

CORRECTED NOTICE

Correction was made to the title of the notice underlined below as well as the weblink to the project.

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NOTICE OF PUBLIC MEETING

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

City-initiated EHON Major Streets Study: Official Plan and Zoning By-law 569-2013 Amendments to Introduce Small-scale Apartment Buildings and Townhouses Along the Major Streets in Neighbourhoods City-Wide

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

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

PROPOSAL

The Expanding Housing Options in Neighbourhoods Study (EHON) Major Streets study expands opportunities for townhouses and small scale apartment buildings along Toronto's Major Streets.

The City-initiated Official Plan Amendment (OPA 727) introduces policies that enable townhouses and small scale apartment buildings (up to 6 storeys) to be built city-wide on properties designated *Neighbourhoods* and in the Residential Zone category along the major streets, as shown on Map 3 of the Official Plan. The Official Plan Amendment will include the following changes:

- Modify the policies in Section 4.1 - *Neighbourhoods* to provide the opportunity to develop the recommended building types along the major streets;
- Support changes to the lot pattern and density along the major streets to provide flexibility in built form in these areas;
- Introduce new development criteria policies, specific to townhouses and small scale apartment buildings, in a new sub-section to the *Neighbourhoods* policies, *Development Criteria in Neighbourhoods for Properties along Major Streets*; and
- Introduce a new sidebar language to provide clarity on the role of the Map 3 major streets.

The City-wide Zoning By-law 569-2013 is proposed to be amended to:

- Permit townhouses and small scale apartment buildings along the major streets in the RD, RS, RT and RM zones;
- Introduce built form standards for townhouses and small scale apartment buildings;
- Introduce two new definitions into Chapter 800, one for Primary Windows and one for Major Streets.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Brooke Marshall, Senior Planner at 416-397-4075, or by e-mail at Brooke.Marshall@toronto.ca.

Further information can be found at <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/major-streets-study/>.

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 May 8, 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.

Official Plan and Zoning By-law Amendment Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the person or public body 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 refused, or Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision.

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 April 16, 2024.

John D. Elvidge
City Clerk