

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

Tel: 416-394-8101  
Fax: 416-392-2980  
E-mail: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://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 235897 STE 13 OZ**

**Location of Application:** 64-66 Wellesley Street East, 552-560 Church Street and 564-570 Church Street  
**Applicant:** Bousfields Inc

**Date:** June 22, 2023  
**Time:** 10:00 a.m., or as soon as possible thereafter  
**Place:** Committee Room 2, Toronto City Hall and by Video Conference

**PROPOSAL**

The application to amend the Official Plan and Zoning By-law proposes to permit a 104.5 metre (31 storey) mixed-use building with a maximum residential gross floor area of 27,000 square metres, and minimum non-residential gross floor area of 700 square metres for the property at 64-66 Wellesley Street East, 552-560 Church Street, and 564-570 Church Street.

A related Rental Housing Demolition and Conversation application number (21 235906 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 the 65 existing rental dwelling units at 64-66 Wellesley Street and 552-560 Church Street has also been made and will be considered at the same time as the Zoning By-law amendment application.

**Detailed information regarding the proposal, including background information and material [and a copy of the proposed Official Plan Amendment] may be obtained by contacting Abraham Plunkett-Latimer, Planner at 416-397-1942, or by e-mail at [Abraham.Plunkett-Latimer@toronto.ca](mailto:Abraham.Plunkett-Latimer@toronto.ca).**

Further information can be found at <http://app.toronto.ca/AIC/index.do?folderRsn=ed4gtXCDHP1n9L8SXFmD9A%3D%3D>.

**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).

**MAKE YOUR VIEWS KNOWN**

You may send written comments by e-mail 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.

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](mailto:teycc@toronto.ca) or by phone at 416-392-7033, no later than **12:00 p.m. on June 21, 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](mailto: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](mailto: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 May 28, 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 235906 STE 13 RH**

**Location of Application:** 64-66 Wellesley Street East and 552-570 Church Street  
**Applicant(s):** ONE Properties

**Date:** June 22, 2023  
**Time:** 10:00 a.m., or as soon as possible thereafter  
**Place:** Committee Room 2, Toronto City Hall and by Video Conference

### PROPOSAL

The application proposes to demolish the apartment building at 64 Wellesley Street East and the mixed-use building at 66 Wellesley Street East, which collectively contain 65 rental dwelling units, and redevelop the lands with a 31-storey mixed-use building comprised of 405 dwelling units, including 65 replacement rental units. The proposal includes a tenant relocation and assistance plan that would provide impacted tenants with the right to return to a replacement rental unit in the new building and financial compensation to mitigate hardship from having to relocate as the new building is being constructed.

A Rental Housing Demolition and Conversion application (21 235906 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 Keir Matthews-Hunter, Planner, Strategic Initiatives, Policy and Analysis (Housing) at 416-392-5092, [Keir.Matthews-Hunter@toronto.ca](mailto:Keir.Matthews-Hunter@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.

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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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