

City Clerk's Office
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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 Incorporate Low-rise Residential Lands in the North York district of the City of Toronto, to Zoning By-law 569-2013

Location of Application: Properties Listed Below
Applicant: City of Toronto

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 City-initiated Zoning By-law Amendment proposes to amend the Zoning By-law 569-2013, to add the properties in the North York district of the City of Toronto, as listed below, to Zoning By-law 569-2013. The Zoning By-law Amendment is the outcome of the City-initiated study "Housing Action Plan: Incorporating Low-rise Residential Lands into Zoning By-law 569-2013." These properties had active zoning by-law amendment or site plan control applications in 2012 and were excluded from the city-wide Zoning By-law through the transition protocol. The Zoning by-law amendment proposes to bring these lands into the city-wide Zoning By-law with zoning standards that are consistent with the applicable former municipal zoning by-law and consistent with recent city-wide zoning amendments.

2-24 Adra Grado Way
2675A Bathurst Street
2675B Bathurst Street
2677A Bathurst Street
2677B Bathurst Street
2679A Bathurst Street
2679B Bathurst Street
2681A Bathurst Street
2681B Bathurst Street
2 Baytree Crescent
4 Baytree Crescent
6 Baytree Crescent
1303 Bayview Avenue
2104 Bayview Avenue
2382 Bayview Avenue
2498 Bayview Avenue
2500 Bayview Avenue
2502 Bayview Avenue
2504 Bayview Avenue
2506 Bayview Avenue
2508 Bayview Avenue
2510 Bayview Avenue
2512 Bayview Avenue

2636A Bayview Avenue
2636B Bayview Avenue
2638A Bayview Avenue
2638B Bayview Avenue
683 Bedford Park Avenue
33 Blyth Hill Road
14 Brendan Road
924A Briar Hill Avenue
924B Briar Hill Avenue
1 Bridle Heath Gate
194 Burnett Avenue
196 Burnett Avenue
1023 Caledonia Road
2 Carluke Crescent
327 Chaplin Crescent
321 Cummer Avenue
30 Doverwood Court
36A Doverwood Court
36B Doverwood Court
38A Doverwood Court
38B Doverwood Court
11 Edmonton Road
13 Edmonton Road

896 Eglinton Avenue East
147 Elder Street
149 Elder Street
112 Faywood Boulevard
114 Faywood Boulevard
116 Faywood Boulevard
118 Faywood Boulevard
50 Fifeshire Road
532 Glencairn Avenue
534 Glencairn Avenue
536 Glencairn Avenue
692 Glengrove Avenue
694 Glengrove Avenue
696 Glengrove Avenue
30 Glenorchy Road
39 Green Belt Drive
315A Greenfield Avenue
90 Gwendolen Crescent
16 Hi Mount Drive
41 Hi Mount Drive
42 Hi Mount Drive
81 Highland Crescent
278 Horsham Avenue
24 Killdeer Crescent
56 Killdeer Crescent
6 King Maple Place
32 Kirkland Boulevard
34 Kirkland Boulevard
229 Lytton Boulevard
231 Lytton Boulevard
233 Lytton Boulevard
235 Lytton Boulevard
237 Lytton Boulevard
239 Lytton Boulevard
482 Lytton Boulevard
484 Lytton Boulevard
486 Lytton Boulevard
716 Marlee Avenue
51 Montessor Drive
208 Northwood Drive
182 Norton Avenue
186 Norton Avenue
1-23, 8-30 Okra Tomar Crescent
231 Old Yonge Street
216 Owen Boulevard
46 Page Avenue
48 Page Avenue

50 Page Avenue
52 Park Lane Circle
287 Pleasant Avenue
289 Pleasant Avenue
102 Post Road
371 Roehampton Avenue
21A Roycrest Avenue
21B Roycrest Avenue
96 Rykert Crescent
43 Sagebrush Lane
48 Sandringham Drive
146 Sandringham Drive
217 Sandringham Drive
370 Sheppard Avenue West
398 St Germain Avenue
195 Valley Road
197 Valley Road
1 Valliere Place
2 Valliere Place
3 Valliere Place
5 Valliere Place
6 Valliere Place
7 Valliere Place
8 Valliere Place
10 Valliere Place
12 Valliere Place
15 Valliere Place
16 Valliere Place
17 Valliere Place
18 Valliere Place
19 Valliere Place
20 Valliere Place
21 Valliere Place
22 Valliere Place
23 Valliere Place
25 Wilmington Avenue
27 Wilmington Avenue
29 Wilmington Avenue
31A Wilmington Avenue
440 Woburn Avenue
438A Woburn Avenue
438B Woburn Avenue
86 York Road
18 York Ridge Road

Detailed information regarding the proposal, including background information and material may be obtained by contacting Jason Xie, Planner at 416-338-3004, or by e-mail at Jason.Xie@toronto.ca.

Further information can be found at <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/incorporating-low-rise-residential-lands-into-zoning-by-law-569-2013/>.

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 lands at multiple locations within the geographic boundaries of the North York district 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 15, 2025.

John D. Elvidge
City Clerk