

NOTICE OF PUBLIC MEETING

To be held by the Toronto East York Community Council
(Under the Planning Act)

Request to Amend the Official Plan and the Zoning By-law
Combined Application TE CMB 2002 006 (File No. 202008)
Yorkville (2001) Limited

76, 88R, 92 & 100 Yorkville Avenue and 95, 115, 119 & 121R Scollard Street

DATE: Thursday, February 20, 2003
TIME: 10:00 a.m., or as soon as possible thereafter
PLACE: City Hall, Committee Room No. 1, 2nd Floor
100 Queen Street West, Toronto

PROPOSAL

The applications propose to amend the Official Plan and Zoning By-law for the properties at 76, 88R, 92 & 100 Yorkville Avenue and 95, 115, 119 & 121R Scollard Street to permit, in two phases, development of 18 and 8 storey, mixed use buildings with retail uses located on the ground and second storeys on Yorkville Avenue and 6 townhouses on Scollard Street. A total of 197 dwelling units are proposed. The proposal also includes the construction of a commercial underground parking garage to be operated by the Toronto Parking Authority. The existing Mt. Sinai Hospital heritage façade at 100 Yorkville Avenue will be preserved. Site-Specific Zoning By-law 382-93 that applies to the properties will be repealed.

Proposed amendments to the Official Plan and Zoning By-law include: an increase in permitted density from the maximum Official Plan density of 3.0 and 3.2 times the lot area and from the maximum Zoning By-law density of 2.0 and 3.0 times the lot area, to 4.0 times; an increase in the permitted height from 12.0 and 18.0 metres to 13.5, 28.4 and 55.6 metres; an increase in the area of the mechanical penthouse from 30% to 40% of the area of the roof of the building for the Phase One development; and an increase in the height of the mechanical penthouse from 5.0 metres to 5.5 metres for the Phase Two development.

As part of this development, the applicant will provide public benefits, in exchange for the proposed increase in height and density, to be secured through an agreement with the City under Section 37 of the Planning Act.

BACKGROUND INFORMATION

Background information and a copy of the proposed Official Plan Amendment are available between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, at City Hall, 100 Queen Street West, 18th Floor, East Tower, Urban Development Services.

Detailed information regarding the proposal may be obtained by contacting Russell Crooks, Planner, at (416) 392-1316, or by e-mail at rcrooks@city.toronto.on.ca

PURPOSE OF PUBLIC MEETING

You are invited to attend the public meeting to make your views known regarding the proposal. To assist in scheduling, if you wish to address the Toronto East York Community Council, please notify the City Clerk, attention: Frances Pritchard, Administrator, Toronto East York Community Council, at 416-392-7033, by no later than February 19, 2003.

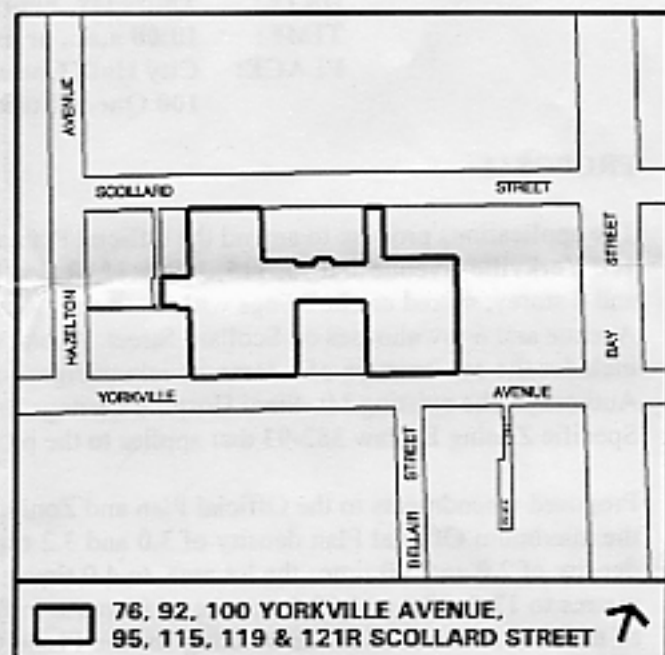
If you wish to submit written comments, please forward them to the City Clerk, attention: Frances Pritchard, Administrator, Toronto East York Community Council, at the address set out in this notice or by Fax: 416-392-1879 or e-mail at: teycc@toronto.ca.

Toronto East York Community Council will review the proposal and any other material placed before it, in order to make recommendations on the applications. These recommendations will then be forwarded to Toronto City Council for its consideration.

FURTHER INFORMATION

If you wish to be notified of the adoption of the proposed Official Plan and/or Zoning By-law Amendment, you must make a written request to the City Clerk, attention: Frances Pritchard, Administrator, Toronto East York Community Council, at the address set out in this notice or by Fax: 416-392-1879.

Official Plan and Zoning By-law Amendments Appeal: If a person or public body that files an appeal of a decision of the City of Toronto in respect to the proposed Official Plan Amendment and/or Zoning By-law Amendment does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Frances Pritchard, Administrator, Toronto East York Community Council, at the address set out in this notice or by Fax: 416-392-1879 before the proposed Official Plan Amendment and/or Zoning By-law Amendment is adopted, approved or refused, the Ontario Municipal Board may dismiss all or part of the appeal.



Personal information (written and oral submissions) received by the City of Toronto is collected under the authority of the City of Toronto Act, 1997 and the Planning Act, and will be used to process the proposal, and may become part of a public record. Questions about the collection of this information may be directed to Russell Crooks, Planner, at 416-392-1316.

Dated at the City of Toronto this 30th day of January, 2003.

Ulli S. Watkiss
City Clerk

"Attendant Care Services can be made available with some advance notice."

AVENUE

HAZELTON

SCOLLARD

STREET

STREET

BAY

YORKVILLE

AVENUE

BELLAIR STREET

ST. AGNES STREET



76, 92, 100 YORKVILLE AVENUE,
95, 115, 119 & 121R SCOLLARD STREET

