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NOTICE OF PUBLIC MEETING

**To be held by the North York Community Council
(Under the Planning Act)**

Request to Amend the Official Plan and Zoning By-law Application Number 25 120999 NNY 08 OZ

Location of Application: 2674 - 2704 Yonge Street and 19 Alexandra Boulevard
Applicant: 19 Alexandra 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 to amend the Official Plan and Zoning By-law proposes to permit a 13-storey seniors residence building providing independent residential suites, assisted living suites and memory care suites for the properties at 2674 – 2704 Yonge Street and 19 Alexandra Boulevard. There are a total of 251 residential units proposed including 31 rental replacement units. Vehicular access to the proposal would be provided from a private driveway from Alexandra Boulevard. A total of 24 vehicular parking spaces, comprising of 20 residential parking spaces and four visitor parking spaces, would be provided in a one-level underground garage. A total of 35 bicycle parking spaces would be provided, including 28 long-term bicycle and seven resident bicycle parking spaces.

The application also proposes amendments to the related Rental Housing Demolition application (20 153985 NNY 08 RH), including changes to the rental replacement plans, Tenant Assistance Plan and shared amenity areas that were previously approved by City Council on July 19, 2022 to permit the demolition and replacement of 31 rental dwelling units. The same number of rental units are proposed to be demolished and replaced.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Diane Pi, Planner, Community Planning at 416-396-8254, or by e-mail at Diane.Pi@toronto.ca.

Further information can be found at www.toronto.ca/2674YongeSt.

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 the North 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 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 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, e-mail: 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

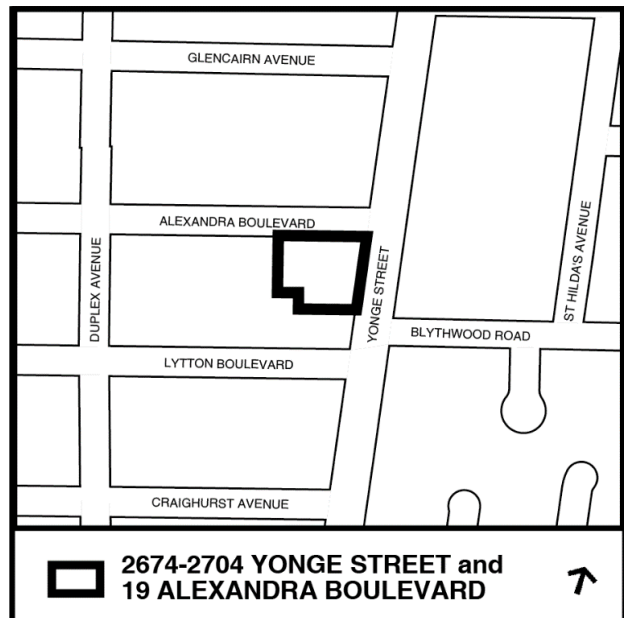
If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Matthew Green, Administrator, at the address, fax number or e-mail set out above.

Zoning By-law Amendment Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply 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, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply is not entitled to appeal the by-law.

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 11, 2025.

John D. Elvidge
City Clerk