

NOTICE OF PUBLIC MEETING

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

Request to Amend the Official Plan and Zoning By-law File Number 19 241351 ESC 21 OZ

Location of Application: 25 Borough Drive
Applicant: Yasmin Afshar

DATE: Thursday, June 30, 2022
TIME: 9:45 a.m., or as soon as possible thereafter
PLACE: Council Chamber, 150 Borough Drive, Scarborough Civic Centre/Video Conference

PROPOSAL

The applications propose to amend the Official Plan and Employment Districts Zoning By-law 24982 (Progress Employment District), as amended, and to lift the Holding ("H") provision for portions of the property at 25 Borough Drive. The proposed amendments to the Zoning By-law for the property at 25 Borough Drive are to update existing residential permission to permit a mixed use development with three residential towers of 35, 41 and 45-storeys with 1,285 purpose-built rental units along with retail uses at grade. The proposed amendment will allow for a Privately-Owned Publicly Accessible Space (POPS) connection between the north and south blocks. The proposed development would have a total gross floor area of approximately 109, 962 square metres and a density of 7.98 times the lot area; and would realign Borough Drive to implement the street network in accordance with the Scarborough Centre Secondary Plan Map 5-3, Street Network.

The proposed amendment to the Official Plan would exempt the portion of 25 Borough Drive being redeveloped 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, as well as modify the wording in the existing Site and Area Specific Policy 1 (SASP 1) to delete retail uses as the primary use and streetscape requirements along Brimley Road from the lands.

In addition, the proposed amendment to the Official Plan would re-designate the south portion of the site as *Parks* on Land Use Map 19.

Detailed information regarding the proposal, including background information and material and a copy of the proposed 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.

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 application. These recommendations will then be forwarded to Toronto City Council for its consideration.

The meeting will also be streamed live at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to Scarborough Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

Send written comments by email 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.

If you wish to address the Scarborough Community Council directly, please register by email at scc@toronto.ca or by phone at 416-396-7287, no later than 12:00 p.m. on **June 29, 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: **Julie Amoroso, Administrator, Scarborough Community Council, 100 Queen Street West, Toronto ON M5H 2N2, Phone: 416-396-7287 or e-mail: scc@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 416-396-7287, TTY 416-338-0889 or e-mail scc@toronto.ca.

FURTHER INFORMATION

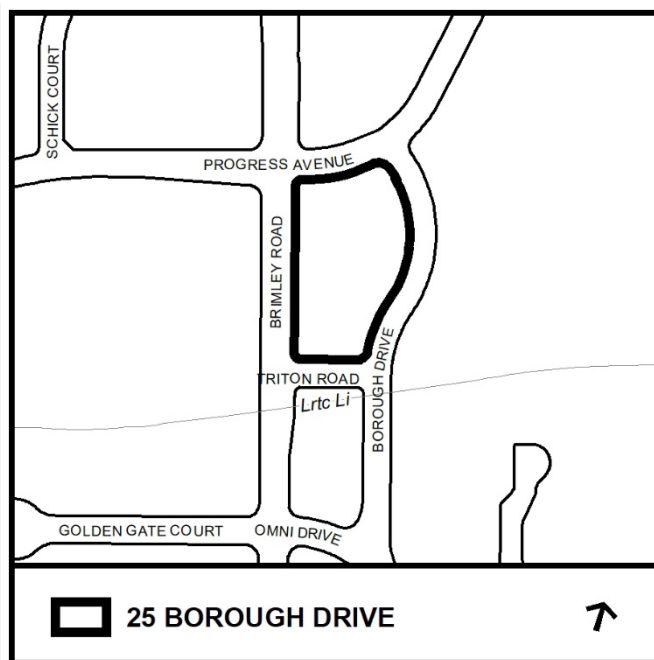
If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Julie Amoroso, Administrator, Scarborough Community Council, at the address, 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, 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: Julie Amoroso, Administrator, Scarborough Community Council, 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) 396-7287.

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

Dated at the City of Toronto on June 9, 2022.

John D. Elvidge
City Clerk