

Technical Amendments to Zoning By-law 569-2013 and By-law 335-2024

Date: October 10, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

On an ongoing basis, the City rectifies technical errors to the text and mapping of Zoning By-law 569-2013.

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 permissions; and make adjustments to zoning and overlay map boundaries.

On May 22, 2024, City Council adopted By-law 499-2024 to amend the Municipal Code Chapter 415, Development of Land, and Chapter 169, City Officials, to delegate authority to approve technical amendments to Zoning By-law 569-2013 to the Chief Planner and Executive Director, City Planning or their designate, as identified in Section 5.1.10 of the Official Plan. A process to implement delegated authority is currently underway but is not yet in place.

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 Attachment 1.
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

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

Zoning By-law 569-2013, Toronto's city-wide comprehensive zoning by-law, was enacted on May 9, 2013. 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 text and mapping of Zoning By-law 569-2013.

The technical amendments to Zoning By-law 569-2013 recommended in this report are in the by-law identified as Attachment 1.

Proposed technical amendments clarify the intent of regulations in the zoning by-law by correcting typographical errors and references.

The corrections do not affect the substance of the by-law or the intent of previous decisions.

Some examples of the type of corrections include:

- Correcting a number of cross references to ensure the proper regulations apply;
- Correcting a definition to align with provincial legislation;
- Correcting the zone label to restore townhouse permissions;
- Clarifying that the parking garage exit stair in the site specific exception is permitted to encroach into the minimum building setbacks and separation distances.

The amendments recommended by this report include, among others:

- A technical amendment to amend the definition of “day nursery” in Chapter 800 definitions in Zoning By-law 569-2013 to clarify that a “day nursery” is regulated as a childcare centre.

- A technical amendment to By-law 779-2021 to re-instate the permission for existing townhouses and associated performance standards at 2–20 Grogan Mews and 10–28 Lightbourn Avenue.
- A technical amendment to By-law 1303-2019 to clarify the permission of port-oriented uses and reflect the intent of Council's adoption of the by-law.

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CONTACT

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SIGNATURE

Jason Thorne
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City Planning Division

ATTACHMENTS

Attachment 1: Technical Amendment By-law to Zoning By-law 569-2013