

NOTICE OF PUBLIC MEETING

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

**City-initiated Zoning By-law Amendments to
Simplify and Modernize Regulations in Low-rise Residential Zones
Application Number 23 216168 CPS 00 OZ**

Location of Application:	City-wide
Applicant:	City-initiated
Date:	November 30, 2023
Time:	9:30 a.m., or as soon as possible thereafter
Place:	Committee Room 1, City Hall and By Video Conference

PROPOSAL

The City-wide Zoning By-law 569-2013 is proposed to be amended to simplify, harmonize, and modernize regulations in low-rise residential zones. The proposed changes include:

- Removal of permissions for multiple secondary suites in the R zone and replacement with conversion regulations to permit detached and semi-detached houses to be converted to low-rise apartment buildings;
- Updates to the description of low-rise apartment building to reflect changes to permitted maximum height in some areas as approved by the Ontario Land Tribunal (OLT);
- Harmonization of permissions for main wall height for buildings with flat or shallow slope roof designs in the R, RS and RM zones; and
- Harmonization of building depth and side yard setback requirements for low-rise apartment buildings and townhouses in the R zone.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Matthew Zentner, Senior Planner at (416) 338-3464, or by e-mail at Matthew.Zentner@toronto.ca.

Further information can be found at <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/zoning-by-law-simplification-and-modernization-for-low-rise-residential-zones/>

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.

You may 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 want to address the 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 November 29, 2023. If you register we will contact you with instructions on how to participate in the meeting.

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

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, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: phc@toronto.ca.**

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 proposed Zoning By-law Amendment, you must make a written request to the City Clerk Attention: Administrator, Planning and Housing Committee at the address, fax number or e-mail set out above.

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 is passed or refused, the person or public body is not entitled to appeal the decision.

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 November 7, 2023.

John D. Elvidge
City Clerk