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## **NOTICE OF PUBLIC MEETING**

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

**City-initiated Zoning By-law Amendments to Zoning By-law 569-2013 to  
Update Height and Density Permissions and Performance Standards  
in Commercial Residential Zones to Facilitate Mid-rise Buildings along certain Avenues**

**Location of Application:** City-wide  
**Applicant:** City of Toronto

**Date:** October 30, 2024  
**Time:** 9:30 a.m., or as soon as possible thereafter  
**Place:** Committee Room 1, City Hall and By Video Conference

### **PROPOSAL**

The City of Toronto is proposing to amend Zoning By-law 569-2013 to facilitate mid-rise buildings on Avenues throughout the City of Toronto in areas where an Avenue Study has not been completed. This proposal is part of the Housing Action Plan's Avenue, Mid-rise and Mixed Use Areas initiative.

The proposed zoning by-law amendments will introduce additional Development Standard Sets for the Commercial Residential (CR) Zone with standards that control how mid-rise buildings transition towards neighbouring buildings and open spaces using specified setbacks rather than a rear angular plane. The new Development Standard Sets will be applied to properties that are located within Mixed Use Areas-designated portions of Avenues in the Official Plan, are currently zoned CR, are currently subject to Development Standard Sets SS2 or SS3, are not within a regulated flood plain, and are not subject to a Site Specific Exception with potentially conflicting setback regulations.

The proposed amendments will also update the maximum height permissions for these properties on the Article 995.20.1 Height Overlay Map to correspond to the width of the right-of-way onto which they front, in keeping with the direction of the Official Plan and Urban Design Guidelines for mid-rise building heights. The amendments will also update the permitted maximum floor space index for these properties to reflect the building envelope established by the updated development standards and height permissions.

The amendments will also introduce a regulation that would apply to all zones, providing implementation guidance for how zoning standards are superseded or applied in the event of inconsistencies between zoning standards and requirements secured in a heritage permit issued under the Ontario Heritage Act, as well as updated definitions relating to heritage properties.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting John Duncan, Senior Planner Policy and Research at 416-392-1530, or by e-mail at [John.Duncan@toronto.ca](mailto:John.Duncan@toronto.ca).**

Further information on this proposal and the Housing Action Plan's Avenues, Mid-rise and Mixed Use Areas study can be found at <https://www.toronto.ca/HAPAvenues>.

### **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 proposed Zoning By-law Amendments. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

### **MAKE YOUR VIEWS KNOWN**

You may send written comments by e-mail to [phc@toronto.ca](mailto: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 the Planning and Housing Committee, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the Planning and Housing Committee directly, please register by e-mail to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than **12:00 p.m. on October 29, 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 the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, ON M5H 2N2, Telephone: 416-397-4579, Fax: 416-392-2980, Email: [phc@toronto.ca](mailto: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](mailto:phc@toronto.ca).

### **FURTHER INFORMATION**

Given that the amendments listed in this Notice apply to lands at several locations 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 above.

**Zoning By-law Amendment Appeal:** If a specified person or public body as defined under the Planning Act or the registered owner of any land to which by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply 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, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply is not entitled to appeal the by-law.

**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 October 3, 2024.

John D. Elvidge  
City Clerk