

**City Clerk's Office**  
Registrar Secretariat  
Toronto City Hall  
100 Queen Street West 2<sup>nd</sup> Floor  
Toronto, ON, M5H 2N2**Tel:** 416-394-8101  
**Fax:** 416-293-2980  
**E-mail:** [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
**Web:** [www.toronto.ca/council](http://www.toronto.ca/council)

## NOTICE OF PUBLIC MEETING

To be held by the Etobicoke York Community Council  
(Under the *Planning Act*)

**Request to Amend the Official Plan and Zoning By-law Application Number 22 168994 WET 01 OZ**

**Location of Application:** 2422, 2428 and 2434 Islington Avenue  
**Applicant:** Elmhurst Plaza Development

**Date:** December 2, 2024  
**Time:** 9:30 a.m. or as soon as possible thereafter  
**Place:** Council Chamber, Etobicoke Civic Centre, 399 The West Mall, and by Video Conference

### PROPOSAL

The application proposes to amend the Official Plan to redesignate 2422, 2428 and 2434 Islington Avenue, the current site of a multi-unit commercial building containing the Elmhurst Plaza, a drive-through restaurant, Tim Hortons, and a single detached dwelling, from *Neighbourhoods* to *Mixed Use Areas*, to facilitate a more intense form of development consisting of residential and commercial uses.

The application proposes to amend the Zoning By-law to regulate and establish performance standards to permit the intensification of the site with a new 11-storey mixed-use mid-rise building and two blocks of stacked townhouse units. As part of this rezoning application, the portion of the subject site that is currently subject to the former City of Etobicoke By-law 11,737, would be brought into city-wide Zoning By-law 569-2013.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting Tyler Marr, Planner, at 416-392-7591, or by e-mail at [Tyler.Marr@toronto.ca](mailto:Tyler.Marr@toronto.ca).**

Further information can be found at [toronto.ca/2422IslingtonAve](http://toronto.ca/2422IslingtonAve).

### PURPOSE OF PUBLIC MEETING

Etobicoke York Community Council 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](http://www.youtube.com/TorontoCityCouncilLive).

### MAKE YOUR VIEWS KNOWN

You are invited to make representations to the Etobicoke York Community Council to make your views known regarding the proposal. You may send written comments by e-mail to [etcc@toronto.ca](mailto:etcc@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 Etobicoke York Community Council in person, by video conference or by telephone, to make your views known regarding the proposal. To do so, please register by e-mail to [etcc@toronto.ca](mailto:etcc@toronto.ca) or by phone at 416-397-4579, no later than **12:00 p.m. on November 29, 2024**. If you register, we will contact you with instructions on how to participate in the meeting.

The Etobicoke York Community Council 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 Etobicoke York Community Council City Hall, 100 Queen Street West, 2nd Floor Toronto ON, M5H 2N2 Phone: 416-397-4579, Fax: 416-392-2980, E-mail: [etcc@toronto.ca](mailto:etcc@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 [etcc@toronto.ca](mailto:etcc@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 Zoning By-law and Official Plan Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Administrator, Etobicoke York Community Council, at the address, fax number or e-mail set out above.

### Official Plan and 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 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 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 5, 2024.

John D. Elvidge  
City Clerk