

NOTICE OF PUBLIC MEETING

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

Request to Amend the Zoning By-law. File Number 18 244598 CPS 00 OZ

Location of Application:	Certain lands within the Yonge-Eglinton Secondary Plan area, including those generally consisting of: <ul style="list-style-type: none">• lands east of Yonge Street, north of Eglinton Avenue East, west of Mount Pleasant Road, and south of Keewatin Avenue;• lands east of Yonge Street, south of Eglinton Avenue East, west of Mount Pleasant Road, and north of Soudan Avenue;• lands along both sides of Eglinton Avenue East between Mount Pleasant Road and Bayview Avenue; and• lands along both sides of Balliol Street, and the south side of Davisville Avenue, between Yonge Street and Mount Pleasant Road.
Applicant:	City of Toronto
DATE:	January 29, 2024
TIME:	9:30 a.m. or as soon as possible thereafter
PLACE:	Committee Room 1, Toronto City Hall and by Video Conference

PROPOSAL

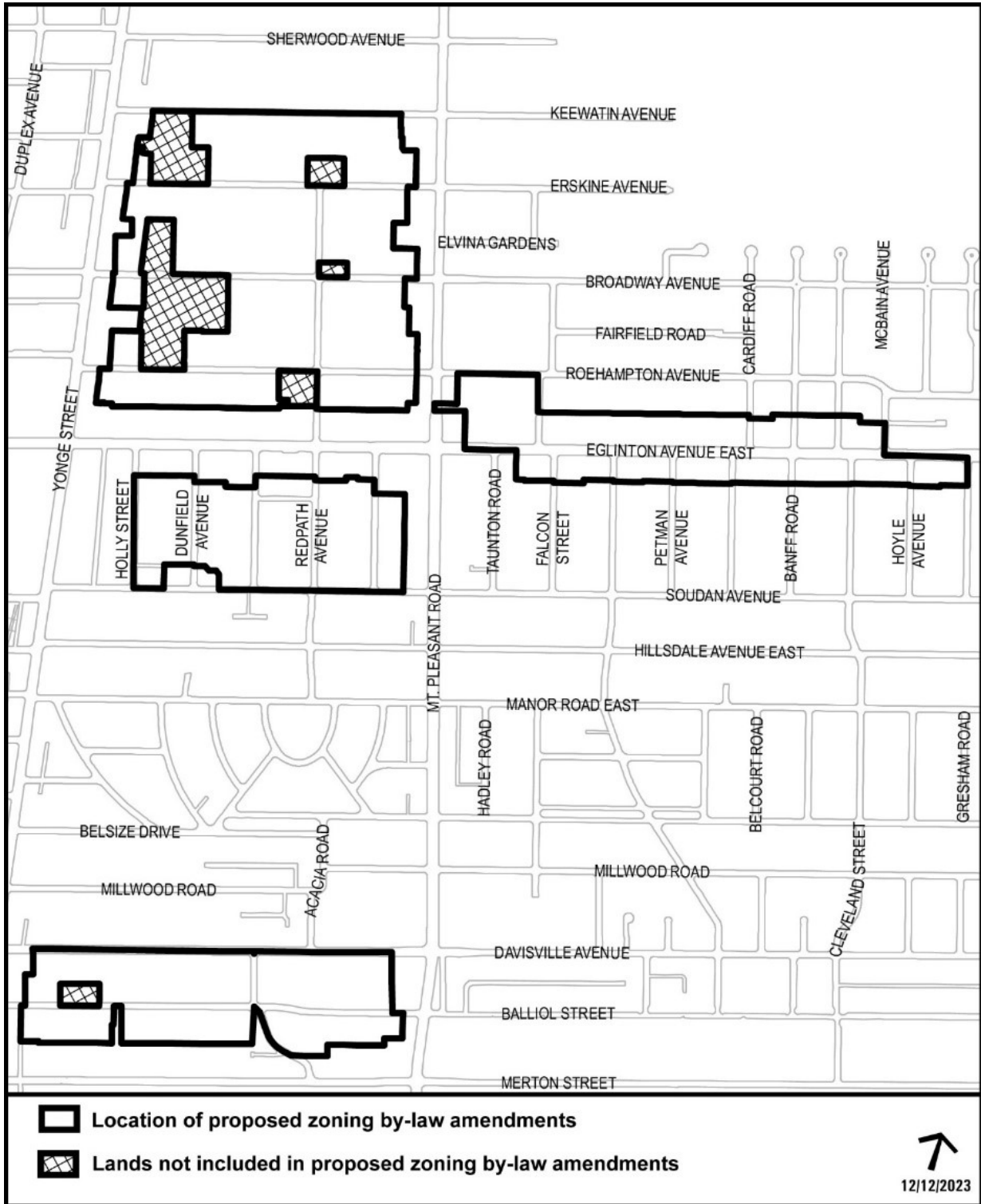
The City of Toronto proposes to enact amendments to the Zoning By-law, which regulates the use of land, size and location of buildings and structures, as well as the minimum and maximum height of buildings. The purpose and intent of these amendments is to implement the policies of the Yonge-Eglinton Secondary Plan (Official Plan Amendment 405) for the areas shown in the map contained in this notice. These areas generally represent locations where the Plan anticipates residential intensification in the form of tall buildings or mid-rise buildings, with small scale retail and service uses.

The amendments include:

1. changing the zone label for lands labelled R (Residential) to RA (Residential Apartment) or RAC (Residential Apartment Commercial);
2. changing the zone label for lands designated *Parks and Open Space Areas – Parks* through Official Plan Amendment 405 to a zone label of OR (Open Space Recreation);
3. setting a minimum building height of 4 storeys and 12 to 13.5 metres for all lands (with exceptions, such as for cultural and community uses, for which the amendments set a minimum height of 2 storeys and 6 metres);
4. increasing the maximum permitted size of non-residential uses;
5. setting the minimum height of a ground floor for buildings abutting Redpath Avenue or Eglinton Avenue East;
6. permitting certain home occupation uses;
7. permitting employees in a home occupation use where that use is on a ground floor with direct access to a street;
8. setting maximum height permissions for buildings and structures, including:

- a. 8-20 storeys along Eglinton Avenue East between Mount Pleasant Road and Bayview Avenue;
 - b. 25-35 storeys along Erskine Avenue and Keewatin Avenue between Yonge Street and Mount Pleasant Road;
 - c. 35-50 storeys along Roehampton Avenue, Broadway Avenue between Mount Pleasant Road and Yonge Street, and along Redpath Avenue north of Eglinton Avenue East;
 - d. 20-35 storeys on the east side of Holly Street and both sides of Dunfield Avenue, Lillian Street and Brownlow Avenue, as well as the north side of Soudan Avenue, and Redpath Avenue south of Eglinton Avenue East ; and
 - e. 25-40 storeys along Balliol Street, Pailton Crescent, and the south side of Davisville Avenue;
9. setting a minimum Floor Space Index of 2.0 for most of the geography covered by the by-law;
 10. removing maximum floor space index limits (maximum building size to be controlled by built form, such as height and setbacks);
 11. reducing the total provision of landscaping required while maintaining the existing requirement for soft landscaping;
 12. setting a maximum width of a residential lobby facing a street;
 13. setting minimum setbacks along streets, rear yard setbacks, and setbacks where a lane exists;
 14. setting a minimum proportion of soft landscaping in setbacks along streets;
 15. setting a maximum floor plate, minimum setback and minimum separation distance for the tower portion of tall buildings;
 16. setting minimum upper floor setbacks for midrise buildings;
 17. adding lands to the Rooming House Overlay;
 18. adding lands to the Lot Coverage Overlay with a null value;
 19. changing the Policy Areas to reflect their intention as being part of the Yonge Eglinton Centre;
 20. including a provision that allows a ground floor residential dwelling unit in a tall building to have two levels without being considered to be two storeys;
 21. requiring a minimum proportion of units with multiple bedrooms and minimum sizes;
 22. adding permissions for certain non-residential uses, including personal service shops (e.g. barber shops), art galleries and take-out eating establishments;
 23. adding a regulation regarding the adequacy of servicing that is in addition to the existing regulations regarding the availability of servicing;
 24. setting minimum dimensions for publicly accessible walkways, both exterior and interior to a building;
 25. setting a minimum setback from existing or planned parks;
 26. for lands with an apartment building of 11 storeys or more: retaining either an existing prevailing zoning by-law applicable to the site and/or retaining existing height permissions;
 27. setting permission for lawfully existing uses;
 28. removing, adding, or changing references to prevailing zoning by-laws;
 29. deleting references in the R (Residential) zone label exceptions made redundant by these changes; and
 30. 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 may send written comments by e-mail 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.

You are also invited to address, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address directly, please register by e-mail to phc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on January 28, 2024**. 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 matter, including information about appeal rights, please contact: **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

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, Administrator, 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 January 8, 2024.

John D. Elvidge
City Clerk