
Scarborough Community Council
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

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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.: 06 200145 ESC 40 OZ
Request for Draft Plan of Subdivision Application No.: 12 297629 ESC 40 SB

Applicant: Bousfields Inc.

Location of Application: 3260 SHEPPARD AVENUE EAST
Ward 40 – Scarborough Agincourt

DATE: Tuesday, June 17, 2014
TIME: 1:30 p.m., or as soon as possible thereafter
PLACE: Council Chamber, Scarborough Civic Centre,
150 Borough Drive

PROPOSAL

The zoning amendment application proposes to amend the Zoning By-law for the property at 3260 Sheppard Avenue East. The site is approximately 3.5 acres in area and was previously occupied by a car dealership. The proposal, known as 'Harmony Village' is a senior's-oriented development consisting of two towers fronting Sheppard Avenue East (29 storeys each), stepping down to two 10-storey buildings in the middle of the site and a row of 3-storey townhouses at the north end. A total of 797 residential dwelling units are proposed, comprised of 780 apartment units and 17 townhouse units. Within four levels of below-grade parking, a total of 755 parking spaces (738 for the main project and 17 for the townhouse units) are proposed, as well as 396 total bike parking spaces.

The subdivision application proposes to create two new public roads and two development blocks on the site. One road is proposed to extend north-south along the west side of the site to provide access to the rear of the site from Sheppard Avenue East and the other is proposed to run east-west along the rear portion of the site. The south development block will comprise the towers and mid-rise components of the proposal, while the north development block will contain the proposed townhouses.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information may be obtained by contacting Willie Macrae, Senior Planner at (416) 396-7026, or by e-mail at wmacrae@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 no later than June 16, 2014.

If you wish to submit written comments, please forward them to the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, 150 Borough Drive, 3rd Floor, Toronto, Ontario, M1P 4N7, 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 applications. These recommendations will then be forwarded to Toronto City Council for its consideration.

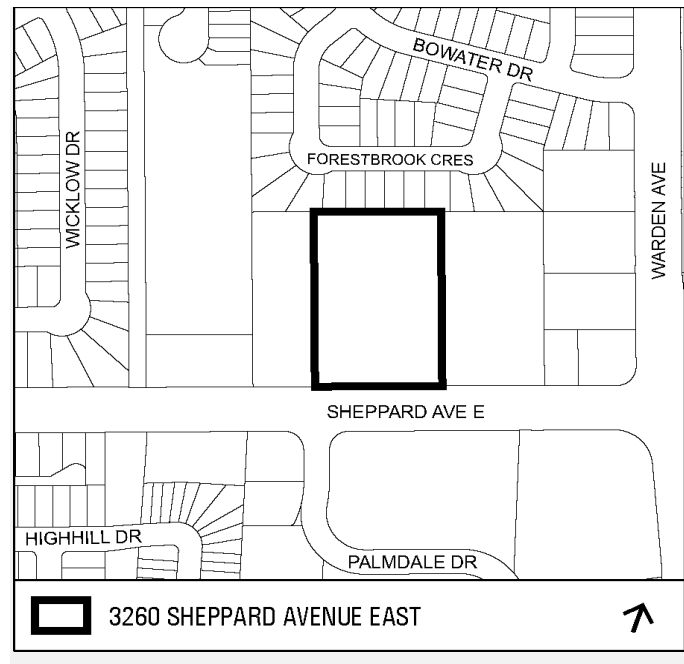
FURTHER INFORMATION

If you wish to be notified of the passing or refusal of the proposed Zoning By-law Amendment, 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 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, 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 Willie Macrae, Senior Planner, at 416-396-7026 or wmacrae@toronto.ca.

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

Dated at the City of Toronto this 21st day of May, 2014.

Ulli S. Watkiss
City Clerk

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