

City Clerk's Office
Planning & Growth Management Committee
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Toronto, Ontario M5H 2N2

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NOTICE OF PUBLIC MEETING

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

**Request to Amend the Zoning By-law Application No.: 05 136264 WET 11 OZ
and Planning Study File No. 06 127685 WET 11 TM**

Applicant: Julius De Ruyter Planning Development Services

Location of Subject Lands: 955, 965, 969, 971 and 975 WESTON ROAD

**DATE: June 18, 2015
TIME: 10:00 a.m., or as soon as possible thereafter
PLACE: City Hall, Committee Room 1, 2nd Floor
100 Queen Street West, Toronto**

PROPOSAL

The Planning Study reviewed the land use policies for the lands on the east side of Weston Road between Black Creek Dive and Lambton Avenue and recommends amending the former City of York Zoning By-law No. 1-83 for the northern portion of the study area from Commercial Employment (CE) to R3(H2)- Residential Zone and Section 16(446) for the properties at 971 and 975 Weston Road and to R3(H1) Residential Zone and Section 16(453) for the properties at 955, 965 and 969 Weston Road and maintaining the Commercial Employment (CE) zoning for the southern portion in keeping with the recent Official Plan Amendment (OPA 231).

The site specific application for the properties known municipally as 955, 965 and 969 Weston Road would permit a 3 storey (plus basement) stacked townhouse development containing 71 units and having a floor area of approximately 7,000 m². In addition, the proposed amendments to the Zoning By-laws would modify performance standards with respect to building setbacks, residential gross floor area, parking and landscape requirements and would include an "H" Holding Symbol to require a Plan of Subdivision Application for a proposed public road on the application lands and acceptance of specified rail safety measures.

In addition, the proposed amendment to the Zoning By-laws would permit the existing non-residential uses to continue on the lands at 971 and 975. The proposed zoning for these lands would include an "H" Holding Symbol to require noise, vibration and rail safety studies, prior to approval of any development application under the proposed R3- Residential Zone.

The properties known municipally as 955, 965 and 969 Weston Road are also subject to an application under the Planning Act for Site Plan Approval, file number 05 136530 WET 11 SA.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information may be obtained by contacting Gregory Byrne, Senior Planner at 416-394-8238, or by e-mail at gbyrne@toronto.ca.

PURPOSE OF PUBLIC MEETING

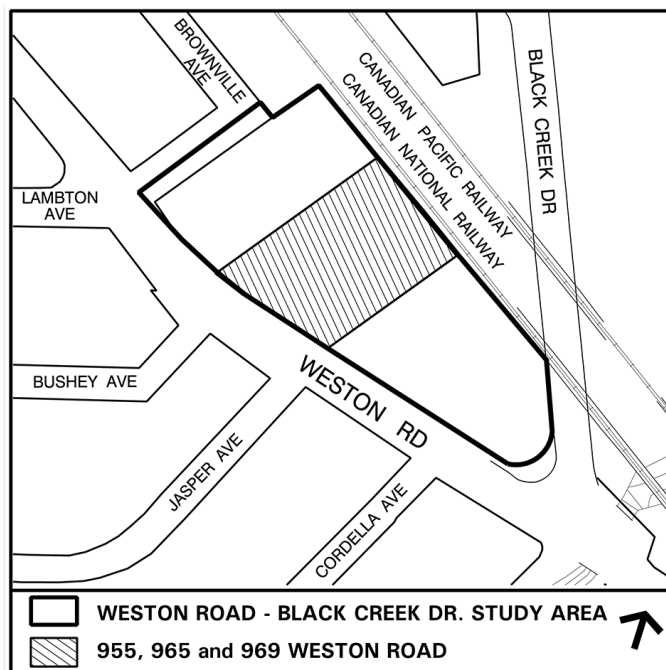
You are invited to attend the public meeting to make your views known regarding the proposal. To assist in scheduling, if you wish to address the Planning and Growth Management Committee, please call 416-397-4579, or e-mail pgmc@toronto.ca by no later than 12:00 noon on June 17, 2015.

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, ON M5H 2N2, or by Fax: 416-392-1879, or by e-mail 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 applications. These recommendations will then be forwarded to Toronto City Council for its consideration.

FURTHER INFORMATION

Zoning By-law Amendments Appeal: If a person or public body that files an appeal of a decision of the City of Toronto in respect to the proposed Zoning By-law Amendment, 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 proposed Zoning By-law Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.



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 e-mail 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 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 28th day of May, 2015.

Ulli S. Watkiss
City Clerk

Attendant Care Services can be made available with some advance notice.