

City Clerk's Office
Planning & Growth Management Committee
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Toronto, Ontario M5H 2N2

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NOTICE OF PUBLIC MEETING

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

File No.: 13 244184 STE 19 TM

Applicant: City of Toronto

Location of Application: The lands bordered by Strachan Avenue to the west, Wellington Street West to the north, Bathurst Street to the East, and the Georgetown South Metrolinx rail Corridor to the South

DATE: August 7, 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 proposed amendments to the Official Plan and Garrison Common North Secondary Plan are outcomes of the City-initiated South Niagara Planning Strategy. In accordance with City Council's direction of June 11, 12 and 13, 2013, the South Niagara Planning Strategy will establish a comprehensive development framework for the South Niagara Area by proposing the following Official Plan and Secondary Plan policy amendments:

- redesignate the lands at 28 Bathurst Street and part of the lands at 2 Tecumseth Street, and 51-53 Strachan Avenue from 'Regeneration Areas' to 'Mixed Use Areas';
- redesignate existing and proposed new park and open space areas from 'Regeneration Areas' to 'Parks and Open Space Areas – Parks and Other Open Space Areas';
- include the expansion of the community gardens, and allow for the north landing of the Fort York Pedestrian and Cycling Bridge on City-owned park land within the study area;
- enable and encourage the adaptive reuse of the Wellington Destructor building located at 677 Wellington Street as a community, culture and employment space;
- protect the operations of the existing City-works yard and allow for its expansion southward;
- recognize and protect the existing character of the low-rise residential areas within the northeast portion of the study area along Niagara Street, Tecumseth Street, and Wellington Street West;
- identify new laneways, public streets, and pedestrian and cycling connections;
- specify the maximum permitted building heights and angular place provisions for all new development to secure transition to the adjacent low-rise neighbourhood and from the east;
- remove the existing site and area specific policies contained in Official Plan Amendment 231 with regard to the provision of parking for the abattoir operations at 2 Tecumseth Street;
- secure for the protection of heritage resources within the study area;
- identify view corridors to and from the Fort York National Historic Site and include policy with regard to building massing and design of any development facing the Fort; and

- require the provision of non-residential space within new development on lands which were formerly designated ‘Employment Areas’.

The South Niagara Planning Strategy also proposes to amend Zoning By-law No. 438-86, as amended, to zone a portion of the City-owned lands at 51, 53 Strachan Avenue, and 715, 801, 805a Wellington Street West as ‘G’ – Parks with appropriate provisions to allow for the landing of the Fort York Pedestrian and Cycling Bridge and other park related uses and infrastructure.

BACKGROUND INFORMATION

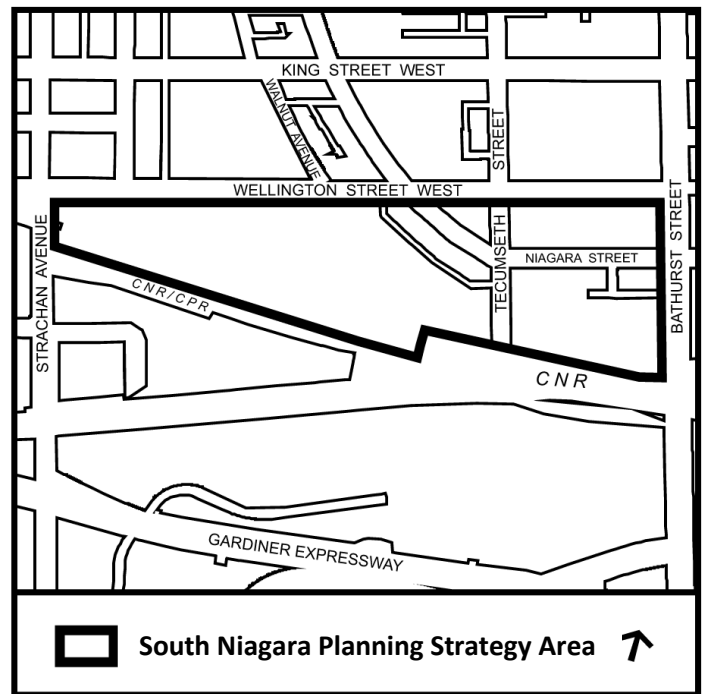
Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Graig Uens, Planner at 416-397-4647, or by e-mail at guens@toronto.ca.

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 Planning and Growth Management Committee, please notify the City Clerk, Planning and Growth Management Committee, by calling 416-397-4579, or by e-mailing pgmc@toronto.ca by no later than 12:00 noon on August 6, 2014.

If you wish to submit written comments, please forward them to the City Clerk, attention: Nancy Martins, Planning and Growth Management Committee, City Hall, 100 Queen Street West, 10th floor, West Tower, Toronto ON M5H 2N2 or by e-mail to pgmc@toronto.ca, or by fax to 416-392-1879.

The Planning and Growth Management Committee will review the proposal and any other material placed before it, in order to make recommendations on the proposal. These recommendations will then be forwarded to Toronto City Council for its consideration.



FURTHER INFORMATION

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment and/or 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 Growth Management Committee, at the address set out in this notice or by fax: 416-392-1879.

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: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by fax: 416-392-1879 before the proposed the Official Plan Amendment is adopted or refused, and/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.

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.

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. 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 this 16th day of JULY, 2014.

Ulli S. Watkiss
City Clerk

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