

**NOTICE OF PUBLIC MEETING**  
**To be held by the Scarborough Community Council**  
**(Under the Planning Act)**

**Proposal to Amend the Official Plan and the Oakridge Community Zoning By-law Number 9812**

**Danforth Avenue Study File No.: 04 187581 EPS 35 TM**  
**Various Properties**  
**Ward 35 – Scarborough Southwest**  
**City of Toronto**

**Applicant: City of Toronto**

**Location of Amendments: Properties abutting the north and south sides of Danforth Avenue between Victoria Park Avenue and Medford Avenue, along with 54, 56, 57, 58, 62, 64, 66, 68 and 70 Byng Avenue, 2, 7 and 10 Robinson Avenue, 2 Madelaine Avenue, 56 August Avenue, 460 Warden Avenue, 40 and 40A Kenworthy Avenue, 33 Leyton Avenue, 539, 541 and 543 Victoria Park Avenue**

**DATE: Tuesday, January 15, 2008**  
**TIME: 1:30 p.m. or as soon as possible thereafter**  
**PLACE: Scarborough Civic Centre, Meeting Hall**  
**150 Borough Drive, Toronto**

**PROPOSAL**

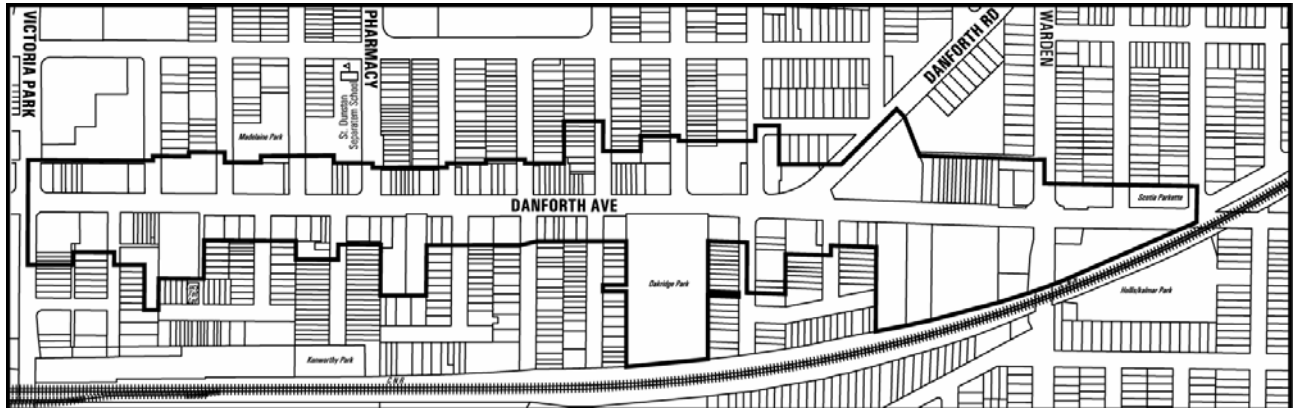
An Avenue Study for the Danforth Avenue corridor between Victoria Park Avenue in the west and Medford Avenue in the east has been carried out pursuant to the Avenues policies of Section 2.2.3 of the Official Plan. Amendments to the Official Plan and Zoning by-law are required to implement the study's recommendations.

The proposed Official Plan Amendment provides a policy framework for the consideration of building height increases along the Avenue and for public road and public parking provision and enhancement, and urban design guidelines. It also excludes consideration of service stations, used car sales lots and public garages within the Mixed Use land use designation within the study area.

The Zoning By-law Amendment removes current Highway Commercial (HC), Neighbourhood Commercial (NC), Community Commercial (CC), Place(s) of Worship (PW), Office Uses (OU), Apartment Residential (A) and Two-Family Residential (T) zoning and replaces it with either a mixed use zone category which provides for a mixture of commercial, residential and institutional uses or Two-Family Residential (T) zoning. Standards regulating heights, densities, building setbacks, minimum build-to criterion, parking and bicycle parking will be established. Permitted heights within the mixed use zone category vary from a minimum of 2 storeys to a maximum of either 4 storeys, 7 storeys or 10 storeys, along with application of a

45 degree angular plane from adjacent low density residential areas to ensure an appropriate height transition.

The zoning amendment will place a “Hold” on the majority of the study area. The holding provisions will pertain to the availability of adequate servicing. The zoning amendment will also specify and regulate the uses permitted in advance of the lifting of the Holding provision.



## BACKGROUND INFORMATION

Detailed information regarding the study, including background information and a copy of the proposed Official Plan Amendment may be obtained by contacting Andrea Reaney, Senior Planner at (416) 396-7023, or by e-mail at [areaney@toronto.ca](mailto:areaney@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 Scarborough Community Council, please notify the City Clerk, attention: Betty Henderson, Manager, Community Councils and Committees, Scarborough Community Council, at (416) 396-7288.

If you wish to submit written comments, please forward them to the City Clerk, attention: Betty Henderson, Scarborough Community Council, at the address set out in this notice or by Fax: (416) 396-4301 or by e-mail to [scc@toronto.ca](mailto:scc@toronto.ca).

Scarborough Community Council will 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.

## FURTHER INFORMATION

**If you wish to be notified** of the adoption of the proposed Official Plan Amendment, you must make a written request to the City Clerk, attention: Betty Henderson, Manager, Community Councils and Committees, Scarborough Community Council, at the address set out in this notice or by Fax: (416) 396-4301.

**Official Plan and Zoning By-law Amendments 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: Betty Henderson,

Manager, Community Councils and Committees, at the address set out in this notice or by Fax: (416) 396-4301 before the proposed Official Plan Amendment is adopted or refused or the Zoning By-law Amendment is passed or refused, 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.

**Notice to People Writing or Speaking to the Committee:** The City of Toronto collects any personal information in your communication or oral submission to Toronto City Council or its committees under the City of Toronto Act, 2006, the Planning Act and the City of Toronto Municipal Code.

The City collects this information to enable it to make informed decisions on the relevant issue(s). Individuals who submit letters and other information should be aware that any personal information in their communication will become part of the public record. The City will make it available to the public, unless the individual expressly requests the City to remove the personal information. Direct any questions about this collection to Andrea Reaney, Senior Planner, at (416) 396-7023.

Dated at the City of Toronto this 18<sup>th</sup> day of December, 2007.

Ulli S. Watkiss  
City Clerk

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