

City Clerk's Office  
Planning and Housing Committee  
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100 Queen Street West  
Toronto, Ontario M5H 2N2

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**NOTICE OF PUBLIC MEETING**  
To be held by the Planning and Housing Committee  
(Under the Planning Act)

**Request to Amend the Zoning By-law File Number 18 244598 CPS 00 OZ**

**Location of Application:** Certain lands within the Yonge-Eglinton Secondary Plan area, including those generally along Eglinton Avenue West between Chaplin Crescent and Oriole Parkway, Yonge Street between Alexandra Boulevard and Roselawn Avenue, Yonge Street between Berwick Avenue and Millwood Road, Mount Pleasant Road between Soudan Avenue and Millwood Road, and Bayview Avenue between Eglinton Avenue East and Merton Street.

**Applicant:** City of Toronto

**DATE:** May 31, 2022  
**TIME:** 2:00 p.m. or as soon as possible thereafter  
**PLACE:** Council Chamber, City Hall, 100 Queen Street West and by Video Conference

**PROPOSAL**

The City of Toronto proposes to enact amendments to the Zoning By-law, which regulates the use of land, size and location of buildings and structures, as well as the minimum and maximum height of buildings. The purpose and intent of these amendments is to implement the policies of the Yonge-Eglinton Secondary Plan (Official Plan Amendment 405) for the areas shown in the maps below. These areas generally represent the five 'Midtown Villages' Character Areas. The amendments would also have the effect of incorporating lands previously excluded from City-wide Zoning By-law 569-2013.

The amendments include:

1. change the zone label for certain lands (and regulations associated with those labels);
2. set a minimum building height;
3. increase the permitted maximum heights for buildings and structures;
4. change the minimum and maximum setback requirements;
5. set the minimum ground floor height for non-residential uses, with exceptions for heritage properties and those next to heritage properties;
6. set a maximum size and minimum depth for retail uses;
7. include regulations for the frequency and location of retail entrances;
8. remove permissions for vehicle-related uses;
9. set a minimum proportion of residential units that are of two, three or more bedrooms;
10. set a minimum size requirement for residential units;
11. set a maximum floor plate, minimum setback and minimum separation distance for the tower portion of tall buildings;
12. remove the floor space index limits (maximum building size to be controlled by built form, including height, setbacks, and angular planes);

13. add lands to the Rooming House Overlay;
14. add lands to the Lot Coverage Overlay with a null value;
15. change the Policy Areas to reflect their intention as being part of the Yonge-Eglinton Centre.
16. remove references to prevailing zoning by-laws;
17. set a minimum setback from existing or planned parks;
18. add a regulation regarding the provision of water services;
19. set permissions for lawfully existing uses; and
20. set transition clauses for current development applications.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Matt Armstrong, Senior Planner, Strategic Initiatives, Policy and Analysis, City Planning at 416-392-3521, or by e-mail at [matt.armstrong@toronto.ca](mailto:matt.armstrong@toronto.ca).

#### PURPOSE OF PUBLIC MEETING

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.

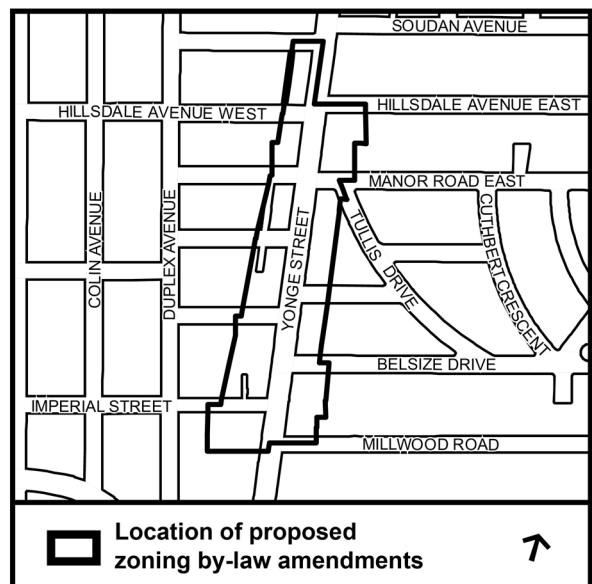
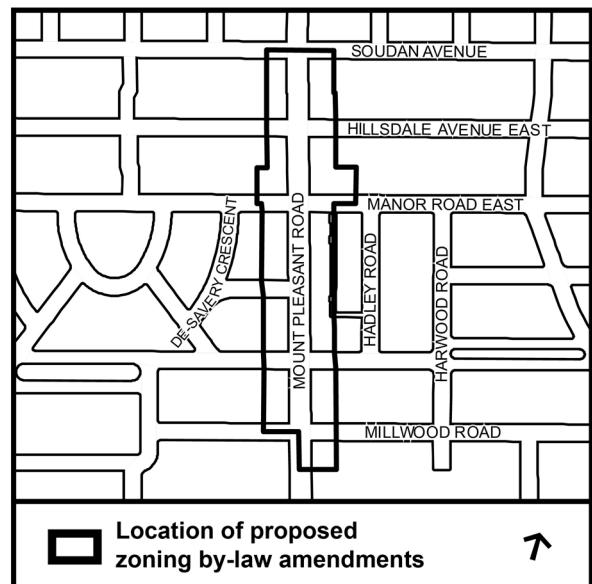
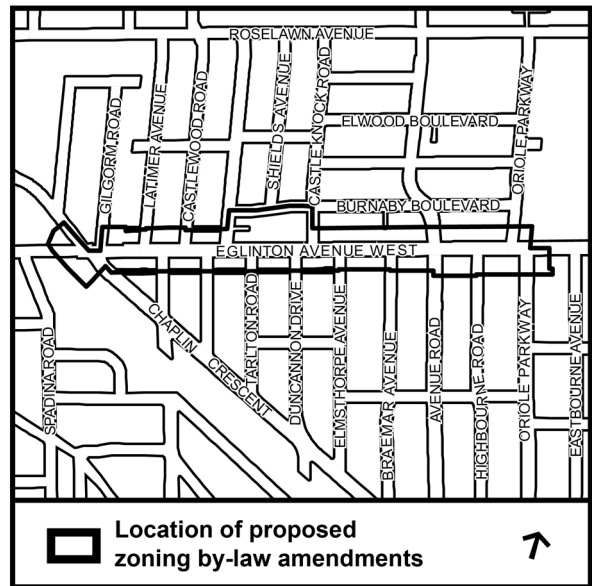
You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](https://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee in person, by video conference or by telephone to make your views known regarding the proposal.

Send written comments by email to [phc@toronto.ca](mailto: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.

If you want to address the committee meeting directly, please register by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on May 30, 2022. If you register we will contact you with instructions on how to participate in the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee,**



**100 Queen Street West, 10<sup>th</sup> Floor, West Tower,  
Toronto ON M5H 2N2, Phone: 416-397-4579, Fax:  
416-392-2980, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

**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](mailto:phc@toronto.ca).

## FURTHER INFORMATION

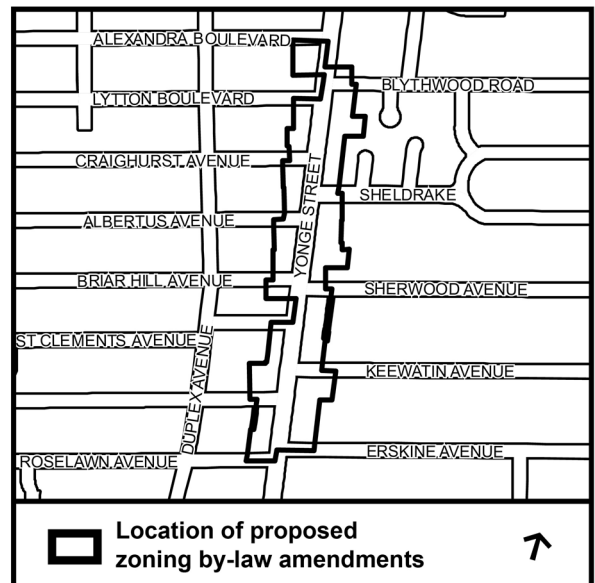
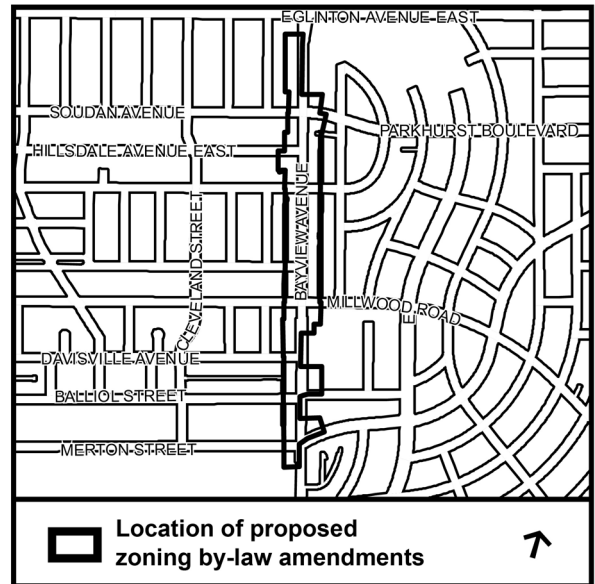
**If you wish to be notified** of the decision of the City of Toronto on the or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Planning and Housing Committee at the address, fax number or e-mail set out in this notice.

**Zoning By-law Amendments 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 Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, attention: Nancy Martins, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**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 the City Clerk's Office at 416-397-4579.



Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on May 6, 2022.

John D. Elvidge  
City Clerk