

NOTICE OF PUBLIC MEETING
To be held by the Planning and Growth Management Committee
(Under the Planning Act)

Proposed Amendments to City of Toronto Zoning By-law No. 569-2013
Regarding the Residential Apartment Commercial Zone

DATE: May 29, 2014
TIME: 10:00 a.m., or as soon as possible thereafter
PLACE: City Hall, Committee Room 1, 2nd Floor
100 Queen Street West, Toronto

PROPOSAL

The City of Toronto is proposing to enact amendments to the City-wide Zoning By-law 569-2013, which regulates the use of the land, the size and location of buildings and structures, parking and loading. These amendments:

1. revise several regulations of the Residential Apartment Commercial (RAC) zone in Chapter 15;
2. revise the zoning map to change the current zone labels of many apartment properties from "RA" to "RAC"; and
3. where applicable, change Chapter 900 Site Specific Exceptions to the RA zone which currently apply to those apartment properties into Site Specific Exceptions to the RAC zone, and revise the text of the Exceptions to be consistent with the set of uses and related use-conditions of the RAC zone.

The RAC zone permits a number of small-scale uses on apartment building sites, which are expected to contribute to the vibrancy and diversity of apartment neighbourhoods. The uses may include, for example, small shops, food markets, cafes, learning centres, personal service shops, and offices. There are size limits for these uses which ensure they serve only their local area.

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 or a Minister's zoning order and any appeals of these matters, as well as 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 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 May 29, 2014, at 10:00 a.m. or as soon as possible thereafter, in Committee Room 1, City Hall, 100 Queen Street West, Toronto. Further information on the proposed amendments to the Zoning By-laws listed in this Notice can be obtained by calling

Jane Welsh
416-392-9709

Alan Theobald
416-392-0185

Shayna Stott
416-392-0171

2. Given that Zoning By-law 569-2013 regulates the use of lands within the geographic boundaries of the amalgamated City of Toronto, and that the proposed amendments affect hundreds of apartment properties throughout the amalgamated City of Toronto, a key map has not been provided with this Notice. Properties being considered for this change can be seen via this website:
www.toronto.ca/zoning

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 noon on May 28, 2014.

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 8th day of May, 2014.

Ulli S. Watkiss
City Clerk

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