

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 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 and Massey Creek to the south.

Applicant: City of Toronto

DATE: June 15, 2020
TIME: 9:45 a.m. or as soon as possible thereafter
PLACE: By Video Conference, details below

NOTE: This application was considered at the February 2020 meeting of the Planning and Housing Committee and was deferred. An updated proposal will be before the Planning and Housing Committee now scheduled on June 15, 2020.

REVISED PROPOSAL

The purpose of this City-initiated Zoning By-law Amendment and Draft Plan of Subdivision is to facilitate the development of a mixed-use development, a new public street, expanded parkland and a Toronto Transit Commission administration building, 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.

The development concept and recommended Zoning By-law Amendment have been updated to permit 60,000 square metres of development, which is an increase of 1,800 square metres over the previously recommended concept, which was the subject of a Public Meeting held by the Planning and Housing Committee on February 12, 2020 (under the *Planning Act*). The updates include reducing the height of the midrise mixed-use building at the corner of Roper Road and Warden Avenue, from nine-storeys to six-storeys; and increasing the height of the 11-storey midrise at the southwest corner of the site to 19-storeys. The tall building at the southeast end of the site (approximately 18-storeys) and a Toronto Transit Commission administration building at the northeast end of the site remain unchanged from the previous concept. 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, additional surface parking spaces for the community centre, retail space, a child care facility, publicly-accessible open space and parking to accommodate a variety of users. The updated concept and Zoning By-law Amendment will facilitate an increase of up to 100 housing units, resulting in a total of approximately 600 housing units on the site.

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 by e-mail at Francis.Kwashie@toronto.ca. You may also visit 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.

Due to the current state of emergency City Hall is closed. The meeting will take place by video conference and streamed live online. You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal.

Send written comments by email to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to phc@toronto.ca or by phone at 416-397-4579, no later than 12:00 p.m. on June 12, 2020. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, 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.**

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.

MEETING BACKGROUND

At its meeting on February 12, 2020, Toronto City Council's Planning and Housing Committee requested staff to review potential revisions to the 705 Warden Avenue development concept with the objective of providing additional housing opportunities on site and consult with the Ward Councillor and local community on this matter. Staff have presented the updated concept to the community at an online Information Session on May 13, 2020.

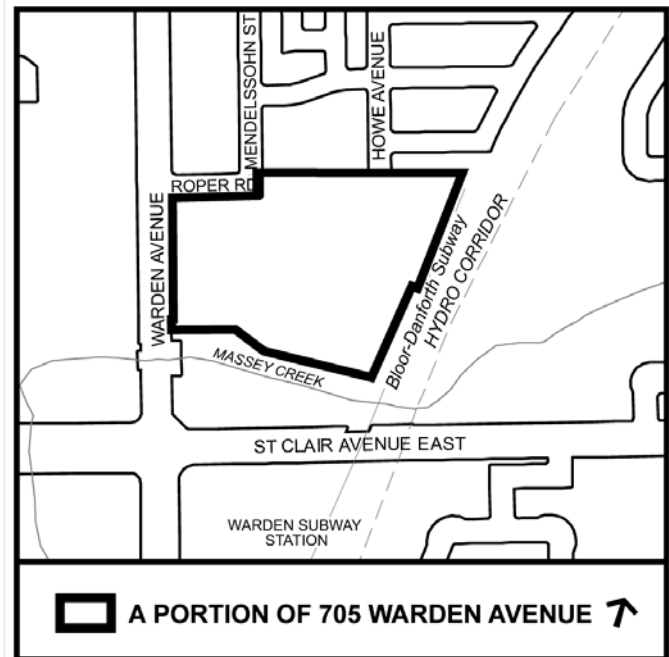
FURTHER INFORMATION

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 May 25, 2020.

Ulli S. Watkiss

City Clerk