

From: [CP Proximity-Ontario](#)
To: [Etobicoke Community Council](#)
Subject: RE: 5507 & 5509 Dundas Street West - Zoning Application 18 133606 WET 05 CC
Date: December 23, 2020 10:24:42 AM
Attachments: [image001.png](#)
[Toronto - 5507 & 5509 Dundas ST. W. - Zoning.pdf](#)

Good Morning,

RE: 5507 & 5509 Dundas Street West - Zoning Application 18 133606 WET 05 CC

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company.

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:

<http://www.proximityissues.ca/>

The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



CP Proximity Ontario
CP_Proximity-Ontario@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

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IMPORTANT NOTICE - AVIS IMPORTANT -----

City Clerk's Office
Etobicoke York Community Council
c/o 2nd Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-394-8101
Fax: 416-392-2980
E-mail: etcc@toronto.ca
Web: www.toronto.ca

CANADIAN PACIFIC RAILWAY
C/O PROPERTY TAX DEPT
1290 CENTRAL PARKWAY W SUITE 800
MISSISSAUGA ON L5C 4R3

Folder #: 18 133606 WET 05 CC

NOTICE OF PUBLIC MEETING

To be held by the Etobicoke York Community Council
(Under the Planning Act)

Request to Amend the Zoning By-law Application No. 18 133602 WET 05 OZ

Location of Application: 5507 and 5509 Dundas Street West
Applicant: David Mckay, MHBC

DATE: January 8, 2021
TIME: 9:30 a.m. or as soon as possible thereafter
PLACE: By Video Conference, details below

PROPOSAL

The application proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law 569-2013 to permit the construction of a 22 storey, mixed use building comprised of 259 rental apartment units and 1,209 m² of non-residential gross floor area at 5507 and 5509 Dundas Street West. The proposed development would have a Floor Space Index of approximately 6.56 times the area of the lot. The proposed Zoning By-law amendments would be subject to holding provisions.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Elisabeth Silva Stewart, Senior Planner, Community Planning at (416) 394-6006, or by e-mail at Elisabeth.SilvaStewart@toronto.ca.

PURPOSE OF PUBLIC MEETING

Etobicoke York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. 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 presentations to the Etobicoke York Community Council to make your views known regarding the proposal.

Send written comments by email to etcc@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 etcc@toronto.ca or by phone at 416-394-8101, no later than 12:00 p.m. on **January 7, 2021**. 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, Etobicoke York Community Council, 100 Queen Street West, 2nd Floor, Toronto, ON M5H 2N2, Phone: 416-394-8101, Fax: 416-392-2980, e-mail: etcc@toronto.ca.**

The Etobicoke York Community Council 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 416-394-8101, TTY 416-338-0889 or e-mail etcc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Administrator, Etobicoke York Community Council, at the address, fax number or e-mail set out in this notice.

Zoning By-law Amendments Appeal: 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 Zoning By-law Amendment is passed or refused, 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, Etobicoke York Community Council, 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 416-394-8101 or e-mail etcc@toronto.ca.

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

Dated at the City of Toronto on December 16, 2020.

John D. Elvidge
Interim City Clerk

