

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)

### Request to Amend the Zoning By-law Application No. 17 270684 SPS 00 TM

**Location of Application:** City of Toronto  
**Applicant:** City of Toronto

**DATE:** Thursday, November 25, 2021  
**TIME:** 9:30 a.m. or as soon as possible thereafter  
**PLACE:** By Video Conference, details below

#### PROPOSAL

In 2021 the City undertook the Laneway Suite Monitoring and Review initiative. Based on this initiative, a City-initiated Zoning By-law Amendment proposes to amend Section 150.8 of By-law 569-2013 – Specific Use Regulations for Laneway Suites, by:

- Allowing a combination of side and rear yard lot lines to count towards the required 3.5 metre length of a property line abutting a lane;
- Exempting a walkway from the minimum required percentage of soft landscaping space between a suite and house where a lot exceeds a width of 6.0 metres;
- Exempting pedestrian access from the required soft landscaped area between the lane and the suite;
- Requiring a 1.5 metre side yard setback for the portion of a laneway suite above a height of 4.0 metres when the side yard of the property with the laneway suite abuts the rear yard of another property, or properties, zoned RD, RS, RT, RM, or R;
- Deleting text requiring the laneway suite width be measured perpendicular to the centreline of a lot;
- Increasing the maximum permitted height of a suite from 6.0 metres to 6.3 metres;
- Reducing the required minimum setback from the laneway from 1.5 to 1.0 metres from the lane.
- Reducing the distance of a green roof parapet from the side wall of a suite from 1.0 metres to 0.5 metres;
- Increasing the permitted height of certain rooftop equipment, such as HVAC units, from 1.0 metres to 1.5 metres;
- Increasing the minimum distance of certain rooftop equipment, such as HVAC units, from the side wall of a suite from 1.0 metres to 1.5 metres;
- Exempting required width, length, and depth dimensions from a suite constructed within an existing structure;
- Allowing construction of an ancillary building prior to construction of the main building on a lot;
- Adding “skylights” to the list of permitted projections into the maximum building height; and,
- Making other technical amendments including amended numbering of sections where required and bolding of defined terms.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Graig Uens, Senior Planner, at 416-397-4647, or by e-mail at [Graig.Uens@toronto.ca](mailto:Graig.Uens@toronto.ca).

## PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee will receive input and 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.

In order to comply with public health guidelines and prevent the spread of COVID-19, the meeting will take place by video conference. You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://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](mailto: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](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on November 24, 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, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto: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](mailto:phc@toronto.ca).

## FURTHER INFORMATION

Given that the amendments listed in this Notice apply to all of the lands within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

**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, Planning and Housing Committee, 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 Ontario Land 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 Ontario Land 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 3, 2021.

John D. Elvidge  
City Clerk