

## NOTICE OF OPEN HOUSE AND NOTICE OF SPECIAL PUBLIC MEETING

To be held by Planning and Growth Management Committee  
(Pursuant to Subsections 26(3)(b) of the *Planning Act*)

### Proposed City-Initiated Official Plan Amendment pertaining to the Yonge-Eglinton Secondary Plan (Official Plan Amendment Application No.: 17 254453 NNY 25 OZ)

DATE OF STATUTORY OPEN HOUSE:	May 28, 2018
TIME OF STATUTORY OPEN HOUSE:	7:00 p.m. to 9:00 p.m. (presentation at 7:30 p.m.)
PLACE OF STATUTORY OPEN HOUSE:	Northern District Library 40 Orchard View Boulevard, Toronto
DATE OF SPECIAL PUBLIC MEETING:	June 7, 2018
TIME OF SPECIAL PUBLIC MEETING:	10:30 a.m., or as soon as possible thereafter
PLACE OF SPECIAL PUBLIC MEETING:	Committee Room 1, 2nd Floor, City Hall, 100 Queen Street West

### PROPOSAL - PURPOSE AND EFFECT

In 2015, City Council directed City Planning, in consultation with other City Divisions, to undertake further review of the Yonge-Eglinton Secondary Plan using a robust and high standard of public consultation. The review was a response to the rapid intensification occurring in the Yonge-Eglinton area. The review included the following activities: growth analysis, built form study, cultural heritage resource assessment, transportation assessment, municipal servicing assessment and the development of a Midtown wide parks and public realm plan. This review is now complete and the City of Toronto is proposing a comprehensive amendment to the Official Plan, including an updated Yonge-Eglinton Secondary Plan.

After extensive public consultation, including with the public, landowners, developers, local service providers and Ministry of Municipal Affairs' staff, the proposed Official Plan Amendment is a comprehensive policy framework that will shape growth in the Yonge-Eglinton area. As part of the City of Toronto's Five Year Official Plan Review, this Official Plan Amendment will be in conformity with the Growth Plan for the Greater Golden Horseshoe (2017), will be consistent with the Provincial Policy Statement (2014) and has regard to matters of provincial interest under Section 2 of the *Planning Act*. The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

The Official Plan Amendment proposes to amend Section 2.2.2 (Centres: Vital Mixed Use Communities) of the Toronto Official Plan. Additional amendments to the Official Plan include:

- Map 3 - Right-of-Way Widths Associated with Existing Major Streets is proposed to be amended to identify streets in the Yonge-Eglinton Secondary Plan area where right-of-way widenings are being proposed or revised as part of the recommended Secondary Plan;
- Map 17 - Land Use Plan is proposed to be amended in accordance with the revised land use designations proposed in the recommended Secondary Plan; and,
- Chapter 7 - Site and Area Specific Policies is proposed to be amended to revise or repeal certain Site and Area Specific Policies located within the Secondary Plan area to streamline the Midtown policy framework and address policies that are now out-of-date.

The proposed Official Plan Amendment also includes an updated Yonge-Eglinton Secondary Plan. Policies that were adopted by City Council in 2015 as part of Official Plan Amendment 289 are integrated into this Official Plan Amendment with minor amendments to reflect the revised structure of the Secondary Plan.

The policies of the recommended Yonge-Eglinton Secondary Plan establish a vision and goals for the area and identify distinct character areas. The policies also address area structure, land use, parks and public realm, mobility, built form, community services and facilities, housing, resilience and implementation. The proposed Official Plan Amendment comprehensively applies a number of the key policies of the Growth Plan including those related to complete communities, infrastructure to support growth, integrated planning, and the promotion of office and institutional development. The Plan will provide the basis for future rezonings. The recommended Yonge-Eglinton Secondary Plan includes:

- Adjustment to the Secondary Plan Area;
- Identification of the desired character and development objectives for discrete sub areas referred to as Character Areas;
- Policy direction to ensure transit-supportive development associated with Yonge-Eglinton's six Transit Stations;
- Identification of three *Mixed Use Areas* ("A", "B" and "C"), *Apartment Neighbourhoods*, and two *Neighbourhoods* ("A" and "B") designations for specific areas in the Secondary Plan area. Land use designations for all other areas remain in accordance with the Official Plan;
- Policy directions recognizing the importance of ensuring complete communities and the provision of necessary infrastructure to support growth;
- Site and urban design standards to ensure a high-quality public realm and built form;
- Policy directions for the implementation of public realm improvements associated with six new Public Realm Moves;
- A parks and open space network plan and associated policy direction including policies related to parkland dedication;
- Built form principles and policy direction on permitted building types and minimum and maximum building heights;
- Reconciling existing Site and Area Specific Policies included in the existing Yonge-Eglinton Secondary Plan and integrating these into the recommended Yonge-Eglinton Secondary Plan where appropriate; and
- Direction for how the Secondary Plan will be implemented over the long-term.

The *Planning Act* requires that a Special Public Meeting must be held on any proposed amendments to the Official Plan and that an Open House be held if the Official Plan is being amended to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the

Official Plan Amendment may be delegated by Council to the Planning and Growth Management Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*.

## **DESCRIPTION OF SUBJECT LANDS**

The proposed Official Plan Amendment will apply to the area generally bound by Briar Hill Avenue and Blythwood Road (both sides of the street) to the north, the Kay Gardner Beltline Trail to the south, Bayview Avenue (both sides of the street) to the east, and Chaplin Crescent and Avenue Road to the west.

## **BACKGROUND INFORMATION**

At its December 2017 meeting, City Council adopted a staff report titled "Midtown in Focus: Proposals Report". At that meeting, City Council directed staff to undertake public and stakeholder consultation, including public open houses, Midtown Planning Group meetings and other public meetings as necessary, on the proposed update to the Yonge-Eglinton Secondary Plan. Staff were directed to report back with a final report and a recommended Official Plan Amendment on the Yonge-Eglinton Secondary Plan at a Planning and Growth Management Committee meeting in the second quarter of 2018. The Proposals Report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.10>

Further information is also available at:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/midtown-in-focus/>

A copy of City Planning's Final Report on the proposed Official Plan Amendment will be available on the City's website at: [www.toronto.ca/legdocs/agendas.html](http://www.toronto.ca/legdocs/agendas.html) on May 31, 2018.

A printed copy of the proposed Official Plan Amendment that will be considered by Planning and Growth Management Committee will be available at Metro Hall, 22<sup>nd</sup> Floor, 55 John Street, Toronto Ontario, starting on May 18, 2018.

A copy of the current Official Plan can be viewed or downloaded from the City's website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

**Detailed information about the proposed Official Plan Amendment may be obtained by contacting:**

Cassidy Ritz, Project Manager  
Phone: 416-397-4487  
E-mail: [Cassidy.Ritz@toronto.ca](mailto:Cassidy.Ritz@toronto.ca)

Paul Farish, Senior Planner  
Phone: 416-392-3529  
E-mail: [Paul.Farish@toronto.ca](mailto:Paul.Farish@toronto.ca)

## **PURPOSE OF OPEN HOUSE**

You are invited to attend the Open House to review the proposed Official Plan Amendment and to ask questions about the proposed policies and any related information and material.

## PURPOSE OF SPECIAL 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 Special Public Meeting to make your views known regarding the proposed Official Plan Amendment. 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, City Hall, 10th Floor West, 100 Queen Street West, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416 392-1879, e-mail: [pgmc@toronto.ca](mailto:pgmc@toronto.ca).

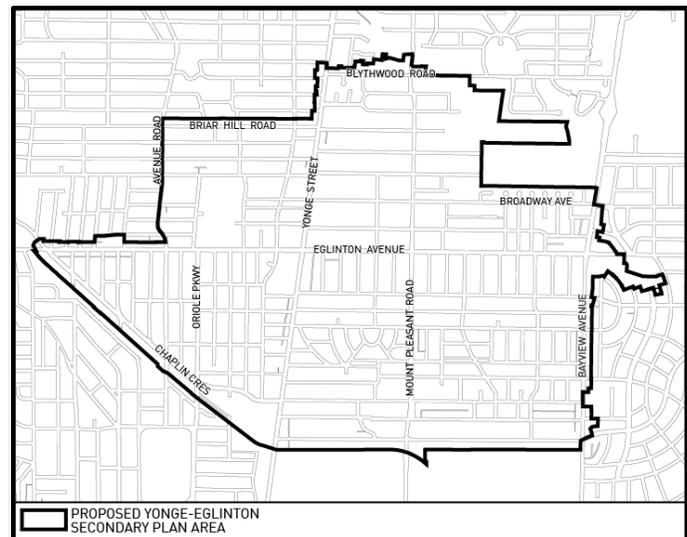
To assist with scheduling, you are requested to call the City Clerk's Office by 12:00 noon on June 6th, 2018, if you plan to make comments at the meeting. The Committee may request you to file an outline of your presentation with the Clerk.

**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](mailto:pgmc@toronto.ca).

## FURTHER INFORMATION

**If you wish to be notified** of the decision of the City of Toronto on 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.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the *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.

Many Committee, Board, and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts

are archived and continue to be publicly available. 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 27th day of April, 2018.

Ulli S. Watkiss  
City Clerk