

## 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 Number 20 229554 STE 10 OZ

**Location of Application:** 61-85 Hanna Avenue and 120 Lynn Williams Street  
**Applicant:** Inger Squires, Urban Strategies 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 Zoning By-law proposes to demolish three existing non-residential buildings located at 61 and 75 Hanna Avenue and 120 Lynn Williams and redevelop it with three mixed-use buildings within two blocks.

On 75 Hanna Avenue and a small portion of 85 Hanna Avenue (Block 1) two towers are proposed: a 32-storey tower on the western side of the site and a 36-storey tower on the eastern side, connected by a 3-storey base building, directly abutting the GO/Metrolinx rail corridor to the north. Block 1 proposes to contain 600 residential units, 1,353 square metres of retail uses, 4,438 square metres of office space and 738 bicycle parking spaces. Vehicle parking is proposed within both a 3 level above-ground parking structure within the northern portion of the base building containing 119 vehicular spaces, and an underground garage containing 176 vehicular parking spaces, which would have shared access to the existing underground garage at 85 Hanna Avenue.

On 120 Lynn Williams Street (Block 2) a 33-storey mixed-use building is proposed, containing 363 residential units, 434 square metres of retail space, 322 bicycle parking spaces, and an underground parking garage containing a 139 vehicular parking spaces.

The proposal includes an extension of Snooker Street as a public street for a portion of the existing private street between Hanna Avenue and the eastern boundary of Block 1. The application also proposes a 1,282 square metre on-site public park and a publicly accessible mid-block connection providing pedestrian access from Lynn Williams Street to the proposed public park and the Snooker Street extension.

This land is also subject to an application under the Planning Act for approval of plan of subdivision, Application Number 21 140282 STE 10 SB, which is currently under review.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting Aviva Pelt, Senior Planner, Community Planning at 416-392-0877, or by e-mail at [Aviva.Pelt@toronto.ca](mailto:Aviva.Pelt@toronto.ca).**

Further information can be found at [www.toronto.ca/61HannaAve](http://www.toronto.ca/61HannaAve)

### 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.

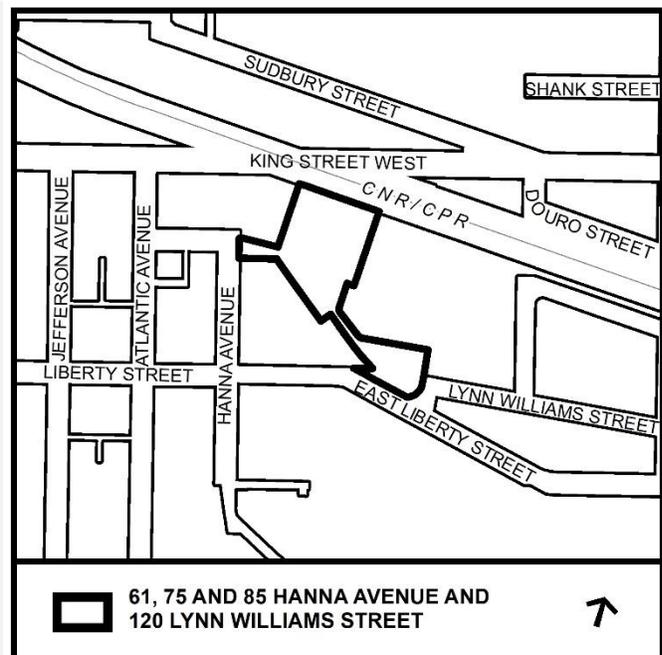
You are also invited to address the Toronto and East York Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

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 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.

**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 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 27, 2023.

John D. Elvidge  
City Clerk