

## 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-laws No. 569-2013 and No. 559-2014

**DATE:** November 16, 2015  
**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: correct Zoning labels, Height Overlay and Lot Coverage Overlay mapping errors; correct Regulations and Site Specific Exception wording and references; and add regulations omitted in error.

The City of Toronto is proposing to enact amendments to By-law 559-2014 which amends City-wide Zoning By-law 569-2013. These amendments correct Regulation and Site Specific Exception wording and references and correct the mapping for the Zoning Map label for 16 Westwood Avenue and the Height Overlay Map for 91-95 Post Road and 29-31 Alderbrook Drive.

Technical corrections will also be made to Sections 51 and 52 of By-law 559-2014.

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

1 York Gate Boulevard  
490-534 Lawrence Avenue West  
1-51 Tapscott Road  
23 Hedgwood Road and 17 Beechwood Avenue

#### Correction to Zoning By-law Map Boundaries and Labels, Height Overlay Map or Lot Coverage Overlay Map will be made for the following property:

12 Riverdale Drive  
165 Tapscott Road

#### Typographical and Wording corrections for the following:

10.10.40.50(1)(A); 15.10.40.50(1)(A); 15.20.40.50(1)(A); 40.10.40.50(1)(A); 50.10.40.50(1)(A); 60.40.10.100 (11); 900.5.10(351) (A) and (C); 60.30.20.100 (3); 900.11.10(710); 900.11.10(711); 900.11.10(713); 900.11.10(717); 900.11.10(718); 900.11.10(719); 900.11.10(720); 900.11.10(721); 900.11.10(722); 900.11.10(723); 900.11.10(724); 900.11.10(725); 900.11.10(726); 900.11.10(727); 900.11.10(2158); Table 200.5.10.1; 40.10.20.20(1).

#### Wording and reference additions will be made to the following:

226 Soudan Avenue, to add prevailing by-law 718-1999 to 900.2.10 (218);  
310 to 320 Gerrard Street East, to add prevailing By-law 664-1991 to 900.2.10(4);

2154 Lawrence Avenue East, to correct wording in 900.11.10 (728);  
30.20.40.10(2), 40.10.40.10(7), 50.10.40.10(4) for maximum number of storeys;  
900.2.10(7) to add an exemption for a community centre or a library use;  
80.20.20.10(1) to add 'Education Use' as a permitted use.

**Wording and reference deletions will be made to the following:**

900.11.10(707), 900.11.10(708), 900.11.10(709), 900.11.10(808), 900.11.10(810), 900.11.10(811),  
900.11.10(812), 900.11.10(815), and 900.11.10(818); 900.11.10(1590), 80.20.20.20(1)

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.

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 numerous properties throughout the amalgamated City of Toronto, a key map has not been provided with this Notice.

**Detailed information regarding the proposed amendments will be available for inspection, starting November 9, 2015, 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. Further information may be obtained by contacting City Planning:**

**Klaus Lehmann**  
416-392-0175  
klehmann@toronto.ca

**Alan Theobald**  
416-392-0185  
atheobal@toronto.ca

**Carola Perez-Book**  
416-392-8788  
cperez@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 amendments. 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, 10<sup>th</sup> 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 Friday, November 13th, 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 passing or refusal of the proposed Zoning By-law amendments, 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.

### **Zoning By-law Amendment Appeal:**

- 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.

**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. 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 26th day of October, 2015.

Ulli S. Watkiss  
City Clerk