

City Clerk's Office
Planning and Housing Committee
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NOTICE OF PUBLIC MEETING

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

City-initiated Official Plan Amendment for Protected Major Transit Station Areas and City-initiated Official Plan Amendment for the Keele Finch Secondary Plan

Location of Properties: **Properties in the area generally bounded by Black Creek Valley to the west; the Finch Hydro Corridor and The Pond Road east of Keele Street to the north; the rail corridor, Alexdon Road and Ceramic Road to the east; and Ashwarren Road, Derrydown Road, Killamarsh Drive, Madron Crescent, Mantello Drive, and Dundee Drive to the south**

DATE: **December 8, 2020**
TIME: **9:30 a.m., or as soon as possible thereafter**
PLACE: **By Video Conference**

PROPOSAL

In 2016, the City initiated the Keele Finch Plus Study to provide an updated planning framework for the area to encourage growth and community building, and leverage the investment in higher-order transit. The Study is now complete and the City of Toronto is proposing two amendments to the City's Official Plan.

The first amendment (Official Plan Amendment 482) proposes to delineate two protected major transit station areas – the Finch West Transit Station Area and the Sentinel Transit Station Area – pursuant to Sections 16(15) and 17 of the *Planning Act* for Ministerial Approval. The second amendment (Official Plan Amendment 483) proposes a new Secondary Plan for the area and related amendments to the Official Plan. Both amendments will provide a comprehensive policy framework for the Keele Finch area, and will be considered at the same Public Meeting (date, time and place as noted above) by Planning and Housing Committee for recommendation to City Council.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendments may be obtained by contacting Matt Armstrong, Planner at 416-392-3521 or by e-mail at matt.armstrong@toronto.ca. Further information is also available at: <https://www.toronto.ca/keelefinchplus>.

Official Plan Amendment 482 – Protected Major Transit Station Areas

Section 16(15) permits the City to delineate a protected major transit station area under section 17 of the *Planning Act*, and directs that the Minister of Municipal Affairs and Housing is the approval authority of the amendment to the Official Plan. The *Planning Act* also sets out that the City's Official Plan must include:

- the minimum population and employment targets for the transit station areas
- the authorized uses of land
- the minimum densities

Official Plan Amendment 482 proposes to delineate the two protected major transit station areas and addresses the requirements in the *Planning Act*. It identifies minimum population and employment targets for each transit station area. It proposes amendments to Map 16 – Land Use Plan in the Official Plan by redesignating some lands to reflect the outcome of the Study. It also establishes minimum densities as floor space indices (measured as the total gross floor area of a building divided by the lot area) that new development in the transit station areas will be required to meet. The Official Plan Amendment includes policies that recognize that additions to lawfully existing buildings may proceed and are not required to meet the prescribed minimum densities.

Official Plan Amendment 483 – Keele Finch Secondary Plan

The Keele Finch Secondary Plan provides a detailed, locally-oriented policy framework to guide and shape development in the Secondary Plan area. The Keele Finch Secondary Plan, in conjunction with the protected major transit station areas, establishes a long-term vision for the area and will provide the basis for future zoning by-law amendments. The Secondary Plan:

- Identifies five overarching objectives to guide development and public works in the area;
- Introduces an area structure organized around two Nodes, a series of Corridors and distinct Neighbourhood Districts;
- Provides a more detailed Land Use Plan that aligns with the redesignations proposed in Official Plan Amendment 482. The more detailed Land Use Plan provides greater specificity on the uses permitted in different areas and builds upon the land use designations in the Official Plan;
- Provides policy direction related to land use compatibility in recognition of the existing Employment Area located on the east side of Keele Street;
- Provides direction for retail uses and requires retail uses on the ground floor of buildings along certain street frontages;
- Provides direction for improving the public realm (e.g. streets, sidewalks and parks and open spaces);
- Identifies where public collector streets, new local streets and where paths for walking and cycling infrastructure will generally be located;
- Provides policy direction related to local goods movement, parking and for Transportation Demand Measures;
- Provides built form policies to shape buildings and the types of buildings (low-rise, mid-rise or tall) permitted in different areas;
- Provides direction for minimum building heights and sets out maximum building heights. The maximum building heights address the current Downsview Airport, as well as provides for potential additional height subject to meeting criteria and developments adequately addressing the Airport or if it ceases to operate as an airport;
- Identifies what community services and facilities are generally required to support development;
- Provides policy direction to ensure a mix of housing is developed in the area; and
- Includes direction for how the Secondary Plan will be implemented over the long-term.

Additional related amendments to the Official Plan include:

- Map 16 – Land Use Plan – redesignates the portion of the Finch Hydro Corridor located in the Secondary Plan area to Parks from Utility Corridors;
- Map 3 – the planned right-of-way width of Finch Avenue West between Sentinel Road and Tangiers Road – is proposed to be amended from 36 metres to 40 metres. Right-of-way widenings are secured when sites redevelop;
- Schedule 1 – Existing Minor Streets with Right-of-Way Widths Greater Than 20 Metres – is proposed to be amended by refining and adding new minor streets identified in the proposed Secondary Plan; and
- Schedule 2 – the Designation of Planned but Unbuilt Roads – is proposed to be amended to add new streets identified in the proposed Secondary Plan.

PURPOSE OF PUBLIC MEETING

Planning and Housing Committee will receive input and review the two Official Plan Amendments and any other material placed before it, in order to make recommendations on the Amendments. These recommendations will then be forwarded to Toronto City Council for its consideration.

At this time, civic buildings are closed to the public. The meeting will take place by video conference and streamed live online. You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal.

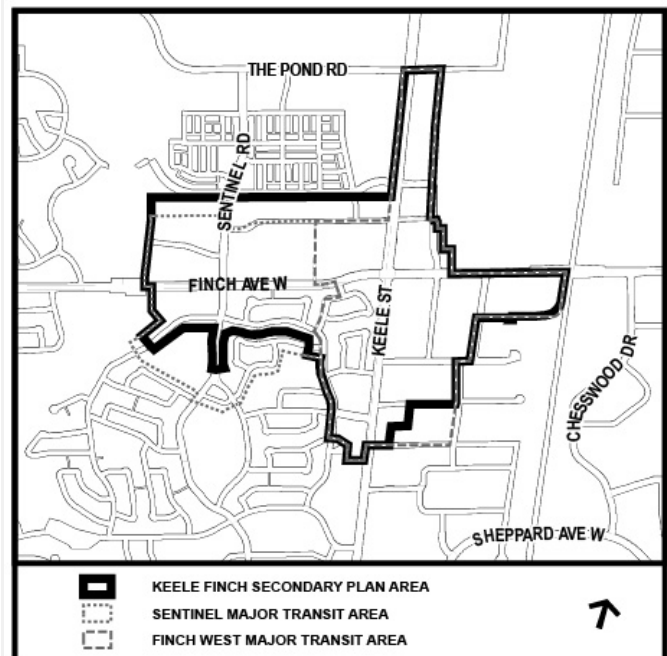
Send written comments by email to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to phc@toronto.ca or by phone at 416-397-4579, no later than 12:00 p.m. on December 7, 2020. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: phc@toronto.ca.**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail phc@toronto.ca.



FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendments, you must make a written request to the City Clerk attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

No Appeal of Official Plan Amendment 482: Official Plan Amendment 482 is subject to ministerial approval and there is no ability to appeal the Minister's decision to the Local Planning and Appeal Tribunal (LPAT).

Official Plan Amendment Appeal: Official Plan Amendment 483 is subject to appeal at the LPAT. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the

opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

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.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. 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 on November 13, 2020.

John D. Elvidge
Interim City Clerk