

City Clerk's Office
Planning and Housing Committee
10th Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-397-4579
Fax: 416-392-1879
E-mail: phc@toronto.ca
Web: www.toronto.ca

NOTICE OF PUBLIC MEETING

To be held by the Planning and Housing Committee
(Under the *Planning Act*)

**Request to Amend the Zoning By-law Application No. 19 114174 NNY 06 OZ
Draft Plan of Subdivision Application No. 19 232756 NNY 06 SB**

Location of Application: 50 Wilson Heights Boulevard, generally between Allen Road to the west, Wilson Heights Boulevard to the east and Wilson Avenue to the south.
Applicant: City of Toronto
DATE: February 12, 2020
TIME: 9:30 a.m. or as soon as possible thereafter
PLACE: City Hall, Committee Room 1, 2nd Floor
100 Queen Street West

PROPOSAL

The purpose of this City-initiated Zoning By-law Amendment and Draft Plan of Subdivision is to facilitate a mixed-use development, including affordable rental housing, a new public street and new public parkland on the City-owned property at 50 Wilson Heights Boulevard. Development of the property is being advanced as part of the City's Housing Now initiative.

This property is currently used as a commuter parking facility for Wilson Subway Station and for a Toronto Transit Commission bus driveway. The proposed Zoning By-law Amendment will permit up to 129,175 square metres of development across four development blocks comprising residential units, indoor and outdoor amenity space, office, childcare, community and retail space. Development will include five buildings, with maximum building heights ranging from approximately four storeys to 16 storeys. Two levels of underground parking are proposed including commuter parking spaces. The Zoning By-law Amendment will include performance standards related to the location, scale and massing of the new buildings. Redevelopment of the site in accordance with the Zoning By-law Amendment and Draft Plan of Subdivision will result in the provision of a new public park (0.75 acre) and a new public street connecting the site to Wilson Heights Boulevard. The Zoning By-law Amendment will facilitate the development of approximately 1,500 dwelling units.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Zoning By-law Amendment, may be obtained by contacting Perry Korouyenis, Senior Planner at 416-395-7110, or by e-mail at Perry.Korouyenis@toronto.ca. You may also visit www.aic.to/50WilsonHeightsBlvd.

PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. 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 Housing Committee in person or in writing, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-1879, e-mail: phc@toronto.ca.**

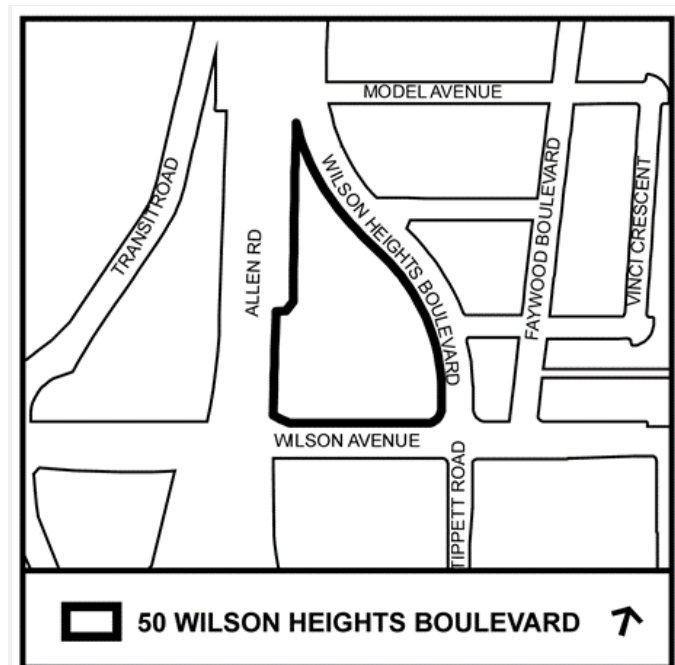
To assist with scheduling, you are requested to call the City Clerk's Office by 12 noon on **February 11, 2020** if you plan to make comments at the meeting. The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

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 phc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment and Draft Plan of Subdivision, you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

Zoning By-law Amendment Appeal and Draft Plan of Subdivision Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment and Draft Plan of Subdivision are passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing 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 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.

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 on January 21, 2020.

Ulli S. Watkiss
City Clerk