

## **NOTICE OF PUBLIC MEETING**

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

### **Request to Amend the Zoning By-law Application Number 20 216675 ESC 23 OZ**

**Location of Application:** 4415, 4417, 4419 and 4421 Sheppard Avenue East  
**Applicant:** Lowell Wintrup, Wintrup Developments

**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**

This application proposes to amend the City of Toronto City-wide Zoning By-law 569-2013 for the property at 4415, 4417, 4419 and 4421 Sheppard Avenue East to permit the construction of an 11-storey (35.95 metres), mixed-use development building.

The proposed mid-rise building would contain 239 residential units and a total gross floor area of 17,991 square metres resulting in an overall density of 5.2. A 325 square metre commercial-retail unit is proposed on the ground level and a 142 square metre Privately Owned Publicly Accessible Open Space (POPS) is proposed at the northeast corner of the site fronting Brimley Road. 182 vehicle parking spaces are proposed distributed through two and a half levels of underground parking. 189 bicycle parking spaces are also proposed.

The land is also subject to an application for Site Plan Approval Application Number 21 240284 ESC 23 SA.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting Samuel Baron, Planner, Community Planning at 416.392.4582, or by e-mail at [Samuel.Baron@toronto.ca](mailto:Samuel.Baron@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](http://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](mailto: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](mailto: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](mailto:scc@toronto.ca).**

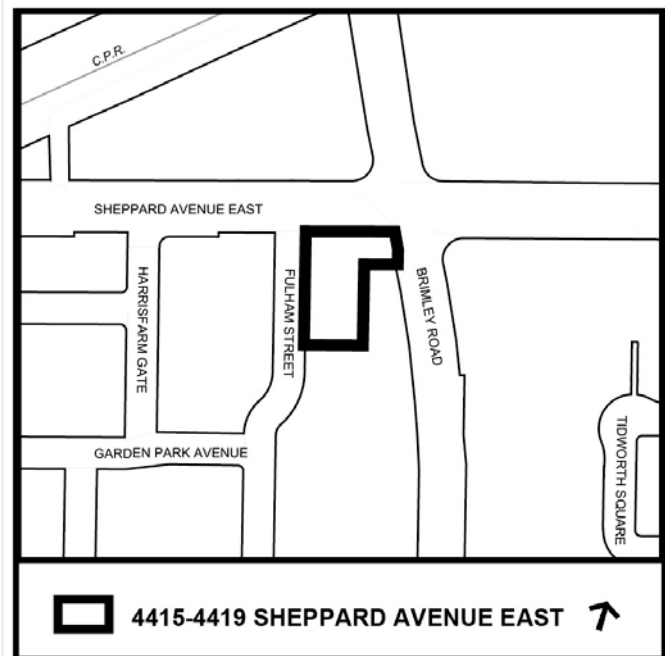
The Community Council may request you to file an outline of your presentation with the Clerk.

**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](mailto:scc@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, 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.

**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 Lands 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 Ontario Lands 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