

City Clerk's Office  
Planning and Housing Committee  
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## NOTICE OF PUBLIC MEETING

To be held by the Planning and Housing Committee  
(Under the Planning Act)

**Request to Amend the Official Plan and Zoning By-law File Number 21 176132 ESC 21 OZ**

**Location of Application:** 140, 150, 156, 158 and 160 Borough Drive  
**Applicant:** City of Toronto

**DATE:** March 25, 2022  
**TIME:** 9:30 a.m. or as soon as possible thereafter  
**PLACE:** By Video Conference, details below

### PROPOSAL

The City is proposing to amend the Official Plan and Employment Districts Zoning By-law 24982 (Progress Employment District), as amended, and to lift the Holding ("H") provisions for the property at 158 Borough Drive. The proposed amendments to the Zoning By-law for the properties at 140, 150, 156 and 158 Borough Drive are to update existing residential permissions to permit a mixed used building with two residential towers of 27 and 42-storeys with 645 dwelling units, of which between 33 percent – 50 percent of the units will be provided as affordable housing units at 158 Borough Drive. A minimum of 800 square metres of non-residential space on the ground floor is proposed for a non-profit daycare. The proposal would have a base building with a maximum height of six storeys connecting the two towers. The proposed amendment will allow for two publicly accessible pedestrian connections, one along the north edge of the property connecting Town Centre Court to the accessible ramp along the western edge of the site; and a second connecting Borough Drive to Albert Campbell Square. The building would have a total gross floor area of approximately 53,000 square metres and a density of 8.24 times the area of the lot.

The proposed amendment to the Official Plan would exempt the subject lands from Policy 6.3 of the Scarborough Centre Secondary Plan to bring the parkland dedication rate for the site in accordance with the Official Plan policies regarding parkland that are in force at the time of issuance of the first above-grade building permit.

**Detailed information regarding the proposal, including background information and material and a copy of the recommended Official Plan Amendment may be obtained by contacting Kelly Dynes, Senior Planner at 416-396-4250, or by e-mail at [Kelly.Dynes@toronto.ca](mailto:Kelly.Dynes@toronto.ca). An electronic version of the recommended Official Plan Amendment may also be accessed at: <https://bit.ly/3FuSi8Q>.**

### PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee 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.

In order to comply with public health guidelines and prevent the spread of COVID-19, the meeting will take place by video conference. You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal.

Send written comments by email to [phc@toronto.ca](mailto:phc@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 want to address the committee meeting directly, please register by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on March 24, 2022. 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's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).**

The Planning and Housing Committee 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 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

#### FURTHER INFORMATION

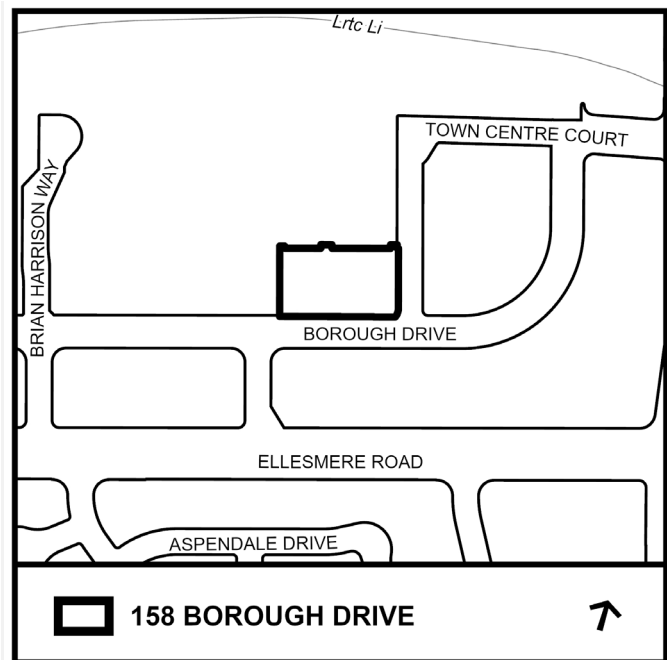
**If you wish to be notified** of the decision of the City of Toronto on the proposed Official Plan Amendment and passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

#### Official Plan and 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 Ontario Land 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 Official Plan Amendment is adopted or refused and before the 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 Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number 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, 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 the City Clerk's Office at 416-397-4579.

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

Dated at the City of Toronto on March 2, 2022.

John D. Elvidge  
City Clerk