

NOTICE OF PUBLIC MEETING

To be held by the Etobicoke-York Community Council

Proposal to Amend the Toronto Official Plan and Zoning Code

Location: Dundas Street West between Royal York Road and the Humber River

DATE: Tuesday, July 11, 2006
TIME: 6:30 p.m. or as soon as possible thereafter
PLACE: Council Chambers, Etobicoke Civic Centre
399 The West Mall, Toronto, Ontario M9C 2Y2

PROPOSAL

This proposal is to enact Official Plan and Zoning Code Amendments for the Dundas Street West Study Area between Royal York Road and the Humber River. City Planning and its consultants, in consultation with the local community, have carried out an Avenue Study for the Dundas Street West area between Royal York Road and the Humber River. The Study outlines necessary area improvements and proposes revised Official Plan policies and Zoning standards.

The proposed Official Plan Amendment confirms that the area will be designated Mixed Use in the new Toronto Official Plan, however excludes townhouses from the list of allowed uses. New planned but unbuilt roads will be designated and added to Schedule 2 of the Official Plan. If the City's new Toronto Official Plan comes into force prior to Council's enactment of the proposed amendments, then amendments to the former City of Etobicoke Official Plan would not be required and would not be enacted.

The proposed Zoning Code Amendment will allow many of the uses in the existing CG zone, but would exclude car oriented uses and low density residential uses. New regulations for setbacks, height, angular plane, and frontage is introduced. The recommended heights are a minimum of 2 storeys, maximum of 14 metres (4-5 storeys), with an ability to increase to 6 storeys in exchange for added community benefits (Section 37 of the Planning Act).

The report also recommends placing a "Hold" on the majority of the study area so that growth in the area can be managed. The "Hold" can be lifted when an applicant submits a satisfactory transportation study and that there is adequate school capacity.

BACKGROUND INFORMATION

Background information and a copy of the proposed Official Plan and Zoning Code amendments are available between the hours of 8:30 a.m and 4:30 p.m., Monday to Friday, at 2 Civic Centre Court, 3rd Floor, City Planning, and detailed information regarding the proposal is available from Wendy Johncox, Senior Planner, at (416) 394-8227 or by e-mail at dundasavenuestudy@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 Etobicoke York Community Council, please notify the City Clerk, attention: Glenda Jagai, Administrator, Etobicoke York Community Council, at (416) 394-8101, by no later than July 10, 2006. If you wish to

submit written comments, please forward them to the City Clerk, attention: Glenda Jagai Etobicoke York Community Council, at Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, Ontario, M9C 2Y2, or by Fax: (416) 394-5600 or by e-mail to etcc@toronto.ca by no later than June 27, 2006 in order to be included on the agenda. Every effort will be made to forward any correspondence received after that date to the meeting.

Etobicoke York Community Council 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

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, at the address set out in this notice or by Fax: (416) 394-8895.

Official Plan and 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 Official Plan Amendment and Zoning By-law Amendment, does not make oral submissions at a public meeting or make written submissions to the City Clerk's Office, at the address set out in this notice, or by Fax, before the proposed Official Plan Amendment and Zoning Code Amendment are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Personal information (written and oral submissions) received at the public meeting or contained in your correspondence to Toronto City Council or its Committees is collected under the City of Toronto Act, 1997, the Municipal Act, 2001, the Planning Act and the City of Toronto Municipal Code. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issues to enable the City to make its decision on this matter. This information will become part of the public record, unless you expressly request the removal of your personal identity information. Questions about the collection of this information may be directed to Wendy Johncox, Senior Planner, (416) 394-8227.

Dated at the City of Toronto this 20th day of JUNE, 2006.

Ulli S. Watkiss
City Clerk

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

