

**City Clerk's Office**  
Registrar Secretariat  
Toronto City Hall  
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Toronto, ON, M5H 2N2

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**Web:** [www.toronto.ca/council](http://www.toronto.ca/council)

**NOTICE OF PUBLIC MEETING**  
To be held by the Scarborough Community Council  
(Under the Planning Act)

**Request to Amend the Zoning By-law Application Number: 20 152132 ESC 20 OZ**

**Location of Application:** 528-530 Birchmount Road and 118-120 Newsland Avenue  
**Applicant:** Cantam Group Ltd.

**Date:** June 12, 2024  
**Time:** 9:30 a.m. or as soon as possible thereafter  
**Place:** Council Chamber, Scarborough Civic Centre, 150 Borough Drive, and  
by Video Conference

**PROPOSAL**

The application to amend the Zoning By-law proposes to establish new development standards to enable redevelopment of the subject lands with four single-detached dwelling units fronting Birchmount Road, and five single-detached dwelling units on Newlands Avenue.

**Detailed information regarding the proposal, including background information and may be obtained by contacting Rod Hines, Principal Planner at 416-396-7020, or by e-mail at [Rod.Hines@toronto.ca](mailto:Rod.Hines@toronto.ca).**

Further information can be found at <https://www.toronto.ca/city-government/planning-development/application-details/?id=4763720&pid=11474&title=528-530-BIRCHMOUNT-RD-AND-118-120-NEWLANDS-AVE>.

**PURPOSE OF PUBLIC MEETING**

Scarborough 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 [scc@toronto.ca](mailto:scc@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 Scarborough Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the Scarborough Community Council directly, please register by e-mail to [scc@toronto.ca](mailto:scc@toronto.ca) or by phone at 416-397-4579, no later than **12:00 p.m. on June 11, 2024**. If you register, we will contact you with instructions on how to participate in the meeting.

The Scarborough 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: Nancy Martins, Administrator, Scarborough Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [scc@toronto.ca](mailto:scc@toronto.ca)**

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-4579, TTY 416-338-0889 or e-mail [scc@toronto.ca](mailto:scc@toronto.ca).

## FURTHER INFORMATION

The purpose and effect of the proposed zoning by-law amendment is to establish revised development standards to enable replacement of 4 existing single-detached dwelling units on the subject lands with 9 new single-detached dwelling units on smaller land parcels.

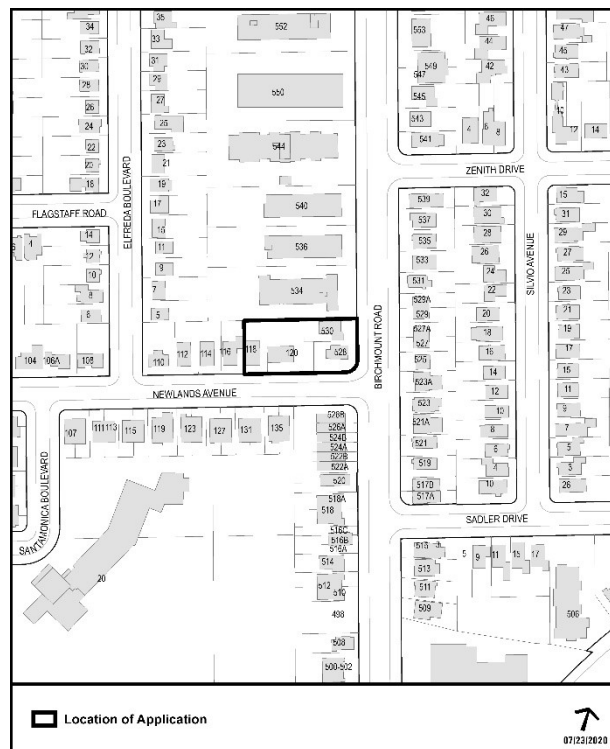
**If you wish to be notified** of the decision on the proposed demolition, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Scarborough Community Council, at the address, fax number or e-mail set out in this notice.

**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.

If a person or public body does not make oral submission 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 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 add the person or public body as a party.

**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 21, 2024.

John D. Elvidge  
City Clerk