
NOTICE OF PASSING OF ZONING BY-LAW NO. 1049-2006 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law No. 1049-2006 on the 27th day of September, 2006.

An explanation of the purpose and effect of the Zoning By-law, and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number 06 160461 SPS 00 TM.

Take notice that any person or public body may appeal to the Ontario Municipal Board in respect to all or part of this Zoning By-law by filing a Notice of Appeal with the City Clerk, **Attention: Christine Archibald**, Administrator, Toronto and East York Community Council, City Hall, 12th Floor, West Tower, 100 Queen Street West, Toronto, Ontario M5H 2N2, no later than **November 1, 2006**.

A Notice of Appeal will:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal the decision of Council. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection during regular office hours at City Hall, City Planning Division, 18th Floor, East Tower, 100 Queen Street West, Toronto.

Pre-hearing Conference:

Persons having an interest in the Zoning By-law amendment are advised that the Ontario Municipal Board has set the date of November 24, 2006 to hold a pre-hearing conference in this matter commencing at 10:00 a.m. in the Board's offices located at 655 Bay Street, 16th Floor, Toronto.

Dated at the City of Toronto this 12th day of October, 2006.

Ulli S. Watkiss,
CITY CLERK.

Applicant: City of Toronto
Authority: Clause 17, Report 7, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW NO. 1049-2006

The purpose and effect of Zoning By-law No. 1049-2006 is to implement a City-initiated proposal to amend the General Zoning By-law 438-86 for the area known as the East Bayfront –West (the lands between Lower Jarvis Street and Small Street to the south of Lake Shore Boulevard East).

The effect of By-law 1049-2006 is to modify the existing zoning from Industrial I2 D3 to permit mixed-use development and open space, including a water's edge promenade. The residential zoning permissions are subject to a holding provision and its removal would require land owners to enter into Section 37 agreements with the City. These agreements would require developers to contribute to some of the infrastructure costs, as well as agreeing to among other conditions the provision of “green” development, heritage preservation, and affordable housing, in addition to building in compliance with noise and environmental studies to ensure the provision of appropriate forms of development.

Further information may be obtained by contacting **Angus Cranston** at 416-392-0425 at City Hall.

