

Technical Amendments to Zoning By-law 569-2013 and Scarborough West Hill Community By-law 10327

Date: March 30, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report proposes technical amendments to Zoning By-law 569-2013 to correct typographical errors; add, remove or replace words; revise regulations in order to clarify or correct interpretations; and make adjustments to zoning and overlay map boundaries.

A corresponding technical amendment is proposed to the former City of Scarborough West Hill Community By-law 10327 to correct a zone boundary by aligning it to the property.

All proposed revisions are in keeping with Council's intentions when first approved by Council, and do not affect the substance of the respective by-laws.

RECOMMENDATIONS

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

1. City Council enact the Zoning By-law amendments substantially in accordance with Attachments 1 and 2.
2. City Council authorise the City Solicitor to make such stylistic and technical changes to the Zoning By-law amendments as may be required.

FINANCIAL IMPACT

There are no financial impacts associated with this report.

DECISION HISTORY

Zoning By-law 569-2013, the City's city-wide comprehensive zoning by-law, was enacted on May 9, 2013. During the Ontario Municipal Board (now Local Planning Appeal Tribunal) hearing process and through implementation of the by-law, there have been minor errors identified by staff, appellants to the by-law and the public, requiring periodic technical amendments to clarify or restore previous permissions granted by Council.

COMMENTS

On an ongoing basis, the City rectifies technical errors to the mapping and text of Zoning By-law 569-2013. Proposed technical amendments clarify the intent of regulations in the Zoning By-law by correcting typographical errors; adding, removing or replacing words; revising regulations in order to clarify or correct interpretations and update cross-references; adjusting the zoning and overlay map boundaries; and removing lands from the by-law in accordance with the transition protocol established by Council during the preparation of the city-wide zoning by-law. The corrections do not affect the substance of the by-law or the intent of previous decisions.

The technical amendments to Zoning By-law 569-2013 recommended in this report are in the by-law identified as Attachment 1 and a technical amendment to the former City of Scarborough West Hill Community By-law 10327 is in Attachment 2.

Some examples of the type of corrections include:

- The zone label for the rear portion of 4663 Kingston Road is modified to RD Residential Detached to be consistent with Scarborough's West Hill Community By-law.
- The rear portion of 4626 Kingston Road is removed from the by-law, so that the zoning boundary is correctly aligned with the property line. There is a corresponding technical amendment to Scarborough's West Hill Community By-law.
- The maximum building height standards at a few sites are clarified.
- References to some site-specific by-laws and prevailing by-laws are clarified.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: 2021 Technical Amendment By-law to Zoning By-law 569-2013
Attachment 2: 2021 Technical Amendment By-law to Former City of Scarborough West Hill Community By-law 10327