

City Clerk's Office
Registrar Secretariat
2nd Floor West Tower
100 Queen Street West
Toronto, ON, M5H 2N2

Tel: 416-394-8101
Fax: 416-392-2980
E-mail: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

NOTICE OF PUBLIC MEETING
To be held by the Scarborough community Council
(Under the *Planning Act*)

Request to Amend the Official Plan Application Number 22 206341 ESC 20 OZ and to amend the Zoning By-law Application Number 21 165800 ESC 20 OZ

Location of Application: 3431 to 3449 St. Clair Avenue East and 67 Elfreda Boulevard
Applicant: Walker Nott Dragicevic Associates Limited

Date: June 27, 2023
Time: 9:30 a.m., or as soon as possible thereafter
Place: Council Chamber, Scarborough Civic Centre, 150 Borough Drive and by Video Conference

PROPOSAL

The application to amend the Official Plan proposes to redesignate 67 Elfreda Boulevard from *Neighbourhoods* to *Mixed Use Areas*.

The application to amend the Zoning By-law proposes to establish an appropriate zoning category and development standards to permit the redevelopment of the subject lands with a thirteen (13) storey mixed-use development comprising 429 residential apartment units and approximately 400 square metres of at-grade commercial uses for the lands municipally addressed as 3431 to 3449 St. Clair Avenue East and 67 Elfreda Boulevard. A total of 242 vehicular parking spaces would be provided including 219 spaces for residents on three underground parking levels and 23 spaces for residential visitors and the retail commercial uses. A total of 324 bicycle parking spaces will also be provided. The proposed development represents a Floor Space Index ("FSI") density of 6.0 times the site area, and a building coverage of 68 percent of the site area.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan and Zoning By-law Amendments may be obtained by contacting Rod Hines, Principal Planner at (416) 396-7020, or by e-mail at Rod.Hines@toronto.ca.

Further information can be found at:

<http://app.toronto.ca/AIC/index.do?folderRsn=8CdxMUvXQzjKXo0iWnkCCw%3D%3D>

PURPOSE OF PUBLIC MEETING

Scarborough Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the applications. 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 scc@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 Scarborough Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the Scarborough Community Council directly, please register by e-mail to scc@toronto.ca or by phone at 416-396-7287, no later than **12:00 p.m. on June 26, 2023**. If you register, we will contact you with instructions on how to participate in the meeting.

The 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: Administrator, Scarborough Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-396-7287, Fax: 416-392-2980, e-mail: scc@toronto.ca**

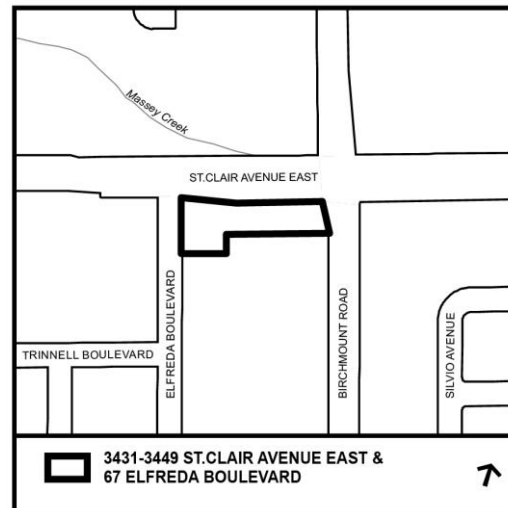
Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-396-7287, TTY 416-338-0889 or e-mail scc@toronto.ca.

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 Amendment, you must make a written request to the City Clerk Attention: Administrator 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 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 adopted or refused and the 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 June 2, 2023.

John D. Elvidge
City Clerk