

NOTICE OF PUBLIC MEETING

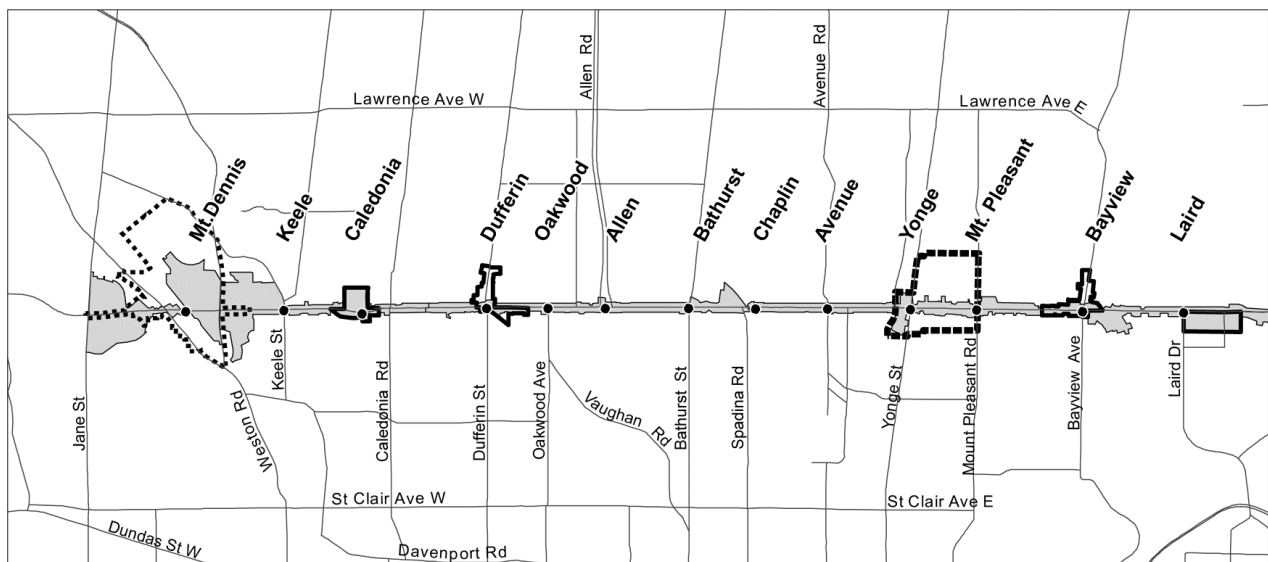
To be held by Planning and Growth Management Committee
(Under the Planning Act)

The purpose of this proposed Official Plan Amendment is to make certain changes to land use designations in some parts of the Eglinton Connects Study Area in order to: encourage lot consolidation and redevelopment, to recognize existing land uses that should continue in the future, to permit townhouses on one block, to permit a Neighbourhood Transition Area on one block, to provide for lanes at the rear of some blocks, to provide site specific policies for three focus areas, and to provide an exception to Metrolinx.

Proposed Official Plan Amendment Pertaining to a portion of the Eglinton Connects Planning Study Area (Eglinton Avenue between Jane Street and Laird Drive) including:

- Revisions to Land Use Map 17 to change land use designations
- Provisions to permit the sale of parkland to Metrolinx for rapid transit purposes
- New Site and Area Specific Policies to provide for:
 - a Pilot Neighbourhood Transition Area between Sanderstead Avenue and Croham Road
 - Townhouses in one block on the south side of Eglinton Avenue East, west of Hanna Road
 - Conceptual Development Schemes for the West Side Mall, Dufferin and Bayview Focus Areas
 - Provision of rear lanes along the rear of development blocks fronting on Eglinton where they do not exist currently, as a condition of development

DATE: June 19, 2014
TIME: 10:00 a.m., or as soon as possible thereafter
PLACE: City Hall, Committee Room 1, 2nd Floor
100 Queen Street West, Toronto



EGLINTON CONNECTS PLANNING STUDY

Over the last two half years, the Eglinton Connects Planning Study examined the land uses, built form, public realm, and road layout on Eglinton Avenue, in anticipation of the opening of the Eglinton Crosstown Light Rapid Transit (LRT) in 2020. Together with various stakeholders and the community, a vision for the future of Eglinton Avenue was developed. A final directions report explaining the vision and 21 recommendations directed toward achieving the vision was approved by City Council on May 6, 7 and 8, 2014. This report is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG32.4>

City Council directed staff to undertake further consultation on implementation measures and report back to the Planning and Growth Management Committee in June 2014. The implementation measures proposed through the Official Plan are summarized below.

PROPOSALS – PURPOSE AND EFFECT

The purpose of the proposed Official Plan Amendment is to make changes to land use designations in certain parts of the Eglinton Connects Study Area to encourage lot consolidation and redevelopment or to recognize existing land uses that should continue in the future. The changes are from Neighbourhoods to Mixed Use Areas, Neighbourhoods to Apartment Neighbourhoods, Apartment Neighbourhoods to Mixed Use Areas and Employment Areas to Special Study Areas.

On the block between Sanderstead Avenue and Croham Road a Site and Area Specific Policy will retain the Neighbourhood designation and will provide for a pilot project to demonstrate the implementation of a Neighbourhood Transition Area.

In the block west of Hanna Road on the south side of Eglinton Avenue East a Site and Area Specific Policy will retain the Neighbourhood designation but will permit the construction of townhouses.

Site and Area Specific Policies are proposed to secure the dedication of rear laneways as new development occurs where they do not currently exist, primarily in Mixed Use Areas.

Site and Area Specific Policies are also proposed to guide the development of the Bayview, Dufferin and West Side Mall Focus Areas with respect to building massing, transportation connections, open space, and community facilities.

The amendment also allows the City to sell parkland to Metrolinx for rapid transit purposes instead of requiring a land exchange.

BACKGROUND INFORMATION

A printed copy of the proposed Official Plan Amendment that will be considered by Planning and Growth Management Committee will be available to be viewed from Monday to Friday between 8:30 a.m. and 4:30 p.m. at the following locations starting on May 30, 2014:

City Clerk's Office
Toronto City Hall, 10th Floor West Tower
100 Queen St. West
Toronto, ON M5H 2N2

City Planning
Metro Hall, 22nd Floor
55 John Street
Toronto, ON M5V3C6

Should you require additional information about the proposed Official Plan Amendment please contact Lorna Day at 416-392-2691 (lday@toronto.ca).

A copy of City Planning Division's Final Report on the proposed Official Plan Amendment will be available on the City's web site at <http://www.toronto.ca/legdocs/agendas.html> on June 12, 2014.

PURPOSE OF PUBLIC MEETING

You are invited to attend the Public Meeting to make your views known regarding the proposed Official Plan Amendment. To assist in scheduling, if you wish to address the Planning and Growth Management Committee, please notify the City Clerk, Planning and Growth Management Committee by calling 416-397-4579, or email pgmc@toronto.ca by no later than 12:00 noon on June 18, 2014.

If you wish to submit written comments, please forward them to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, City Hall, 100 Queen Street West, 10th Floor, West Tower, Toronto, Ontario, M5H 2N2, or by Fax: 416-392-1879, or by email to pgmc@toronto.ca.

The Planning and Growth Management Committee will review the proposal and any other material placed before it, in order to make recommendations on the Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

FURTHER INFORMATION

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by Fax: 416-392-1879.

Official Plan Amendment and Appeal: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by Fax: 416-392-1879 before the Council decision on the proposed Official Plan Amendment, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its Committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or email address - available to the public, unless you expressly request the City to remove it.

The City videotapes Committee and Community Council meetings. If you make a presentation to a Committee or Community Council, the City will be videotaping you and City staff may make the video tapes available to the public. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 29th day of May, 2014

Ulli S. Watkiss
City Clerk