

**City Clerk's Office**  
Planning and Housing Committee  
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**NOTICE OF PUBLIC MEETING**  
**To be held by the Planning and Housing Committee**  
**(Under the Planning Act)**

**To adopt a City-Wide Community Improvement Plan for the Renovation and Rehabilitation of Commercial and Industrial Properties**

**DATE:** September 21, 2021  
**TIME:** 9:30 a.m. or as soon as possible thereafter  
**PLACE:** By Video Conference, details below

**PROPOSAL**

The City of Toronto has offered grants to commercial properties through the Commercial Façade Improvement Program since 2005. Since its enactment, the eligibility and geographic scope of the Program have been amended in response to changing conditions and it currently operates as the Commercial – Industrial Façade and Property Improvement Program under the administration of the Economic Development and Culture Division.

The program provides matching grants for façade improvements such as brick cleaning and tuck pointing, replacement of doors and windows, repair of architectural features, signage and lighting, and property improvements, such as boulevard landscaping, ground-mounted signage, lighting of parking areas, and fencing.

It is proposed that the current Community Improvement Plan By-law be repealed and that a new City-Wide Community Improvement Plan for the Renovation and Rehabilitation of Commercial and Industrial Properties be enacted. This Community Improvement Plan would create three Programs, all of which will be administered by the Economic Development and Culture Division and offer grants on a first-come-first serve-basis. Funding for the three Programs will be made available annually through the budget process at the discretion of City Council. The Commercial Façade Improvement Program will provide matching grants to eligible improvements on publicly-visible commercial facades. The proposed Commercial Rehabilitation Grant Program will enable matching grants towards eligible interior improvements. The proposed Commercial and Industrial Property Improvement Program will enable matching grants for eligible site improvements such as patios and security lighting.

The combination of these changes will expand the range of eligible improvements to better respond to pre-existing issues impacting Toronto's retail main streets, as well as new challenges that have emerged as a result of the COVID-19 pandemic.

**Detailed information regarding the proposed Community Improvement Plans, including background information and a copy of the proposed Community Improvement Plans may be obtained by contacting David Fitzpatrick, Project Manager, at (416) 392 9419, or by e-mail at [David.Fitzpatrick@toronto.ca](mailto:David.Fitzpatrick@toronto.ca).**

**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 proposed Community Improvement Plan By-law. 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 September 20, 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**

Given that the proposed Community Improvement Plan By-law listed in this Notice applies to all of the lands within the geographic boundaries of the City of Toronto, a key map has not been provided with this Notice.

**If you wish to be notified** of the decision of the City of Toronto on proposed Community Improvement Plan By-law, 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.

**Community Improvement Plans Amendment 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 Ontario Land 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 Community Improvement Plans are adopted 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 Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so.

**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 August 31, 2021

John D. Elvidge  
City Clerk