

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 19 259429 WET 03 OZ

Location of Application: 5207 Dundas Street West (Bloor-Kipling Block 1)
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 purpose of this City-initiated Zoning By-law Amendment is to facilitate a mixed-use development, including affordable rental housing on the City-owned property at 5207 Dundas Street West, also known as Block 1 of the Bloor-Kipling (Six Points) development area. The Zoning By-law Amendment is being advanced as part of the City's Housing Now Initiative.

The recommended Zoning By-law Amendment will permit a mixed-use building with two towers at 25-storeys and 29-storeys, and will permit 64,700 metres of gross floor area, an increase of 5,750 square metres of additional residential area from the existing zoning permission for the site. The base building surrounds a publicly accessible courtyard with two access points, and provides 1,825 square metres of landscaped courtyard area. The recommended Zoning By-law Amendment will facilitate the development of approximately 710 dwelling units, of which an estimated 30 percent will be provided as affordable rental units.

The recommended Zoning By-law Amendment implements the City Council adopted Official Plan and Etobicoke Centre Secondary Plan, as well as the City Council endorsed Bloor-Kipling Block Context Plan, which sets the development vision for the Six Points area.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Zoning By-law Amendment, may be obtained by contacting Desiree Liu, Planner by e-mail at desiree.liu@toronto.ca. You may also visit <http://www.toronto.ca/5207DundasStW>.

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.

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.

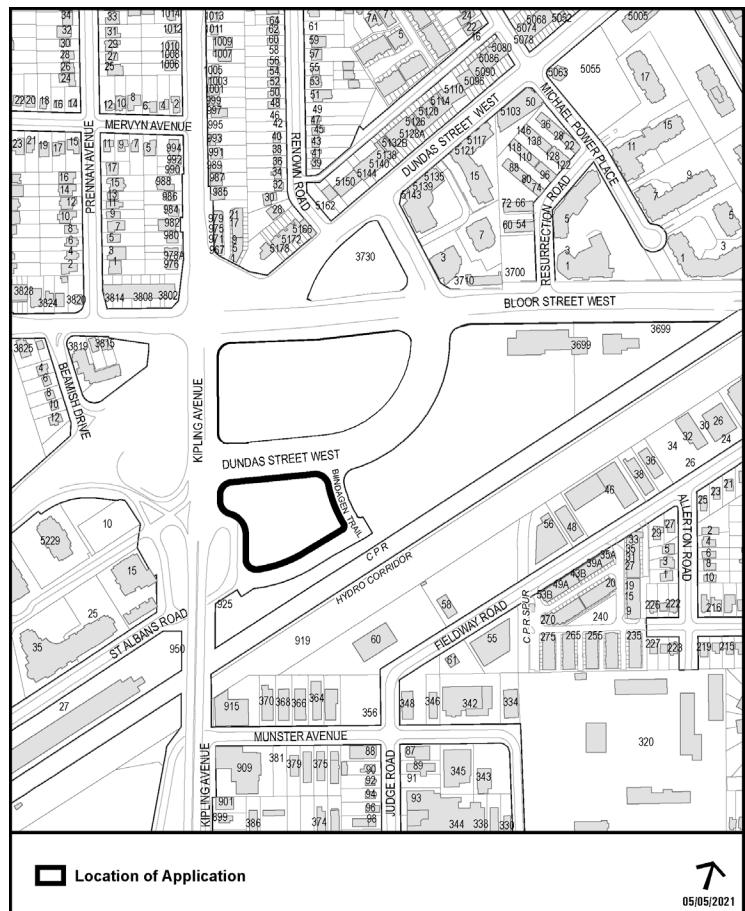
FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning 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.

Zoning By-law 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 Zoning By-law Amendment 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.

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