

## **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. 17 159868 STE 20 OZ**

**Location of Application:** 14 Duncan Street and 180-184 Pearl Street  
**Applicant:** Johnston Litavski Ltd.

**DATE:** June 29, 2022  
**TIME:** 1:30 p.m., or as soon as possible thereafter  
**PLACE:** Council Chamber, Toronto City Hall and by Video Conference

#### **PROPOSAL**

The application to amend the Zoning By-law proposes to permit a 48-storey mixed-use development with residential, office and retail uses on the property at 14 Duncan Street and 180-184 Pearl Street. The listed heritage building on the east portion of the site is proposed to be conserved and integrated with a 5-storey addition in the west portion of the site, and used for office and retail purposes. Residential uses are proposed to be located in a new 43-storey tower above the existing building. The proposal includes a total of 369 dwelling units, 6,041 square metres of office space, 564 square metres of retail space, 126 vehicle parking spaces and 410 bicycle parking spaces.

#### **BACKGROUND INFORMATION**

**Detailed information regarding the proposal, including background information and material may be obtained by contacting John Duncan, Planner at (416) 392-1530, or by e-mail [John.Duncan@toronto.ca](mailto:John.Duncan@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 June 28, 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 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.

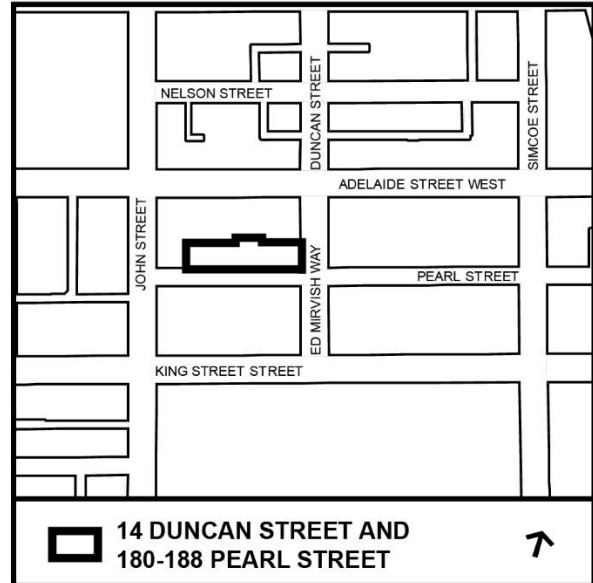
**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

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 June 6, 2022



John D. Elvidge  
City Clerk