



John D. Elvidge  
City Clerk

City Clerk's Office  
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## NOTICE OF PUBLIC MEETING

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

**Request to Amend the Zoning By-laws Application No. 17 279785 NNY 24 OZ**

**Location of Application:** 21 CLEARCREST AVENUE  
**Applicant:** Goldberg Group

**DATE:** Friday, May 21, 2021  
**TIME:** 10:15 a.m., or as soon as possible thereafter  
**PLACE:** By Video Conference

### PROPOSAL

This application proposes to amend the Zoning By-law to permit the redevelopment of the subject land for seven, 3-storey townhouses with an average building height of 11.47 metres. Each unit will have a two-car integral garage at the rear of the townhouses, accessed by the shared driveway from Clearcrest Avenue. The total gross floor area of the proposed development is 1,255.07 m<sup>2</sup> resulting in an overall floor space index (FSI) of 1.47 times the lot area.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting Jenny Choi, Planner at (416) 395-0108, or by e-mail at [Jenny.Choi@toronto.ca](mailto:Jenny.Choi@toronto.ca).**

### PURPOSE OF PUBLIC MEETING

North 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.

Due to the current state of emergency North York Civic Centre is closed. The meeting will take place by video conference and streamed live online. You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to North York Community Council to make your views known regarding the proposal.

Send written comments by email to [nycc@toronto.ca](mailto:nycc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you wish to address the North York Community Council directly, please register by email to [nycc@toronto.ca](mailto:nycc@toronto.ca) or by phone at (416) 395-0480 no later than 12:00 p.m. on **May 20, 2021**. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the **City Clerk, Attention: Administrator, North York Community Council, c/o City Hall, 100 Queen Street West, Toronto ON M5H 2N2, Phone: (416) 395-0480 or e-mail: [nycc@toronto.ca](mailto:nycc@toronto.ca).**

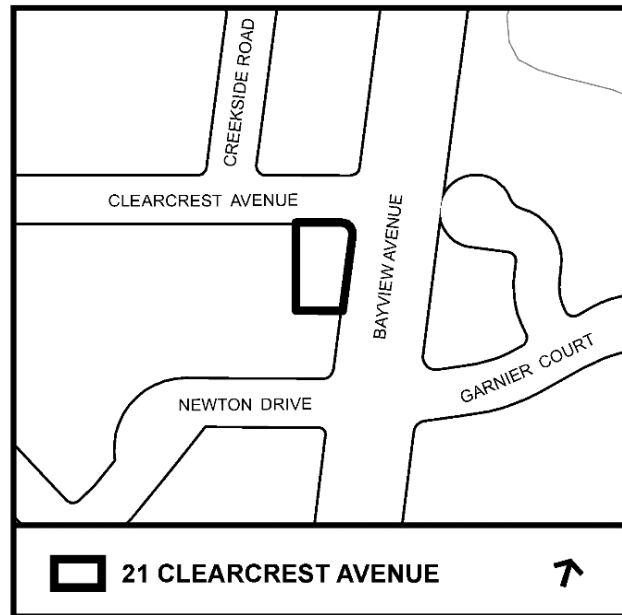
The Community Council may request you to file an outline of your presentation with the Clerk.

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call (416) 395-0480, TTY (416) 338-0889 or e-mail [nycc@toronto.ca](mailto:nycc@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 application, you must make a written request to the City Clerk, Attention: Administrator, North York Community Council, at the address or e-mail set out in this notice.

**Zoning By-law Amendment Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Administrator, North York Community Council, at the address or e-mail set out in this notice.



**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, 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 the City Clerk's Office at (416) 395-0480.

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

Dated at the City of Toronto on April 26, 2021

John D. Elvidge  
City Clerk