

City Clerk's Office
Planning & Growth Management Committee
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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

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 City of Toronto is proposing to enact amendments to the Zoning By-laws listed in this Notice, which regulate the use of the land, the size and location of buildings and structures, parking and loading. The intention of these amendments is to intensify the Eglinton Avenue corridor to support investment in new transit infrastructure (the Crosstown LRT), and to implement the recommendations of the Eglinton Connects Planning Study approved by Council in May 2014. They will simplify the process for developing mid-rise sized buildings on the properties in question. The changes will also result in reduced parking requirements, recognizing the coming Eglinton Crosstown LRT. Finally, the changes will provide relief from minimum height requirements and setback requirements for transit stations.

These amendments will:

1. increase the permitted maximum heights for buildings and structures to a maximum height of 25.5m, depending on the planned right-of-way width of the abutting street and depth of the lot to generally implement the existing 2010 Mid-rise Buildings Performance Standards;
2. change maximum and minimum front building setback requirements;
3. remove Floor Space Index density limits (density to be controlled by built form, including height, setbacks, and angular planes);
4. remove the setback requirement, minimum building height of 10.5m and minimum 3 storey requirement for lots used only for transit facilities; and
5. changes to the application of Policy Areas along the corridor to reflect the presence of higher-order transit, resulting in reduced parking requirements.

CR Zones to be amended:

Amendments are proposed for certain properties along portions of Eglinton Avenue and intersecting streets between Black Creek Drive and Brentcliffe Road, which are currently zoned CR in Amalgamated City of Toronto By-law 569-2013. Full list of properties:

STREET NAME	DESCRIPTION	STREET ADDRESS
Eglinton	Even Numbered Properties	50 to 572 (except 88, 90), 880 to 1220, 1350 to

Avenue West		1808, 1886 to 2244, 2502 to 2660
	Odd Numbered Properties	75, 223 to 643, 801 to 1071 (except 875, 927, 935), 1435 to 1661 (except 1603, 1607), 1875 to 2041, 2515 to 2685
Eglinton Avenue East	Even Numbered Properties	782 to 880
	Odd Numbered Properties	245

STREET NAME	STREET ADDRESS	STREET NAME	STREET ADDRESS
Avenue Road	1024, 1024A, 1041, 1043, 1045, 1047	Hilltop Road	7
Bathurst Street	2014, 2016, 2018, 2020	Kane Avenue	396, 398
Bicknell Avenue	255	Keele Street	1977, 1977A, 1856, 1856A, 1993
Braemar Avenue	136, 138, 139	Laird Drive	250, 252, 254, 256
Caledonia Road	600, 602, 606	Menin Road	43
Castle Knock Road	8, 10, 21	Montcalm Avenue	2
Citizens Lane	5, 7	Nairn Avenue	580
Croham Road	2, 4, 6	Oakwood Avenue	609, 611, 613
Duncannon Road	67	Old Park Road	1, 1B
Edith Drive	2	Park Hill Road	2A, 2B, 4A, 4B
Elmsthorpe Avenue	70, 72	Richardson Avenue	1A
Fairbank Avenue	5	Russell Hill Road	540
Fairleigh Crescent	2A, 2B, 2C	Scott Road	298, 300 to 306
Glenarden Road	2	Snider Avenue	1, 10, 12
Glenhaven Street	2	Sutherland Drive	419, 421, 423
Hartley Avenue	4	Times Road	2, 4, 6, 8
Heddington Avenue	2A, 5	Tony Grande Lane	4, 6, 8, 10
Highbourne Avenue	187, 189, 191	Yarrow Road	89, 91
		Yore Road	111

RA Zones to be amended:

Amendments are proposed for 3 properties currently zoned RA in Amalgamated City of Toronto By-law 569-2013 which will be amended to CR. Full list of properties:

STREET NAME	STREET ADDRESS
Eglinton Avenue East	795, 801, 803

Lands to be added to Amalgamated City of Toronto By-law 569-2013:

Properties that are not currently regulated by Amalgamated City of Toronto By-law 569-2013 will be brought into this by-law and zoned CR. Full list of properties to be amended below.

STREET NAME	DESCRIPTION	STREET ADDRESS
Eglinton Avenue West	Odd Numbered Properties	2343-2363
	Even Numbered Properties	842 to 874, 1250, 2246 to 2266, 2296

STREET NAME	STREET ADDRESS
Gilbert Avenue	517

Lands requiring an Official Plan Amendment:

Certain properties are subject to proposed Official Plan Amendments, which are before Toronto City Council on July 8, 2014 to re-designate them from Neighbourhood to Mixed-Use Areas. These properties are currently zoned R in Amalgamated City of Toronto By-law 569-2013, and are proposed to be zoned CR. These properties are subject to a separate Zoning By-law Amendment which will be introduced if Council enacts the necessary Official Plan Amendments. Full list of properties:

STREET NAME	DESCRIPTION	STREET ADDRESS
Eglinton Avenue West	Odd Numbered Properties	2043-2315
	Even Numbered Properties	(none)
Eglinton Avenue East	Odd Numbered Properties	281-303, 323-343
	Even Numbered Properties	(none)

STREET NAME	STREET ADDRESS	STREET NAME	STREET ADDRESS
Caledonia Road	601	Falcon Street	86, 87, 88
Croham Road	8, 10	Forman Avenue	342, 346

All above listed properties:

Properties above fronting Eglinton Avenue and currently in Policy Area 4 (PA4) will be amended to be in Policy Area 3 (PA3). This results in reduced parking requirements.

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 the various Zoning By-laws carefully, and consult with your professional advisors about the proposed changes and how they may impact your lands or development applications.

The City has held open houses on May 12, 2014 at the Ontario Science Centre, and on May 15, 2014 at Beth Sholom Synagogue to ensure that sufficient information and material was made available to enable the public to understand generally the proposed amendments to the Zoning By-laws listed in this Notice, 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 August 7, 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

Brian Gallagher, Manager, Transportation Planning, City Planning Division
416-392-9396

Andrea Oppedisano, Planner, Eglinton Connects Planning Study
416-338-5568

2. Additional information and material about the proposed amendments to the Zoning By-laws listed in this Notice 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.

3.
 - 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, or by e-mail to pgmc@toronto.ca, or by fax to 416-392-1879.

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.

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 address set out in this notice or by fax to 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 16th day of July 2014.

Ulli S. Watkiss
City Clerk

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