

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

Tel: 416-397-4579  
Fax: 416-392-2980  
E-mail: [phc@toronto.ca](mailto:phc@toronto.ca)  
Web: [www.toronto.ca](http://www.toronto.ca)

**NOTICE OF PUBLIC MEETING**  
**To be held by the Planning and Housing Committee**  
**(Under the Planning Act)**

**Request to Amend the Official Plan and Zoning By-law 569-2013**

**Location of Application:** **Christie's Secondary Plan Area**  
**Lands generally bounded by Park Lawn Road, Lake Shore Boulevard West, and the Frederick G. Gardiner Expressway.**

**Applicant:** **City of Toronto**

**DATE:** **April 22, 2021**  
**TIME:** **9:30 a.m. or as soon as possible thereafter.**  
**PLACE:** **By Video Conference, details below**

**PROPOSAL**

The purpose of this Official Plan Amendment (506) and Zoning By-law Amendment is to introduce a new Secondary Plan for the lands generally bounded by Park Lawn Road, Lake Shore Boulevard West, and the Frederick G. Gardiner Expressway (Chapter 6 of the City of Toronto Official Plan), and to amend Zoning By-law 569-2013 for the Secondary Plan Area. The Secondary Plan provides area-specific policies that set out the long-term vision for a complete community centered on transit investment, job creation, community services and facilities, parks and open spaces, and a mix of land uses. The Official Plan Amendment will redesignate the lands as *General Employment Areas, Mixed Use Areas and Parks*.

The Secondary Plan provides a framework to coordinate development that would be completed in multiple phases over 20-25 years and include employment, residential, commercial, retail, and institutional uses. The Secondary Plan also directs the phased development of a new GO Station and a transit hub integrating the new GO Station with TTC service; affordable housing; a combination of public and private streets; two new public parks (totaling 1.25 hectares); Privately-Owned Publicly Accessible Spaces (POPS); 40 percent 2- and 3-bedroom units; and a community recreation centre, daycares, community agency space, a public library and space for schools. As part of the Official Plan Amendment, Site and Area Specific Policy No. 15 (SASP 15) would be repealed once the Secondary Plan is in force and effect.

The area-specific Zoning By-law aligns with the Secondary Plan to update local zoning regulations and built form standards to implement policy directions within the Secondary Plan. The lands within the Christie's Secondary Plan Area will be rezoned to Employment Light Industrial (EL), Commercial Residential (CR) and Open Space - Recreation (OR). The proposed Zoning By-law Amendment provides area-specific regulations regarding permitted land uses, maximum permitted building heights and densities, minimum required building setbacks and step-backs, parking rates and phasing regulations. The Zoning By-law also sets out a Holding Provision on each Phase of development that lists conditions that must be met by the developer prior to moving from one phase to the next. The Zoning By-law will permit 15 tall buildings ranging in height from 28 to 69 storeys and a variety of midrise buildings, resulting in approximately 7,500 residential units. Parking will all be below grade with consolidated access and the required parking rates will be set in the By-law.

The lands municipally known as 2150 and 2194 Lake Shore Boulevard West and 23 Park Lawn Road, located within the Secondary Plan Area, are also subject to an application under the *Planning Act* for amendments to zoning by-laws, official plan amendment, and approval of plan of subdivision: Application Nos. 20 146488 WET 03 OZ and 20 146496 WET 03 SB.

**Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan and Zoning By-law Amendment, may be obtained by contacting Laura Pfeifer, Planner, Strategic Initiatives at (416) 395-7059, or by e-mail at [Laura.Pfeifer@toronto.ca](mailto:Laura.Pfeifer@toronto.ca)**

## PURPOSE OF PUBLIC MEETING

Planning and Housing Committee will receive input and review the Official Plan and Zoning By-law Amendments and any other material placed before it, in order to make recommendations on the City-Initiated Official Plan and Zoning By-law Amendments. These recommendations will then be forwarded to Toronto City Council for its consideration.

At this time, civic buildings are closed to the public. The meeting will take place by video conference and streamed live online. You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://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](mailto: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](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on April 21, 2021. If you register we will contact you with instructions on connecting to the meeting.

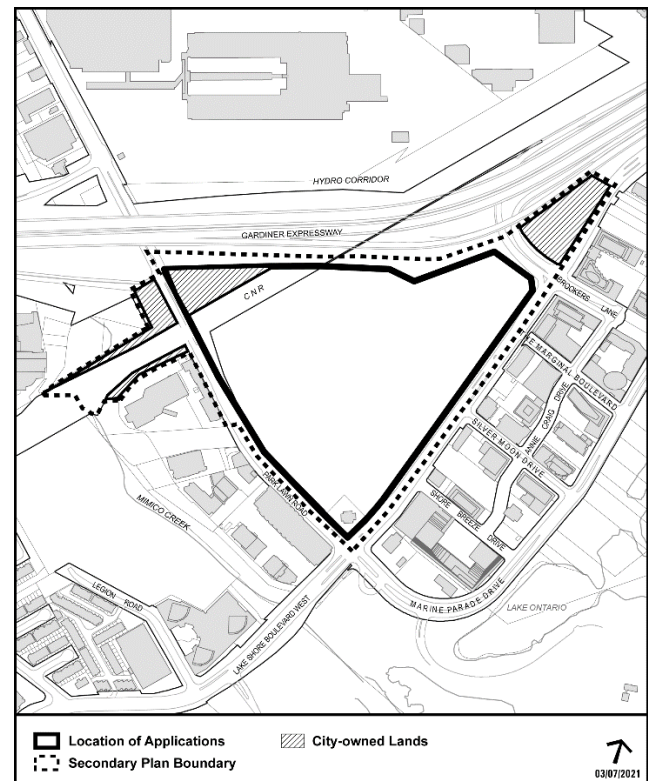
For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto: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](mailto:phc@toronto.ca).

## FURTHER INFORMATION

**If you wish to be notified** of the decision of the City of Toronto on the adopted or refused of the proposed Official Plan Amendment and passing or refusal of the proposed Zoning By-law Amendment, 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.



**Official Plan and Zoning By-law Amendments 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 Official Plan Amendment is adopted or refused and Zoning By-law Amendment is 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 March 30, 2021

John D. Elvidge  
Interim City Clerk