

## 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:** February 24, 2015  
**TIME:** 10:00 a.m., or as soon as possible thereafter  
**PLACE:** City Hall, Committee Room 1, 2<sup>nd</sup> 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: remove land from the zoning by-law that had complete applications under the transition protocol; correct labelling on the Zoning By-law Map, Height and Lot Coverage Overlay map; correct Regulations and Site Specific Exception wording and references; correct regulations and delete five Site Specific Exceptions.

#### Properties to be removed under the Transition Protocol:

3178-3180 Bathurst Street

#### Zoning Label Correction to the following properties:

1213 Bayview Avenue	3-25, 16-26 Exchequer Place	709-711 Millwood Avenue
1387-1397 Bayview Avenue	5039-5069 Finch Avenue East	410-424 Moore Avenue
1403-1425 Bayview Avenue	190-202 Laird Drive	1370 Neilson Road
1503-1739 Bayview Avenue	214 Laird Drive	61 Overlea Boulevard
1787 Bayview Avenue	250-256 Laird Drive	801-821 Sandhurst Circle
102-110 Bloor Street West	2627 McCowan Road	8 Thorncliffe Drive
3-121 Empringham Drive	576-612 McLevin Avenue	83 Vanderhoof Avenue

- Properties north of Millwood Road and south of McRae Drive on west side of Laird Drive
- Properties on Plumrose Pathway and Whispering Willow Pathway

#### Corrections to Zoning By-law Map boundaries or labels for the following properties:

110 Bloor Street West	1940 McCowan Road
102 Bloor Street West	120-140 McLevin Avenue
1145- 1151 Birchmount Avenue	930 Millwood Road
576 Eglinton Avenue West	40-160 and 75-121 Nugget Avenue
310 Chaplin Crescent	190-260 and 400-426 Nugget Avenue
10-20 Grosvenor Street	6111-6129 Steeles Avenue West
23 Krawchuk Lane	

- Properties zoned EH 0.5 and located in the south east quadrant of Passmore Avenue and Kennedy Road
- Properties zoned EH 0.5 and located in the north east quadrant of Kennedy Road and Finch Avenue East

- Properties zoned EH 0.7 and located in the south east quadrant of Middlefield Road and Passmore Avenue, the south west quadrant of Finch Avenue East and Markham Road, in the area south of Eglinton Avenue East and Brimley Road and in the area of south east of Coronation Drive and Chemical Court
- Properties zoned EH 0.8 and located in the quadrant north east of Kennedy Road and Lawrence Avenue East and in the quadrant north west of Birchmount Road and Danforth Avenue
- Properties zoned EH 1.0 and located in the vicinity of Underwriters Road
- Properties zoned EH 1.0 and located in the vicinity of Manville Road and Comstock Road
- North east corner of Neilson Road and Milner Avenue

**Corrections to Height Overlay map and Lot Coverage Overlay map for the following properties:**

6111- 6129 Steeles Avenue West	930 Millwood Road
1145 - 1151 Birchmount Avenue	23 Krawchuk Lane
North east corner of Neilson Road and Milner Avenue	

**Typographical and Wording Corrections:**

30.20.40.70(3)	900.3.10 (10), (18), (20), (21), (25), (27) and (28),
40.10.20.20(1)(A) and(B)	900.3.10 (31), (32), (45), (46), (47) and (916)
40.10.40.1(1)	900.3.10 (917), (1436), (1437) and (1438)
40.10.40.70(2)(E)	900.3.10 (1444) and (1445)
40.10.40.70(3) (D)	900.4.10 (217)
40.10.90.40(1)	900.5.10 (231)
40.10.100.10(1)	900.7.10 (383), (401), (713) and (716)
60.30.20.100(3)	900.11.10 (258), (869), (870), (872) and (1163)
80.20.20.100(8)	900.11.10 (2427), (2475) and (2528)
800.50 (815)	900.32.10 (12)

**Additions, Wording and Reference Corrections:**

10.10.40.61	900.6.10 (35)
10.10.40.61(1)	900.7.10 (10)
40.10.90.41(2)	900.7.10 (20)
40.10.100.11	900.7.10 (244)(A)
40.10.100.11(1)	900.11.10 (499)(C)(v) and (499)(C)(vi)
80.40.20.100(1)(D)	900.22.10 (25)(C), (26)(C) and (27)(C)
80.50.20.100(1)(C)	900.22.10 (34)(C), (38)(C) and (40)(C)
900.2.10 (542)(B)	900.22.10 (22)(B), (23)(B), (24)(B) and (28)(B)
900.4.10 (3)	900.22.10 (29)(B), (30)(B), (31)(B) and (32)(B)
900.4.10 (246)(B)	900.22.10 (11)
900.4.10 (247)(A)(vii)	900.40.10 (1)
900.6.10 (34)	

**Deleted Exceptions:**

Article 900.11.10 (1177) and (1402)	Article 900.7.10 (593) and (594)
Article 900.6.10 (398)	

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 February 24, 2015, 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

Klaus Lehmann  
416-392-0175

Alan Theobald  
416-392-0185

Lorne Berg  
416-392-0189

Carola Perez-Book  
416-392-8788

2. Given that the amendments listed in this Notice regulate 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](mailto: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](mailto:pgmc@toronto.ca) by no later than 12:00 noon on February 23, 2015.

## 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 29th day of January, 2015.

Ulli S. Watkiss  
City Clerk

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