

City Clerk's Office
Registrar Secretariat
2nd Floor, West Tower
100 Queen Street West
Toronto, ON, M5H 2N2

Tel: 416-394-8101
Fax: 416-392-2980
E-mail: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

NOTICE OF PUBLIC MEETING

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

City-initiated Official Plan and Zoning By-law 569-2013 Amendments to redesignate certain lands from *Neighbourhoods* to either *Apartment Neighbourhoods* or *Mixed Use Areas* and to change the zoning for certain lands in *Mixed Use Areas* in order to facilitate Mid-rise Buildings along certain Avenues.

Location of Application: Certain lands along segments of Avenues being Christie Street, College Street, Davenport Road, Dupont Street, Dufferin Street, Dundas Street West, Oakwood Avenue, Ossington Avenue in Wards 9 and 11

Applicant: City of Toronto

Date: December 3, 2025

Time: 10:00 a.m., or as soon as possible thereafter

Place: Council Chambers, Toronto City Hall and by Video Conference

PROPOSAL

As part of Phase Two of the Avenues Policy Review, City-initiated Official Plan land use updates and as-of-right zoning are recommended to enable mid-rise buildings along Toronto's Avenues. The purpose is to foster more opportunities for housing, services, and local businesses near transit.

The effect of the proposed City-initiated Official Plan Amendments is to redesignate certain lands as described above from *Neighborhoods* to either *Apartment Neighbourhoods* or *Mixed Use Areas* to enable permissions for mid-rise buildings along these aforementioned Avenues in Wards 9 and 11.

The lands subject to this amendment are located both within and outside of Protected Major Transit Station Areas PMTSAs (see below). The City is recommending two Official Plan Amendments and two Zoning By-law Amendments: one set respecting lands within Protected Major Transit Station Areas (PMTSAs) for which the Minister of Municipal Affairs and Housing is the approval authority, and one set respecting lands outside a PMTSA for which City Council is the approval authority.

The purpose and effect of the recommended City-initiated Zoning By-law Amendments is to facilitate permissions for mid-rise buildings (up to six-storeys) for these lands. These City-initiated Zoning By-law Amendments would rezone the lands to the CR zone in Zoning By-law 569-2013 and apply Development Standard Set 4 where they are recommended to be redesignated to Mixed Use Areas. Where lands already have a Commercial Residential (CR) zone, the recommended City-initiated Zoning By-law Amendments will apply the same Development Standard Set 4 of the CR zone in Zoning By-law 569-2013 to permit updated height, floor space index, and other development standards. It is recommended that there be no zoning change for lands recommended to be redesignated to *Apartment Neighbourhoods*.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Valeria Maurizio, Senior Planner, Policy and Research, at 416-395-7052, or by e-mail at Valeria.Maurizio@toronto.ca.

Further information can be found at: <http://www.toronto.ca/Avenues>.

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 Official Plan and 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.

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 December 2, 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 regulate the use of 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 proposed Official Plan Amendment and/or 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 in this notice.

For the Official Plan Amendment redesignating lands that are part of a Protected Major Transit Station Area (PMTSA), any person or public body is entitled to receive notice of the decision of the approval authority, which is the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision (including the person's or public body's address) is made to the Ministry of Municipal Affairs and Housing at the address provided. The Decision of the Minister of Municipal Affairs and Housing on the proposed Official Plan Amendments are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the *Planning Act*.

For the Official Plan Amendment redesignating lands outside a PMTSA, and for the Zoning By-law Amendments, if a specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or 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 plan or 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 Official Plan Amendment is adopted or 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 plan would apply is not entitled to appeal the decision to adopt the proposed Official Plan Amendment or the zoning 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 7, 2025.

John D. Elvidge
City Clerk