

City Clerk's Office
Registrar Secretariat
2nd Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-394-8101
Fax: 416-392-2980
E-mail: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

NOTICE OF PUBLIC MEETING
To be held by the Toronto and East York Community Council
(Under the Planning Act)

Request to Amend the Official Plan and Zoning By-law Application Number 21 166606 STE 13 OZ

Location of Application: 25 St. Mary Street
Applicant: Urban Strategies Inc

Date: April 12, 2023
Time: 10:00 a.m., or as soon as possible thereafter
Place: Committee Room 1, Toronto City Hall and by Video Conference

PROPOSAL

The applications propose to amend the Official Plan and Zoning By-law 569-2013 for the property at 25 St. Mary Street, to permit a mixed-use development consisting of two towers with a height of 59, and 54 storeys respectively. The application consists of 76,922 square metres of gross floor area, which includes 310 square metres of ground floor retail space, plus a 730 square metre day care facility. The application proposes to replace the 259 rental housing units which currently exist within the apartment building on the property, which will be demolished.

A related Rental Housing Demolition and Conversion application (21 166617 STE 13 RH) under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) to permit the demolition and replacement of 259 existing rental dwelling units at 25 St. Mary Street, has also been made and will be considered at the same time as the Official Plan Amendment and Zoning By-law amendment applications.

This land is also subject to an application under the Planning Act for approval of plan of subdivision, Application Number 21 221001 STE 13 SB.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Jeremy Humphrey, Planner, Community Planning at 416-392-1729, or by e-mail at Jeremy.Humphrey@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

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail 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.

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

If you wish to address the Toronto and East York Community Council directly, please register by e-mail to teycc@toronto.ca or by phone at 416-392-7033, no later than **12:00 p.m. on April 11, 2023**. If you register, we will contact you with instructions on how to participate in the meeting.

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

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Cathrine Regan, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-392-7033, Fax: 416-392-2980, e-mail: teycc@toronto.ca.**

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.

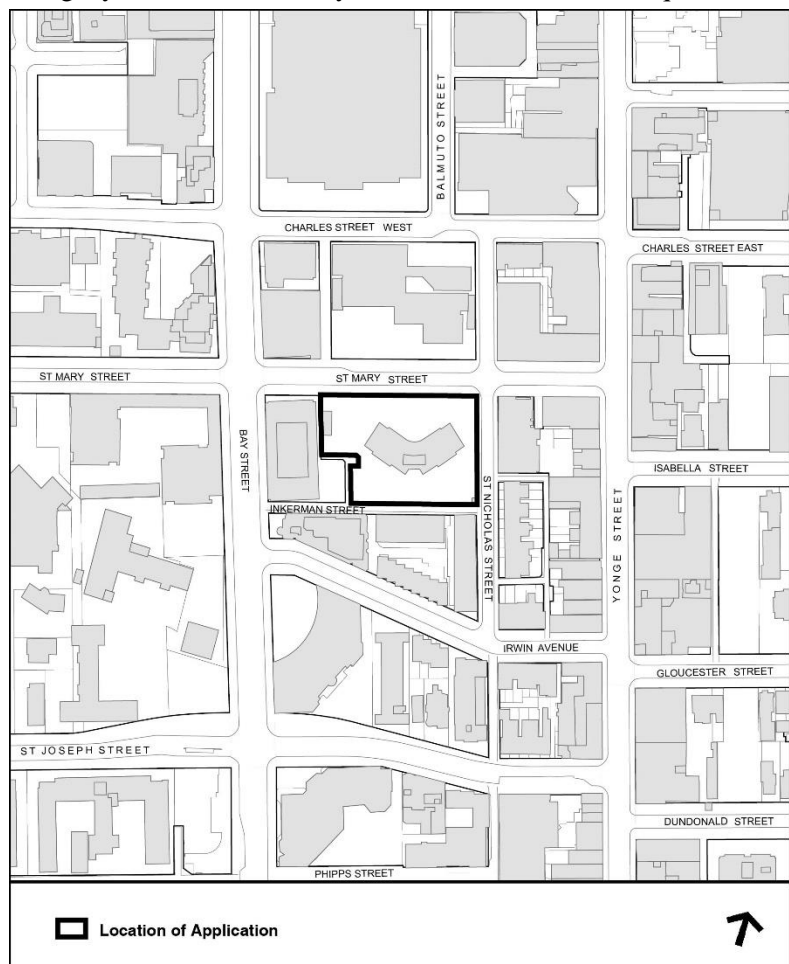
FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Cathrine Regan, Administrator, Toronto and East York Community Council, at the address, fax number or e-mail set out in this notice.

Official Plan and Zoning By-law Amendments 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 Official Plan Amendment is adopted or refused and the Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision.

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 City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>

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

Dated at the City of Toronto on March 16, 2023

John D. Elvidge
City Clerk

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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 Number 21 166617 STE 13 RH**

Location of Application: 25 St. Mary Street
Applicant: Urban Strategies Inc

Date: April 12, 2023
Time: 10:00 a.m., or as soon as possible thereafter
Place: Committee Room 1, Toronto City Hall and by Video Conference

PROPOSAL

The application proposes to demolish the existing building at 25 St. Mary Street, which currently contains 259 rental dwelling units in connection with an official plan and rezoning application (21 166606 STE 13 OZ) to redevelop 25 St. Mary Street with two new mixed-use towers, including at least 259 rental replacement units. Tenant relocation and assistance is proposed to mitigate hardship for impacted eligible tenants.

A Rental Housing Demolition and Conversion application (21 166617 STE 13 RH) under Section 111 of the *City of Toronto Act, 2006* (Chapter 667 of the Municipal Code) has been submitted to permit the demolition. Under the *City of Toronto Act, 2006*, the demolition of a rental property with six or more dwelling units is prohibited without obtaining a permit from the City. Decisions by City Council on the rental housing demolition application are not subject to appeal to the Ontario Land Tribunal (OLT).

BACKGROUND INFORMATION

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) at 416-392-8125 or at Graham.Haines@toronto.ca.

PURPOSE OF PUBLIC MEETING

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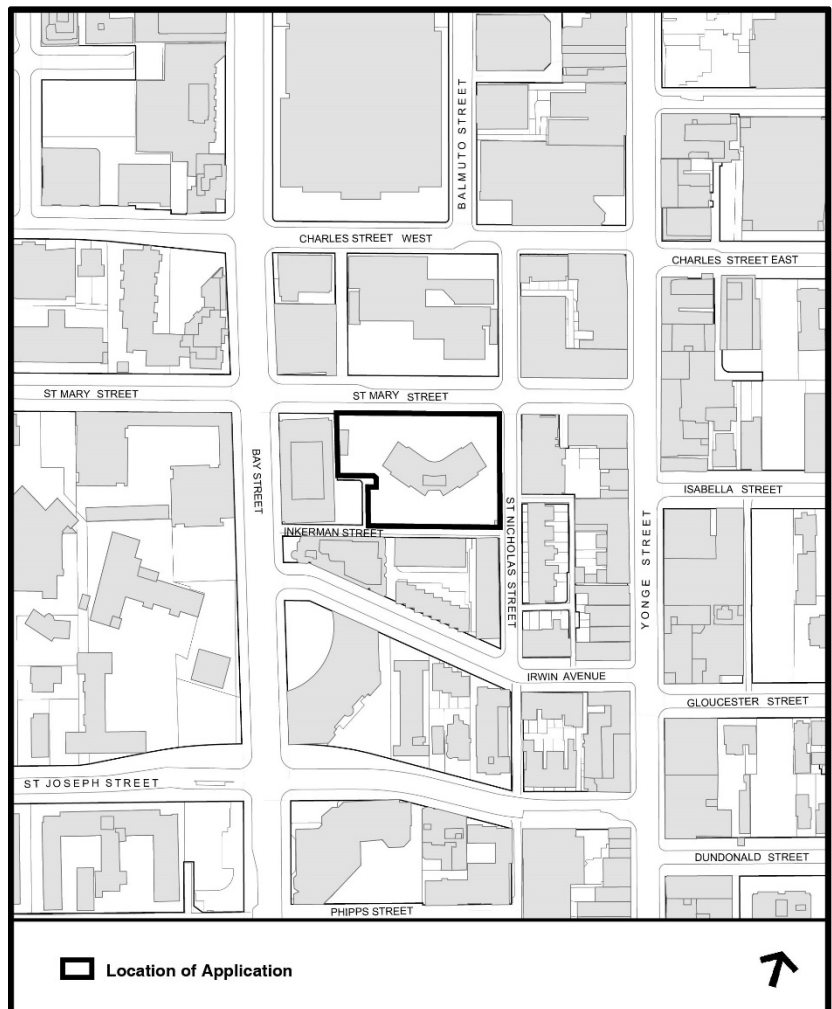
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FURTHER INFORMATION

If you wish to be notified of the decision on the proposed demolition, you must make a written request to the City Clerk attention: Cathrine Regan, Administrator, Toronto and East York Community Council, at the address, fax number or e-mail set out in this notice.

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