

City Clerk's Office
Planning and 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)

City-Initiated Amendment to the Official Plan
Tippett Road Area Regeneration Study
(File No. 13 120982 NNY 10 TM)

Location of Study Area: Includes lands generally bounded by Wilson Heights Boulevard, Wilson Avenue, Champlain Boulevard, Highway 401 and Allen Road

Applicant: City of Toronto

DATE: November 16, 2015

TIME: 10:15 a.m., or as soon as possible thereafter

PLACE: Committee Room 1, 2nd Floor, 100 Queen Street West

PROPOSAL

The City-initiated Tippett Road Area Regeneration Study was undertaken to develop a comprehensive planning framework to guide the redevelopment of 12.6 hectares of lands redesignated as *Regeneration Areas* and *Mixed Use Areas* as a result of City Council's adoption of Official Plan Amendment 231. The proposed Official Plan Amendment will establish a comprehensive policy framework to guide development for the Tippett Road area which includes the following elements:

- **Structure Plan for Streets, Block, and Parks and Open Spaces** - New streets are proposed to provide access and address for new development and new parks and open spaces within the study area on lands both north and south of Wilson Avenue. Permeability is to be increased throughout the Study Area by creating new pedestrian and cycling connections and improving connectivity to the existing neighbourhoods to the east, and to the Wilson Subway Station, parks and opens spaces and other amenities in the area.
- **Land Use** - A mixed-use character is envisioned for the Study Area with an appropriate balance of residential and non-residential uses. To ensure a mix of uses, non-residential uses will be required in accordance with OPA 231. Policies encouraging active uses on the ground floor of new buildings will add vitality to adjacent streets, parks and open spaces.
- **Affordable Housing** - To ensure a complete community the policy framework provides for a mix of tenure and affordability in residential development including a mix of dwelling unit types, particularly those suitable for families with children and those that are accessible for seniors. The policy framework promotes affordable housing on all lands, and requires that the Build Toronto lands within the Study Area provide affordable housing.
- **Built Form** – The built form policies promote a range of building types and a wide range of housing opportunities. New buildings will define and enhance the public realm. Densities and heights will ensure an appropriate transition in scale down to the low rise residential neighbourhoods to the east. Policies encouraging active uses on the ground level of new buildings will add vitality to adjacent streets, parks and open spaces.

- **Parks and Open Space** – The policies for parks and open space will have appropriately located and scaled parks as a community focus for lands both north and south of Wilson Avenue. New parks will be provided and the existing Champlain Parkette will be enlarged and enhanced with new development.
- **Tippett Road Promenade** – New development along Tippett Road will enhance the existing landscape character and promote the vitality and usability of this new main street.
- **Mud Creek Pathway** – The Mud Creek Pathway will be an intimately-scaled meandering midblock pedestrian and cycling connection improving connectivity in the area, adding needed recreation amenity for the new neighbourhood and existing neighbourhoods to the east.
- **W. R. Allen Road Pathway** - The multi-use pathway along W. R. Allen Road will contribute significantly to enhancing the active transportation network in the Study Area and the neighbourhoods to the east, fully connecting the Wilson Avenue sidewalks with the Wilson Subway Station entrances and existing and new parks.
- **Transportation** – A transportation strategy that promotes connectivity among all transportation modes and maximizes accessibility to transit including the Wilson Subway Station, enhances cycling and walking opportunities through new pathways, and provides new streets and improvements to existing streets that ensure access, capacity and safety for all users. Reducing the impact of vehicles and parking is also promoted in the policy framework.
- **Public Art** - High quality public art is important to the enhancement of Toronto's urban fabric and contributes to the identity and character of many of neighbourhoods and districts. Public art contributions will be encouraged at key locations to enhance the emerging character of and to define the public realm structure of the area.
- **Section 37** – Appropriate benefits for the community will be secured under Section 37 of the Planning Act through the processing of current and future development applications.

Detailed information regarding the Study, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Cathie Ferguson, Senior Planner at (416) 395-7117, or by e-mail at cfergus@toronto.ca.

PURPOSE OF PUBLIC MEETING

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

You are invited to attend the public meeting to make your views known regarding the proposal. You may also submit written comments. If you wish to address the Planning and Growth Management Committee in person or in writing, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Growth Management Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone-416-397-4579, Fax: 416-392-1879, e-mail: pgmc@toronto.ca.**

To assist with scheduling, you are requested to call the City Clerk's Office by 12 noon on **November 13, 2015**, if you plan to make comments at the meeting.

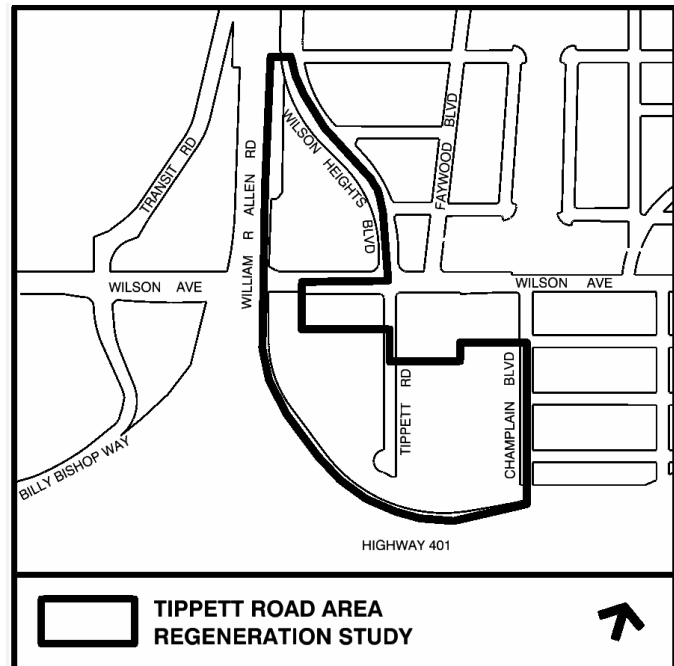
Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail pgmc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address, fax number or e-mail set out in this notice.

Official Plan Amendment 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, fax number or e-mail set out in this notice before the proposed Official Plan Amendment is adopted 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 Nancy Martins, Committee Administrator, at pgmc@toronto.ca or by phone at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 26th day of October, 2015.

Ulli S. Watkiss
City Clerk