

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 18 244598 CPS 00 OZ

Location of Application:	Certain lands within the Yonge-Eglinton Secondary Plan area, including those generally along: <ul style="list-style-type: none">• the east side of Duplex Avenue between Helendale Avenue and St Clements Avenue;• the following streets between Duplex Avenue and Yonge Street: Helendale Avenue, Montgomery Avenue, Roselawn Avenue, and Castlefield Avenue;• Roehampton Avenue east of Bruce Park Avenue; and• the following streets between Yonge Street and Mount Pleasant Avenue: the south side of Millwood Road, and the north side of Davisville Avenue.
Applicant:	City of Toronto
DATE:	April 27, 2023
TIME:	9:30 a.m. or as soon as possible thereafter
PLACE:	City Hall, Committee Room 1, 2nd floor and By Video Conference, details below

PROPOSAL

The City of Toronto proposes to enact amendments to the Zoning By-law, which regulates 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) for the areas shown in the maps contained in this notice. These areas generally represent locations where the Plan anticipates low-rise residential intensification.

The amendments include:

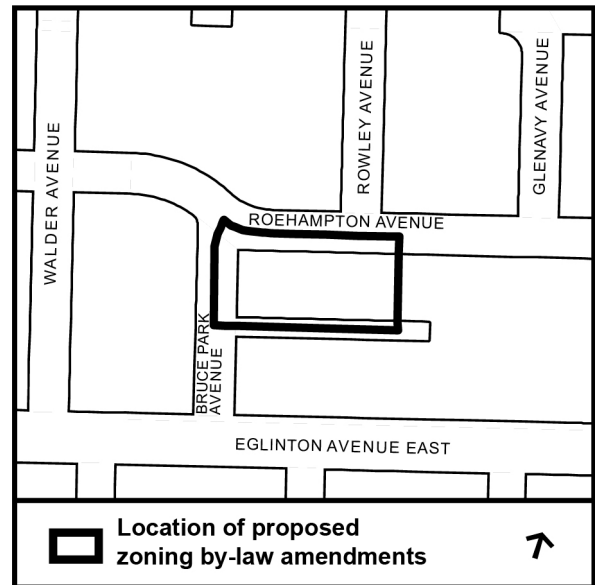
1. setting a minimum building height of 2 storeys and 6 metres;
2. setting a maximum building height of 4 storeys and 12 metres;
3. removing maximum floor space index limits (maximum building size to be controlled by built form, such as height and setbacks);
4. setting a minimum floor space index of 1.0 for certain properties;
5. increasing the permitted depth of multiplexes and apartment buildings, so that the permissions match that of detached houses;
6. changing the minimum setback requirements to achieve the public realm and circulation intents of the Plan;
7. reducing the minimum lot frontage to 5.0 metres;
8. setting a minimum proportion of residential units in an apartment building that must contain two or more bedrooms and setting a minimum size of those units;
9. reducing the number of curb cuts permitted on a lot to one;

10. removing permissions for vehicle entrances through front main walls of buildings;
11. requiring vehicle access to be from a lane if a lot has frontage on a lane;
12. setting a minimum separation distance between buildings on the same lot;
13. removing references to prevailing zoning by-laws;
14. setting permissions for lawfully existing uses;
and
15. setting transition clauses for current development applications.

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.

PURPOSE OF PUBLIC MEETING

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.



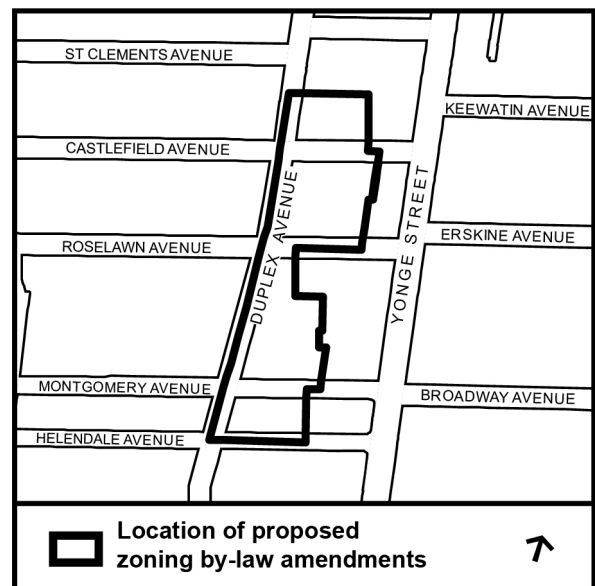
You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

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 or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you wish to address the Planning and Housing 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 April 26, 2023**. 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: **Administrator, Planning and Housing Committee, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, 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.

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.

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 City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on April 3, 2023.

John D. Elvidge
City Clerk

