

Fairview Place Apartments

NOTICE: Development Application Submitted to City of Toronto

20 Godstone Road

April 01, 2019

Dear Tenant:

This letter is to inform you that the property owner (Fieldgate Two-Twenty Apartments Limited) has submitted an application to the City of Toronto to permit the development of two mid-rise apartment buildings (14-storey and 8-storey) on the western and eastern portions of the underutilized subject site.

The existing apartment building will be maintained as part of the proposal. You will not need to move from your home as part of this application.

This letter has been prepared by City of Toronto staff in consultation with the applicant.

The next notice that you will receive regarding this application will invite you to attend a tenant consultation meeting. You will be able to learn more about the development proposal.

What you need to know:



- The City has not made a decision to approve or refuse the application.
- A decision will only be made after a review process which could take several months or even years.
- You will be consulted during the review and will have the chance to provide input.
- You can continue living in your home as usual at this time.



- The application does not change your status or any of your rights or responsibilities as a tenant at this time, including your responsibilities to pay rent and your rights to good property maintenance.
- If you have any concerns about property conditions or your status as a tenant, you can contact the City's 311 phone line or the City staff listed at the end of this letter.
- If the application is approved, needed amenity improvements to the existing building will be made and a Construction Mitigation and Tenant Communication Strategy will be put in place.
- The City typically requires that the rental tenure of the existing building is protected for 20 years.

What happens now?



- As part of the City's review of the application, City staff will organize a consultation meeting.
- At the meeting we will discuss:
 - Any feedback or input you have on the application;
 - Any construction mitigation measures that may be offered;
 - The estimated timeline for construction if the application is approved;
 - And any questions you have.
- You will get a notice of consultation meeting in the mail once it has been scheduled.

How can you learn more and stay involved?



- You can contact your local councillor's office:
Shelley Carroll
416-392-4038
councillor_carroll@toronto.ca
- If you can't attend a meeting you can provide comments in writing or over the phone to the staff named below.

Information and resources:



Contact your Property Manager for more information about how this application may affect you:

Fieldgate Properties

Phone number: 416-221-3335 Email: info@fairviewplaceapartments.com

[City Planning's housing policy website:](#)

<https://toronto.ca/official-plan-guidelines/housing/>

Legal aid clinic nearby:

Federation of Metro Tenants Association, Tenant Hotline:

416-921-9494 (open Monday to Friday, 8:30 a.m. to 6:00 p.m.)

Application tracking portal:

<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

(Track the application by searching "20 Godstone Road")

City of Toronto staff contacts:



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