

## **NOTICE OF PUBLIC MEETING**

**To be held by the Planning and Housing Committee  
(Under the Planning Act)**

**Proposed Amendments to the City of Toronto Zoning By-law 569-2013 and  
Former City of Toronto By-law 438-86 File Number 22 126321 CPS 00 OZ**

**Location of Application:** Certain lands within the Yonge-Eglinton Secondary Plan area, including Avenue Road between Chaplin Crescent and Roselawn Avenue, Oriole Parkway between College View Avenue and Eglinton Avenue West, Burnaby Boulevard between Castle Knock Road and Avenue Road, and Highbourne Road between College View Avenue and Eglinton Avenue West.

**Applicant:** City of Toronto

**DATE:** July 5, 2022

**TIME:** 10:00 a.m. or as soon as possible thereafter

**PLACE:** Committee Room 1, City Hall, 100 Queen Street West and by Video Conference

### **PROPOSAL**

The City of Toronto proposes to enact amendments to City of Toronto Zoning By-law 569-2013 and Former City of Toronto By-law 438-86, which regulate the use of land, size and location of buildings and structures, as well as the minimum and maximum height of buildings. The purpose and intent of these amendments is to implement the policies of the Yonge-Eglinton Secondary Plan (Official Plan Amendment 405), and in particular those policies relating to Midtown Transit Station Areas. The amendments are applicable to the lands shown in the maps in this document and include:

1. an increase in the permitted height of multiplexes (duplexes, triplexes and fourplexes) and apartment buildings from 9 metres (approximately 3 storeys) to 12 metres (approximately 4 storeys);
2. an increase in the minimum side yard setback for buildings exceeding 9 metres (approximately 3 storeys);
3. an increase in the permitted depth of multiplexes and apartment buildings so that the permissions match that of detached houses;
4. a deletion of the maximum floor space index of 0.6;
5. the addition of a minimum floor space index of 1.0;
6. the addition of a maximum number of dwelling units in an apartment building of 20;
7. the addition of a minimum requirement of 25% of dwelling units in an apartment building to contain 2 bedrooms or more; and
8. the inclusion of a permission that recognizes the existing floor space index of lawfully existing buildings.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting Matt Armstrong, Senior Planner, Strategic Initiatives, Policy and Analysis, City Planning at 416-392-3521, or by e-mail at [Matt.Armstrong@toronto.ca](mailto:Matt.Armstrong@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 application[s]. 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 Planning and Housing Committee directly, please register by e-mail to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on **July 4, 2022**. If you register we will contact you with instructions on how to participate in 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).**

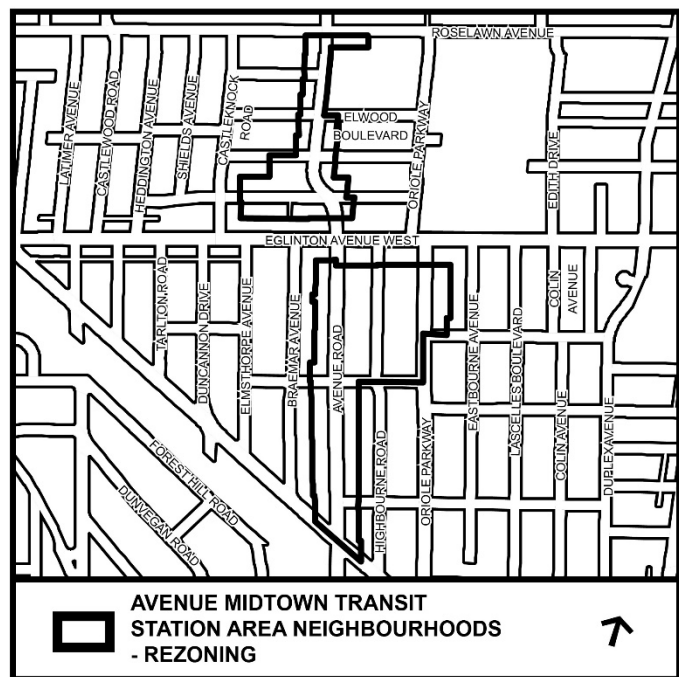
The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

**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 or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Planning and Housing Committee at the address, fax number or e-mail set out in this notice.

**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 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 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 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, 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 June 13, 2022.

John D. Elvidge  
City Clerk