

## 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 114204 ESC 20 OZ  
Draft Plan of Subdivision Application No. 19 232762 ESC 20 SB**

**Location of Application:** A portion of 705 Warden Avenue, generally between Warden Hilltop Community Centre to the north, Warden Avenue to the west, Massey Creek to the south and the Bloor-Danforth Subway to the east.

**Applicant:** City of Toronto

**DATE:** February 12, 2020

**TIME:** 9:45 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 the development of three mixed-use buildings, a new public street, expanded parkland, renaturalized open space and a Toronto Transit Commission operations centre on a portion of the City-owned property at 705 Warden Avenue. Development of the property is being advanced as part of the City's Housing Now initiative.

This portion of the property is currently used as a commuter parking facility for Warden Subway Station. The application proposes to amend the Zoning By-law to permit up to 58,200 square metres of development, comprising two mid-rise buildings on Warden Avenue (approximately 9 and 11 storeys), a tall building at the southeast end of the site (approximately 18 storeys) and a Toronto Transit Commission operations centre at the northeast end of the site. Redevelopment of the site in accordance with the Zoning By-law Amendment and Draft Plan of Subdivision will result in a new public street linking Mendelssohn Street and Howe Avenue, expanded park space, retail space, a child care facility, publicly-accessible open space and below-grade parking to accommodate a variety of users. The Zoning By-law Amendment will facilitate the development of approximately 500 dwelling units.

The Zoning By-law Amendment will include rezoning of the existing parkland associated with the Warden Hilltop Community Centre from a Commercial Residential zone (CR) to an Open Space zone (OR) for consistency with its current use and integration within an expanded parkland area.

**Detailed information regarding the proposal, including background information and material and a copy of the proposed Zoning By-law Amendment and Draft Plan of Subdivision, may be obtained by contacting Francis Kwashie, Senior Planner at 416-396-7040, or by e-mail at [Francis.Kwashie@toronto.ca](mailto:Francis.Kwashie@toronto.ca). You may also visit [www.aic.to/705WardenAve](http://www.aic.to/705WardenAve).**

### 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, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-1879, e-mail: [phc@toronto.ca](mailto: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.

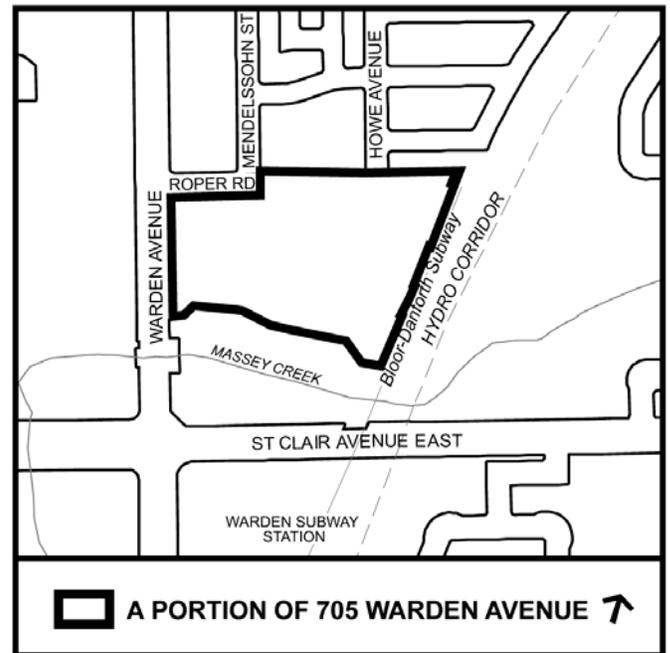
**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

#### **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 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. 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