

NOTICE OF PUBLIC MEETING

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

Proposed Amendments to Zoning By-law for the City of Toronto No. 569-2013

DATE: December 4, 2013
TIME: 10:00 a.m., or as soon as possible thereafter
PLACE: City Hall, Committee Room 2, 2nd Floor
100 Queen Street West, Toronto

PROPOSAL

The City of Toronto is proposing to enact amendments to Zoning By-law 569-2013 being the Zoning By-law for the City of Toronto which regulates the use of the land, the size and location of buildings and structures, parking and loading. These amendments: remove lands from the zoning by-law that had complete applications under the Transition Protocol; correct regulation references and the wording in 17 Site Specific Exceptions; correct mapping errors; correct the Table of Contents and add regulation references.

Properties to be removed under the Transition Protocol:

321 King Street West	280 Carlingview Drive	861 Eglinton Avenue West
240 Danforth Avenue	77 Quebec Avenue	278 - 282 Strathallan Woods
10 Adelaide Street West	484 Spadina Avenue	291 The Kingsway
132 Yonge Street	2779 -2781 Yonge Street	1, 3, 5 and 7 St. Stevens Court
431- 445 Richmond Street West	15-21 Strathgowan Avenue	515 Chaplin Crescent
233 College Street	1973 Victoria Park Avenue	The lands along St. Clair Avenue West between
3052 Bayview Avenue	935 The Queensway	Runnymede Road and Symes Road
4650 Eglinton Avenue West	15 Shuter Street	
416-418 Eglinton Avenue West	178 and 180 Victoria Street	
	306 to 316, 320 and 322 Richmond Street West	

Corrections to zone labels will be made for the following properties:

694 Sheppard Avenue West
1830 Finch Avenue West

Wording and reference corrections will be made to the following:

Article 900.2.10 Site Specific Exceptions 290, 334, 722, 931 and 988
Article 900.3.10 Site Specific Exception 9
Article 900.5.10 Site Specific Exception 259
Article 900.6.10 Site Specific Exceptions 18, 252, 267 and 462
Article 900.7.10 Site Specific Exceptions 96 and 445
Article 900.11.10 Site Specific Exceptions 2, 1763, 2409 and 2425
Transition Clause Regulation 2.1.3.6(1);
Add to the Table of Contents reference to Section 990.10;

In Table 200.5.10.1 - for a dwelling unit in a mixed use building remove the reference to tenant parking;

Add landscaping exemption regulation 150.48.50.11(1); and

Add front yard landscaping clarification in regulation 10.5.50.10(1)(D).

These changes may affect the approval of building permits, zoning certificates or other applications for a minor variance, a consent to sever, an amendment to a zoning by-law, an Official Plan amendment, a Minister's zoning order or for approval of a plan of subdivision and any appeals of these matters and outstanding appeals of Zoning By-law 569-2013. All land owners and applicants should review the proposed amendments to Zoning By-law 569-2013 carefully, and consult with your professional advisors about the proposed changes and how they may impact your lands or development applications.

The City will be holding a statutory public meeting prescribed by section 34(12) of the Planning Act, R.S.O. 1990, c. P.13 as amended and O. Reg 545/06 to ensure that sufficient information and material is made available to enable the public to understand generally the proposed technical amendments to Zoning By-law 569-2013, and to give the public an opportunity to review and ask questions about the information and material, as well as make representations in respect of the proposed amendments.

BACKGROUND INFORMATION

1. The statutory public meeting will be held on December 4, 2013, at 10:00 a.m. or as soon as possible thereafter, in Committee Room 2, City Hall, 100 Queen Street West, Toronto. Further information on the proposed technical amendments to By-law 569-2013 can be obtained by calling:

Klaus Lehmann
416-392-0175

Alan Theobald
416- 392-0185

Lorne Berg
416-392-0189

2. Given that zoning By-law 569-2013 regulates the use of lands within the geographic boundaries of the amalgamated City of Toronto, a key map has not been provided with this Notice.
3. Additional information and material about the proposed amendments to Zoning By-law 569-2013 will be available for inspection Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m. at Metro Hall, 22nd Floor, 55 John Street, Toronto, Ontario.
4.
 - i. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk, City of Toronto before the proposed amending By-law is passed, the person or public body is not entitled to appeal the decision of council of the City of Toronto to the Ontario Municipal Board.
 - ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk, City of Toronto before the By-law is enacted, the person or public body 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.

Formal submissions by letter may be forwarded to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Growth Management Committee, Toronto City Hall, 100 Queen Street West, 10th Floor, West Tower, Toronto, ON, M5H 2N2, Fax: 416-392-1879 or E-mail: pgmc@toronto.ca.

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 Planning and Growth Management Committee, please

notify the City Clerk, Planning and Growth Management Committee, by calling 416-397-4579 or e-mail pgmc@toronto.ca by no later than 12:00 p.m. on December 3, 2013.

FURTHER INFORMATION

If you wish to be notified of the passing of the amendments to By-law-569-2013, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the above noted address or by Fax: 416-392-1879.

People writing or making presentations at the public meeting: The City of Toronto Act, 2006, 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.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public. Questions about the collection of this information may be directed 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 this 13th day of November 2013.

Ulli S. Watkiss
City Clerk

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