

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*)

Request to Amend the Zoning By-law Application Number 21 190993 NNY 16 OZ  
Draft Plan of Subdivision Application Number 21 191009 NNY 16 SB

**Location of Application:** 805 Don Mills Road  
**Applicant:** City of Toronto

**DATE:** May 31, 2022  
**TIME:** 10:00 a.m. or as soon as possible thereafter  
**PLACE:** Council Chamber, City Hall, 100 Queen Street West  
and by Video Conference

### PROPOSAL

The purpose of this City-initiated Zoning By-law Amendment and Draft Plan of Subdivision is to facilitate the development of two mixed-use buildings, a new public street and a new public park. Development of the property is being advanced as part of the City's Housing Now initiative.

The recommended Zoning By-law Amendment will permit a development across two blocks comprising residential units, indoor and outdoor amenity space, non-residential space, retail space, and child care space. Development will include two buildings with two towers, having maximum heights of approximately 48 and 27 stories. The recommended Zoning By-law Amendment implements the City Council adopted Don Mills Crossing Secondary Plan (Official Plan Amendment 404), which sets the development vision for the site. Redevelopment of the site in accordance with the recommended Zoning By-law Amendment and Draft Plan of Subdivision will result in the provision of a new approximately 992 square metre public park, a new public street that connects Don Mills Road to Ferrand Drive and a realignment of Ferrand Drive to connect with Eglinton Avenue East. The recommended Zoning By-law Amendment will facilitate the development of approximately 840 dwelling units, of which a minimum of 33 percent will be provided as affordable housing units.

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 Marian Prejel, Senior Planner by e-mail at [Marian.Prejel@toronto.ca](mailto:Marian.Prejel@toronto.ca). You may also visit [www.toronto.ca/805DonMillsRd](http://www.toronto.ca/805DonMillsRd).

### 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 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, in person, by video conference or by telephone 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 May 30, 2022. 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: 416-397-0111, 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 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 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 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 Ontario Land 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 video 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 9, 2022.

John D. Elvidge  
City Clerk