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NOTICE OF PUBLIC MEETING

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

**City-initiated Official Plan Amendment for the Downsview Secondary Plan and Amendment to Zoning
By-law 569-2013**

Application Number: 21 166685 NPS 00 OZ

Location of Application: **Downsview Secondary Plan Area**
Lands generally bounded by Keele Street, Sheppard Avenue West, Banting Avenue, Reiner Road, Wilson Heights Boulevard, Allen Road, Highway 401, Dufferin Street, Beffort Road, Hanover Road, Ancaster Road, Home Road, Gilley Road, Garratt Boulevard, Plewes Road, Murray Road, Wilson Avenue, GO Transit Barrie Line Rail Corridor and Downsview Park Boulevard

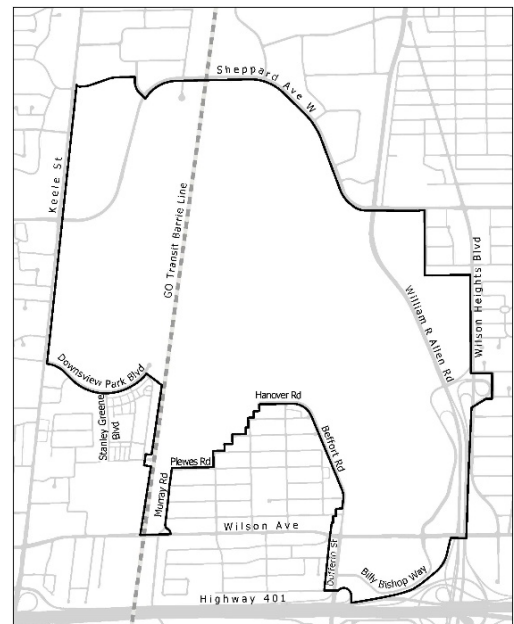
Applicant: **City of Toronto**

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 City launched the Update Downsview Study in September 2021 to set out an updated long-term vision for the Downsview area. The Study included the preparation of five deliverables: an updated Secondary Plan, Master Environmental Servicing Plan, Community Development Plan, Urban Design Guidelines and Zoning By-law for Meanwhile Uses. Update Downsview coordinated the development of the deliverables to advance a shared vision for the lands, including a comprehensive community and stakeholder engagement process.

The purpose of this Official Plan Amendment (716) is to introduce an updated Secondary Plan for the 5.4 square kilometres of lands shown on Map 1 (within Chapter 6 of the City of Toronto Official Plan). The Secondary Plan provides area-specific policies that set out the long-term vision for a complete community with two overall goals: climate resilience and environmental sustainability, and achieving equitable outcomes for Indigenous, Black and equity-deserving communities. The Official Plan Amendment will also amend the City of Toronto Official Plan by updating the appropriate maps to reflect the Secondary Plan outcomes, and will repeal SASPs 68, 596 and 789. Land use changes generally include redesignating lands within the Secondary Plan Area from *Regeneration Areas* and *General Employment Areas* to



Downsview Secondary Plan
Map 7-1 Secondary Plan Area

□ Plan Area

Map 1

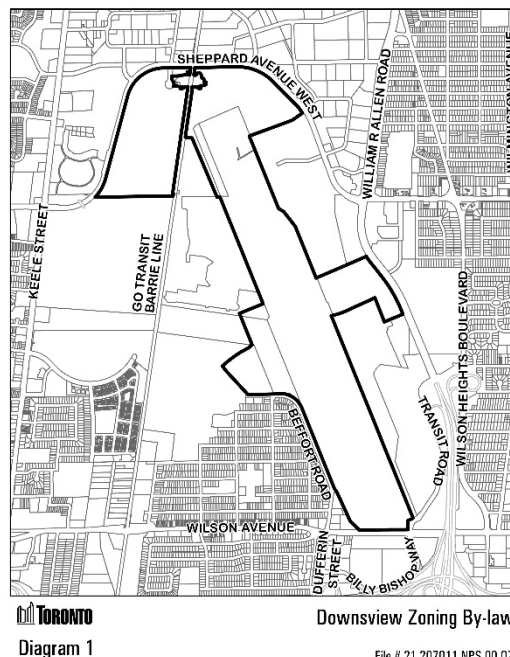


General Employment Areas, Mixed Use Areas, Parks, Other Open Space Areas and Institutional Areas, while maintaining Core Employment Areas, Neighbourhoods and Apartment Neighbourhoods designations.

The Secondary Plan provides a framework to coordinate development that will occur over the next 30 years. This includes high level direction on the strategic ‘big moves’, such as four new major streets, eight new major parks (totaling 14 ha), the creation of other significant public realm elements, rail crossings, a decentralized stormwater management system, community service facilities, minimum amounts of non-residential Gross Floor Area, affordable housing requirements, land uses and maximum densities. The Secondary Plan also identifies 15 Districts where more detailed planning will occur over the course of the development process.

The Zoning By-law Amendment proposes to rezone the lands shown on Map 2 from Airport Hazard (A) in North York Zoning By-law 7625 to Commercial Residential (CR) in Zoning By-law 569-2013. The Zoning By-law permits a range of educational, employment, entertainment, recreational, community, retail, and arts and cultural uses. It also includes appropriate standards for how the lands can be developed to ensure lower density and temporary or semi-permanent uses, until future permanent development occurs. The Zoning By-law permits a maximum density of 0.15 Floor Space Index and a maximum height of three storeys (12 metres)

Detailed information regarding the proposal, including background information and material, and a copy of the proposed Official Plan and Zoning By-law Amendment, may be obtained by contacting **Alicia Rinaldi, Assistant Planner, Strategic Initiatives** at 416-338-6284, or by e-mail at Alicia.Rinaldi3@toronto.ca. A hard copy of the proposed Official Plan Amendment will be available for review at Metro Hall, Downsview Public Library and York Woods Public Library on April 19th. Further information can be found at www.toronto.ca/UpdateDownsview.



Map 2

PURPOSE OF PUBLIC MEETING

Planning and Housing Committee will receive input and review the Official Plan and Zoning By-law Amendments and any other material placed before it, in order to make recommendations on the City-Initiated Official Plan and Zoning By-law Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can attend the meeting in person or follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

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.

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.

If you want to address the committee meeting directly, please register by email 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.

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, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: 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.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Official Plan Amendment and 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.

Official Plan and 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 Official Plan Amendment is passed or refused and Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submission at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is passed or refused and Zoning By-law Amendment is passed or refused, the person or public body 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 add the person or public body as a party.

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 15, 2024.

John D. Elvidge
City Clerk