

NOTICE OF PUBLIC MEETING

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

**City-Initiated Request to Amend the Zoning By-law
to facilitate small-scale retail, service, office and home occupation uses within Neighbourhoods**

Location of Application: City-Wide
Applicant: City of Toronto

Date: December 5, 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 is initiating two Zoning By-law Amendments to Zoning By-law 569-2013: one to expand commercial use permissions in the Residential Zone category and the other to expand permissions for home occupations. These proposals form part of the City of Toronto's Expanding Housing Opportunities in Neighbourhoods (EHON) work program, through the Neighbourhood Retail and Services study.

The City-initiated Zoning By-law Amendment to expand commercial use permissions applies to all zones under the Residential Zone Category including the R – Residential Zone, RD – Residential Detached, RS – Residential Semi-Detached, RT – Residential Townhouse, and RM – Residential Multiple Zone. The Amendment would allow a broad range of retail, service and office uses on all Residentially zoned sites located on Major Streets. In the interior of the neighbourhoods, the location of commercial uses would be limited to corner sites, as well as sites adjacent to existing non-residential uses, such as schools and parks.

The Amendment sets maximum interior floor areas for the commercial uses in all locations as well as other performance standards.

The City-initiated Zoning By-law Amendment to expand permissions for home occupations applies to all zones where home occupations are permitted. The Amendment would allow a limited number of clients and employees to attend a home occupation, and allow home occupations to occur in an ancillary building, including music or dance instruction. The majority of the current Use Specific Regulations for Home Occupations remain unchanged.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Michael Noble, Project Manager, at 416-894-4363, or by e-mail at Michael.Noble@toronto.ca. Further information is also available at: <https://www.toronto.ca/localretail>.

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 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 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 or by phone at 416-397-4579, no later than **12:00 p.m. on December 4, 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, Toronto City Hall, 100 Queen Street West, 2nd Floor, 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 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 November 14, 2024.

John D. Elvidge
City Clerk