

NOTICE OF PUBLIC MEETING

To be held by the North York Community Council
(Municipal Code Ch. 667 under *City of Toronto Act*, 2006)

Rental Housing Demolition and Conversion Application Number 20 153985 NNY 08 RH

Location of Application: 272, 284, 286, 288, 290 and 296 Lawrence Avenue West and 1507, 1525, 1537, 1539, 1545 and 1549 Avenue Road
Applicant: Bousfields Inc
Date: July 3, 2025
Time: 9:30 a.m. or as soon as possible thereafter
Place: Council Chamber, 5100 Yonge Street, North York Civic Centre and by video conference

PROPOSAL

The application proposes to demolish 15 existing rental dwelling units at 284 Lawrence Avenue West and redevelop the site with a residential building containing a total of 665 residential units, including 15 replacement rental dwelling units. Tenant relocation and assistance is proposed to lessen hardship for impacted tenants. A related Zoning By-law Amendment application (20 153975 NNY 08 OZ) has been approved by the Ontario Land Tribunal.

A Rental Housing Demolition and Conversion application 20 153985 NNY 08 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).

Detailed information regarding the demolition proposal, including background information and materials, may be obtained by contacting Denise McMullin, Planner, Strategic Initiatives, Policy and Analysis (Housing) at 416-395-7133, Denise.McMullin2@toronto.ca.

PURPOSE OF PUBLIC MEETING

North 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.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to nycc@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 North York Community Council directly, please register by e-mail to nycc@toronto.ca or by phone at 416-392-4666, no later than **12:00 p.m. on July 2, 2025**. If you register, we will contact you with instructions on how to participate in the meeting.

The North 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: Matthew Green, Administrator, North York Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-392-4666, Fax: 416-392-2980, email: nycc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-4666, TTY 416-338-0889 or e-mail nycc@toronto.ca.

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: Matthew Green, Administrator, Toronto and East York Community Council, at the address, fax number or e-mail set out in this notice.

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 June 6, 2025

John Elvidge
City Clerk

