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NOTICE OF PUBLIC MEETING

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

**City Initiated Amendments to Zoning By-law 569-2013 resulting from the
Multiplex Monitoring Program to improve implementation and facilitate multiplex construction**

Location of Application: City-wide
Applicant: City-initiated

Date: June 12, 2025
Time: 9:30 a.m., or as soon as possible thereafter
Place: Committee Room 1, City Hall or Video Conference

PROPOSAL

The Toronto City Council adopted city-wide permissions for multiplexes at its meeting of May 10-12, 2023, City Council directed staff to monitor the implementation and effectiveness of Official Plan Amendment 649 and Zoning by-law Amendment 474-2023 and report back on potential revisions to improve implementation and facilitate multiplex construction. As directed by Council, the monitoring program was based on the issuance of 200 building permits for multiplexes in Toronto. The initial phase of the Multiplex Monitoring is complete.

As a result of the multiplex monitoring program, the proposed amendments to Zoning By-law 569-2013 are, generally, as follows:

- New defined terms “detached houseplex” and “semi-detached houseplex” to move towards form-based zoning definitions and allow conversions between two and four units, including permissions for newly constructed semi-detached multiplexes;
- New regulation for a maximum number of bedrooms in a multiplex building;
- Clarification that reverse slope driveways are not permitted for multiplex development;
- New regulations for utility infrastructure on private property; and
- An interim approach to restrictive Chapter 900 exceptions.

Detailed information regarding the proposed Amendments, including background information and material may be obtained by contacting Daniel Kolominsky, Senior Planner at 416-394-5462, or by e-mail at Daniel.Kolominsky@toronto.ca.

Further information can be found at <https://www.toronto.ca/multiplex>.

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 Amendment. 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 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 June 11, 2025**. 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, 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 passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

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 May 16, 2025.

John D. Elvidge
City Clerk