

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. 15 236743 STE 14 OZ

Location of Application: 25 and 35 Liberty Street, 58 Atlantic Avenue and 51, 61 and 65 Jefferson Avenue

Applicant: David Huynh c/o Bousfields Inc.

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

This application is a modification of a revised proposal adopted by City Council at its meeting of October 2nd 2019, which originally proposed the development of a 10-storey (49 metres, including mechanical penthouse) building with 22,712 square metres of office space, the retention of a three-storey heritage building on the northeast corner of the site, and the on-site replacement of 42 existing live/work rental dwelling units, at 25 & 35 Liberty Street, 58 Atlantic Avenue and 51,61, & 65 Jefferson Avenue.

The modified application now proposes to amend the Zoning By-law to permit the development of an 11-storey (49.9 metres, including the mechanical penthouse) 24,289 square metre commercial office building with ground floor retail uses, the retention of a three-storey heritage building on the northeast corner of the site, and the replacement of 20 on-site rental live/work units within the development at 25 & 35 Liberty Street, 58 Atlantic Avenue, and 51, 61 & 65 Jefferson Avenue. An additional 30 replacement rental dwelling units will be located off-site at 11-25 Ordnance Street.

A related Rental Housing Demolition and Conversion application (15 130397 STE 14 RH) under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) to permit the demolition and replacement of 42 existing rental dwelling units at 25 & 35 Liberty Street, 58 Atlantic Avenue, and 51, 61 & 65 Jefferson Avenue, has also been made and will be considered at the same time as the Zoning By-law amendment application.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information and material may be obtained by contacting Aviva Pelt, Senior Planner at 416-392-0877, or by e-mail at Aviva.Pelt@toronto.ca. You may also view this information at www.toronto.ca/aic. Questions about the rental housing matters can also be directed to Christine Ono, Senior Planner at 416-392-1255, or by email at Christine.Ono@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.

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 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 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.**

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.

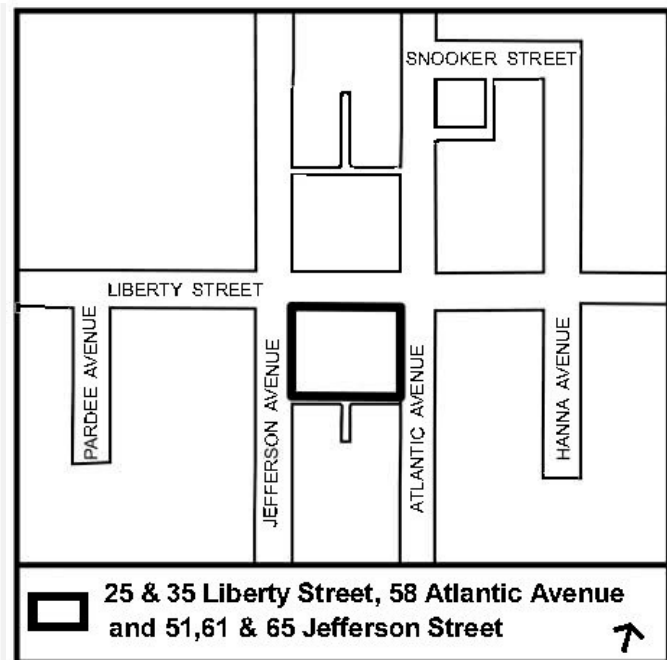
FURTHER INFORMATION

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 June 8, 2022

John D. Elvidge
City Clerk