

NOTICE OF PUBLIC MEETING

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

**Request to Amend the Zoning By-law Application No.: 13 175197 ESC 38 OZ
Draft Plan of Subdivision Application No.: 13 175005 ESC 38 SB**

Applicant: Regional Architects

**Location of Application: 675 PROGRESS AVENUE
Ward 38 – Scarborough Centre**

**DATE: Tuesday, June 16, 2015
TIME: 1:30 p.m., or as soon as possible thereafter
PLACE: Council Chamber, Scarborough Civic Centre,
150 Borough Drive**

PROPOSAL

The application to amend the Zoning By-law proposes to rezone the northern portion (Phase 1) of the property known municipally as 675 Progress Avenue from the current industrial zone to City Centre Residential and City Centre Office to permit a mixed use development. The proposal consists of 1,371 residential units, 13,006 square metres of office use, 15,479 square metres of commercial/retail space and a 2,029 square metre public park. Five buildings with heights ranging from 49 to eight storeys are proposed. A five-level parking structure to serve the development is proposed (three-levels above- and two-levels below-grade). The zoning by-law amendment will establish appropriate performance standards to regulate the development.

The Draft Plan of Subdivision application proposes to establish the development blocks, the public rights-of-ways and the public park for the property at 675 Progress Avenue.

As Part of the development of the site, it is proposed that the applicant be required to provide public benefits, in exchange for the proposed increase in height and density, to be secured through an agreement with the City under Section 37 of the *Planning Act*.

This land is also subject to an application under the Planning Act for an official plan amendment, Application No.: 10 287207 ESC 38 OZ, to amend the Toronto Official Plan to convert the lands from Employment Areas to Mixed Use Areas; as well as to bring the lands into the Scarborough Centre by changing the Urban Structure Map of the Official Plan from Employment Districts to Centres. City Council adopted Official Plan Amendment (OPA) 231 and on July 9, 2014, the Ministry of Municipal Affairs and Housing approved the majority of OPA 231. OPA 231 is under appeal, however, no appeals received are specifically related to the lands at 675 Progress Avenue.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information and material may be obtained by contacting Kelly Dynes, Senior Planner at 416-396-4250, or by e-mail at kdynes@toronto.ca.

PURPOSE OF PUBLIC MEETING

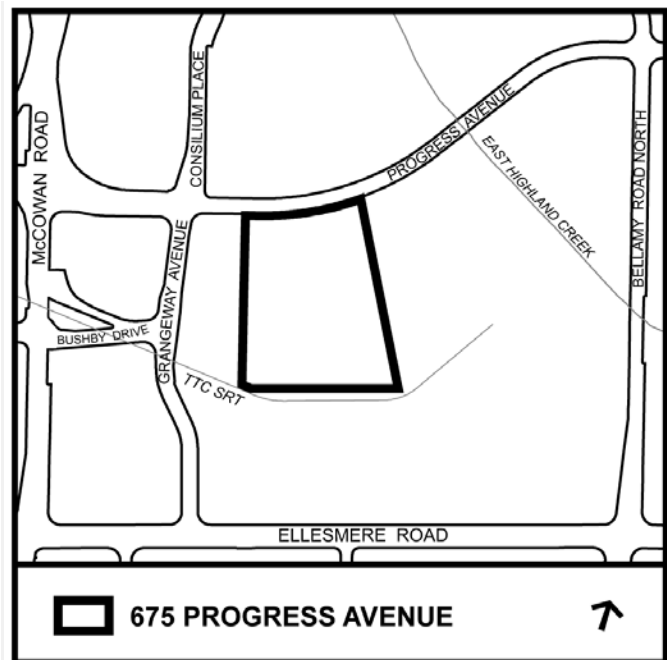
You are invited to attend the public meeting to make your views known regarding the proposal. To assist in scheduling, if you wish to address the Scarborough Community Council, please notify the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, at 416-396-7287, by June 15, 2015.

If you wish to submit written comments, please forward them to the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, 150 Borough Drive, Floor 3, Toronto, ON, M1P 4N7, or by Fax: 416-396-4301 or by e-mail to scc@toronto.ca.

Scarborough Community Council will review the proposal and any other material placed before it, in order to make recommendations on the application[s]. These recommendations will then be forwarded to Toronto City Council for its consideration.

FURTHER INFORMATION

If you wish to be notified of the passing or refusal of the proposed Zoning By-law Amendment and decision of the City of Toronto in respect to the proposed Draft Plan of Subdivision, you must make a written request to the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, at the address set out in this notice or by Fax: 416-396-4301.



Zoning By-law Amendment and Draft Plan of Subdivision Appeal: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, at the address set out in this notice or by Fax: 416-396-4301 before the proposed Zoning By-law Amendment is passed or refused and/or Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public. Direct any questions about this collection to Kelly Dynes, Senior Planner, at 416-396-4250.

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

Dated at the City of Toronto this 21st day of May, 2015.

Ulli S. Watkiss
City Clerk

“Attendant Care Services can be made available with some advance notice.”