

NOTICE OF PUBLIC MEETING

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

**City-Initiated Amendments to the Official Plan and Zoning By-law 569-2013
to permit the Development of Duplexes, Triplexes and Fourplexes on lands designated
Neighbourhoods and subject to the Residential zone category
Application Number 20 175353 STE 10 TM**

Location of Application: City Wide
Applicant: City of Toronto

DATE: April 27, 2023
TIME: 2:30 p.m. or as soon as possible thereafter
PLACE: City Hall, Committee Room 1, 2nd floor and By Video Conference,
details below

PROPOSAL

The City-initiated Official Plan Amendment proposes to introduce a Site and Area-Specific Policy (SASP) that would apply to all lands designated Neighbourhoods on Maps 13-23 of the Official Plan. The purpose of the SASP is to enable permissions and define development criteria for the conversion and/or construction of multiplexes – defined as duplexes, triplexes and fourplexes - within Toronto's low-rise neighbourhoods.

The City-initiated Zoning By-law Amendment proposes to amend By-law 569-2013, as amended, to permit duplexes, triplexes and fourplexes on lands zoned RD (Residential Detached), RS (Residential Semi-Detached) and RT (Residential Townhouse) throughout the City of Toronto. The Amendment also harmonizes certain zoning standards and regulations applicable to duplexes, triplexes and fourplexes in the R (Residential) and RM (Residential Multiple) zones, to align with those applicable to detached and semi-detached dwelling types. Other regulations are proposed to apply only to multiplex building types, including:

- Exemption from Floor Space Index (FSI) maximums, where applicable;
- Increased maximum height to 10 metres, where the current maximum height is less than 10 metres;
- Permitted building depth of up to 19 metres, where the lot meets minimum lot frontage and lot depth requirements;
- Permitting up to two decks or balconies at the front and rear of the building, which are each exempt from 4.0 square metre maximum area in RD and RS zones; and
- Permissions to allow conversion of existing detached and semi-detached dwellings to multiplexes.

The draft Zoning Amendment also proposes to lift the restriction on unit entrances in the front wall of the building for secondary suites, to align with permissions for multiplexes.

Detailed information regarding the proposed Amendments, including background information and material, is available at: <https://www.toronto.ca/multiplex>.

You may also contact Melanie Melnyk, Project Manager, Strategic Initiatives at 416-392-4524, or by e-mail at Melanie.Melnyk@Toronto.ca or Philip Parker, Project Manager, Planning, Research and Analytics at 416-338-4161, or by e-mail at Philip.Parker@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. 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

Given that the amendments listed in this Notice apply 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 the passing or refusal of the proposed Zoning By-law Amendment, 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: Only the Minister of Municipal Affairs and Housing may appeal the decision of Toronto City Council to the Ontario Land Tribunal. 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 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.

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 Elvidge
City Clerk