

## **NOTICE OF PUBLIC MEETING**

**To be held by the Toronto And East York Community Council  
(Municipal Code Ch. 667 under *City of Toronto Act, 2006*)**

**Rental Housing Demolition and Conversion Application  
Application No.: 16 271601 WET 13 RH**

**Location of Application:** 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue  
**Applicant:** 1213763 Ontario Inc.  
**Date:** May 26, 2022  
**Time:** 10:00 a.m., or as soon as possible thereafter  
**Place:** Council Chamber, Toronto City Hall and by Video Conference

### **PROPOSAL**

This application proposes the demolition of twenty (20) existing rental dwelling units at 41-63 High Park Avenue and 102-116 Pacific Avenue. As the existing rental dwelling units had rents that exceeded mid-range rents at the time of application, the units are not required to be replaced in the new development. However, the owner will be providing eligible tenants with a tenant assistance plan to lessen hardship associated with having to move.

A Rental Housing Demolition and Conversion application (16 271601 WET 13 RH) under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been made to permit the demolition. Under the *City of Toronto Act*, the demolition of a rental property with six or more dwelling units is prohibited without a permit obtained from the City. Decisions by City Council on the refusal or approval of the Rental Housing Demolition and Conversion application are not subject to appeal to the Ontario Land Tribunal.

A related application for amendments to the Official Plan and Zoning By-law (16 271597 WET 13 OZ) was appealed to the then Local Planning Appeal Tribunal (LPAT) and was resolved through a settlement offer accepted by City Council on December 17, 2019.

**Detailed information regarding the demolition proposal, including background information and materials, may be obtained by contacting Graham Haines, Senior Planner, Strategic Initiatives, Policy and Analysis (Housing) by email at [Graham.Haines@toronto.ca](mailto:Graham.Haines@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.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

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

Send written comments by email to [teycc@toronto.ca](mailto: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](mailto:teycc@toronto.ca) or by phone at 416-392-7033, no later than **12:00 p.m. on May 25, 2022**. If you register we will contact you with instructions on how to participate in 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, Toronto ON M5H 2N2, Phone: 416-392-7033, Fax: 416-392-2980, e-mail: [teycc@toronto.ca](mailto: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](mailto:teycc@toronto.ca).

## FURTHER INFORMATION

**If you wish to be notified** of the decision of the City of Toronto on the proposed demolition, 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.

**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 May 2, 2022.

John D. Elvidge  
City Clerk

