

NOTICE OF PUBLIC MEETING

**To be held by the Toronto and East York Community Council
(Under the Planning Act)**

Request to Amend the Zoning By-law Application No. 18 170127 STE 18 OZ

Location of Application: 72 Perth Avenue
Applicant: Urban Strategies Inc.

Date: February 16, 2022
Time: 10:00 a.m., or as soon as possible thereafter
Place: By Video Conference

PROPOSAL

The application to amend the Zoning By-law proposes a ten-storey (including mezzanine) residential building for the property at 72 Perth Avenue. The application proposes 9,608.5 square metres of residential gross floor area which equates to a floor space index of 5.28 times the area of the site and 108 residential units, including three live-work units. The application also proposes an on-site parkland dedication of 156.4 square metres along the western limit of the site which would support the widening of the West Toronto Rail Path.

Vehicular access would be from Perth Avenue, towards the centre of the site which would lead to 1.5 levels of vehicular parking. A total of 47 parking spaces are proposed, of which 35 spaces would be dedicated to residents, ten spaces would be dedicated to visitors, and two spaces would be car-share spaces. A total of 117 bicycle spaces are proposed, of which 13 spaces would be short-term spaces and 104 spaces would be long-term spaces. Two loading facilities are also proposed.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Victoria Fusz, Senior Planner at 416-395-7172, or by e-mail at Victoria.Fusz@toronto.ca.

PURPOSE OF PUBLIC MEETING

Toronto and East 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.

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.

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

Send written comments by email to teycc@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 Toronto and East York Community Council directly, please register by email to teycc@toronto.ca or by phone at 416-392-7033, no later than **12:00 p.m. on February 15, 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, please contact: **City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor West, Toronto ON M5H 2N2, Phone: 416-392-7033, Fax: 416-392-2980, e-mail: teycc@toronto.ca.**

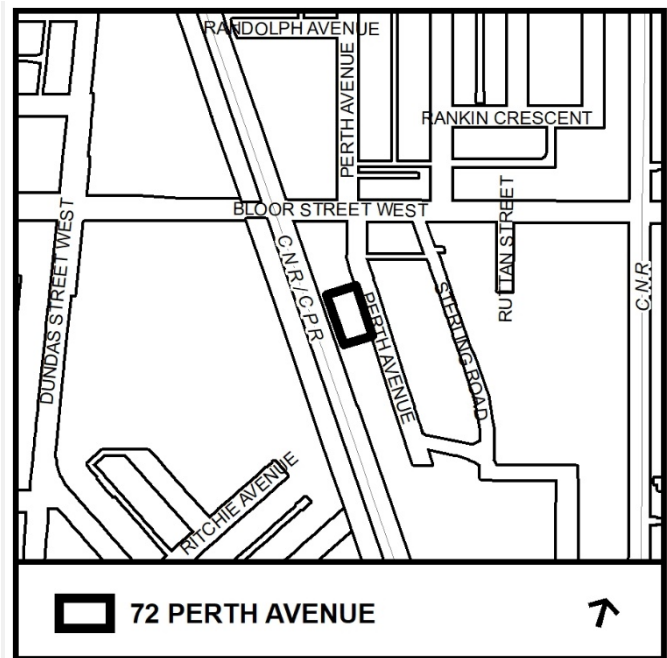
The Community Council may request you to file an outline of your presentation with the Clerk.

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-7033, TTY 416-338-0889 or e-mail teycc@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: Ellen Devlin, Administrator, Toronto and East York 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 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 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: Ellen Devlin, Administrator, Toronto and East York 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 416-392-7033.

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

Dated at the City of Toronto on January 25, 2022.

John D. Elvidge
City Clerk