft Technical Amendment By-law to Amend Zoning By-law No. 903-2019

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2019

To amend Zoning By-law No. 903-2019, being an amendment to Chapters 320 and 324 of the Etobicoke Zoning Code, as amended, with respect to the lands municipally known as 1629, 1631 and 1633 The Queensway.

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 adequate information was provided to the public and at least one public meeting was held in accordance with the *Planning Act* prior to City Council enacting Zoning By-law No. 903-2019; and

Whereas Council has determined that a technical amendment to Zoning By-law No. 903-2019 is appropriate to address an inadvertent omission and clarification of a provision and that pursuant to Section 34(17) of the *Planning Act*, not further notice is required;

The Council of the City of Toronto enacts:

1. City of Toronto Zoning By-law No. 903-2019, is amended by deleting Section 3 and substituting with the following:
 3. Section 4, Definitions, is amended to delete the definition for "Building Height" of Zoning By-law No. 1290-2013 and replace it with the definition of "Building Height" to mean the distance between the average elevation of the ground along the front lot line on The Queensway and the highest point of the building.
2. The provisions of Zoning By-law No. 903-2019, shall continue to apply except as otherwise provided in this By-law.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)