

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

Request to Amend the Official Plan and Zoning By-law
Application Numbers 23 210768 WET 05 OZ and 21 111665 WET 05 OZ

Location of Application: 2400 Eglinton Avenue West
Applicant: Smart LP Inc. II

Date: June 3, 2024
Time: 9:30 a.m. or as soon as possible thereafter
Place: Council Chamber, Etobicoke Civic Centre, 399 The West Mall,
and by Video Conference

PROPOSAL

The application to amend the Official Plan proposes a new Site and Area Specific Policy (SASP) for the entire property at 2400 Eglinton Avenue West that is aligned with the goals of OPA 253, Block A, to provide further definition for the location of development blocks, public and private roads, the park, and phasing to implement orderly development of the existing Westside Mall site over time.

The application to amend the Zoning By-law proposes to construct a 35-storey mixed use building in the southwest corner of the property at 2400 Eglinton Avenue West with a residential Gross Floor Area (GFA) of 29,135 square metres and a commercial GFA of 1,300 square metres, containing 397 dwelling units and 73 vehicular parking spaces located in one level of underground parking (Phase 1 of the SASP).

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment and Zoning By-law Amendment may be obtained by contacting Lisa Hosale, Senior Planner at 416-396-5793, or by e-mail at Lisa.Hosale@toronto.ca.

Further information can be found at Toronto.ca/2400EglintonAveW.

PURPOSE OF PUBLIC MEETING

Etobicoke York Community Council will receive input and 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.

You can follow the meeting online at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to etcc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

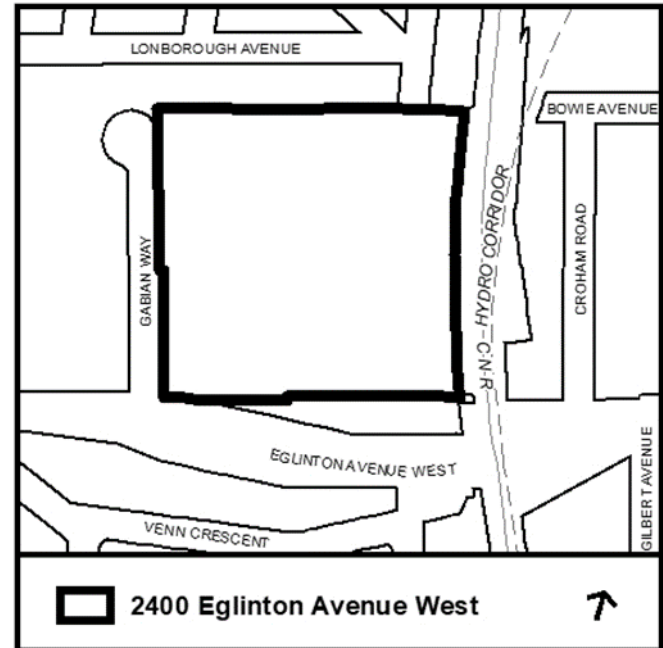
You are also invited to address, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address Etobicoke York Community Council directly, please register by e-mail to etcc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on May 31, 2024**. If you register, we will contact you with instructions on how to participate in the meeting.

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

For more information about matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Etobicoke York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, Toronto, ON, M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: etcc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail etcc@toronto.ca.



FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk Attention: Nancy Martins, Administrator, Etobicoke York Community Council, at the address, fax number or e-mail set out above.

Official Plan and 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 Official Plan Amendment is adopted or refused or the 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 Official Plan Amendment is adopted or refused or the 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 10, 2024.

John D. Elvidge
City Clerk