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## NOTICE OF PASSING OF ZONING BY-LAW 1249-2024 (Under the Planning Act)

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TAKE NOTICE that the City of Toronto passed Zoning By-law 1249-2024 on November 14, 2024, with respect to the lands in the Toronto and East York District of the City of Toronto, as noted in the list below.

Given that the amendments listed in this Notice apply to lands at multiple locations within the geographic boundaries of the Toronto and East York District of the City of Toronto, a key map has not been provided with this notice. An explanation of the purpose and effect of the Zoning By-law is attached. The amendment was processed under file number: 24 193804 CPS 00 OZ.

A statutory public meeting was held on October 30, 2024 and the Planning and Housing Committee and Toronto City Council considered no oral and one written submission in making the decision. Please see item PH16.2 at <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.2>.

### IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2<sup>nd</sup> Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **December 16, 2024**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

### A Notice of Appeal must:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal in the amount of \$1,100.00 for each application appealed payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

### Who Can File An Appeal:

Only an applicant, a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council, or in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Getting Additional Information:**

A copy of the by-law and background information about the application may be obtained by contacting **Jason Xie** at 416-338-3004, or [Jason.Xie@toronto.ca](mailto:Jason.Xie@toronto.ca).

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on November 25, 2024.

John D. Elvidge  
City Clerk

Owner: Multiple Applicants (see list below)  
Authority: Item PH16.2, Planning and Housing Committee

## PURPOSE AND EFFECT OF ZONING BY-LAW 1249-2024

The purpose and effect of Zoning By-law 1249-2024 is to amend the Zoning By-law 569-2013, to add the properties in the Toronto and East York District of the City of Toronto, as listed below, to Zoning By-law 569-2013. The Zoning By-law Amendment is the outcome of the City-initiated study “Housing Action Plan: Incorporating Low-rise Residential Lands into Zoning By-law 569-2013”.

200 Annette Street
37-63 Arnold Street and 42-68 Regent Street
33 Atkins Avenue and 297-305 Brock Avenue
7A, 7B, and 7C Austin Terrace and 1A, 1B, and 1C Lyndhurst Court
66 Baby Point Road
121 Baby Point Road
682, 684, and 686 Bathurst Street
58-70 Beaver Avenue
207 Beverley Street
136–150 Broadview Avenue
17 Brule Gardens
251A-255 Christie Street and 38-42C Yarmouth Road
201 Claremont Street
207-251 Claremont Street and 222-260 Manning Avenue
166 Clinton Street
39 and 45 Connaught Avenue
80 Crescent Road
98N, 98P, 98Q, and 98R Curzon Street
2 Dacre Crescent
2054 Davenport Road
10 Davies Crescent
34 Davies Crescent
120 Donlands Avenue
39 Douglas Crescent
350 Dovercourt Road
259, 259A, 259B, 259C, and 259D Dovercourt Road
707, 709, 711, 715, and 717 Dovercourt Road
953 Dufferin Street
1183 Dufferin Street
960 and 962 Eastern Avenue
12-18 Egerton Lane
78 Ellis Park Road
193 Forest Hill Road
220 George Street and 102 Shuter Street
2320 Gerrard Street East
12-18 Glen Edyth Drive

50 Glen Elm Avenue
20 Glen Robert Drive
4 Glencrest Boulevard
16 Governor’s Road
3 Harcroft Road
44-72 Havelock Street and 3-11 Sylvan Avenue
34 and 38 Hazelton Avenue
72 Heathdale Road
332 High Park Avenue
100-128 Howland Avenue
53 Indian Grove
119 Isabella Street and 571 Jarvis Street
136 Isabella Street
441 Jane Street
169 and 175 Jones Avenue
17 Kennedy Park Road
11 and 11A Kenwood Avenue
580 Kingston Road
715 Kingston Road and 63-69 Winthorpe Road
66 Kippendavie Avenue
29 Lightbourn Avenue
382 Lumsden Avenue
2 Nesbitt Drive
97 Northdale Boulevard
31 Northern Place and 49A, 49B, and 49C Shirley Street
416 Oakwood Avenue
458 Oakwood Avenue
60A and 60B Oriole Road
749 Ossington Avenue
110 Parkview Hill Crescent
152 Parkview Hill Crescent
198 Parkview Hill Crescent
615 Parliament Street
243 Perth Avenue
38 Regent Street
200 Russell Hill Road
126 and 126A Spadina Road
360 Spadina Road
362 Spadina Road

36 Spencer Avenue
149 Strathearn Road
123 Torrens Avenue

61 Vine Avenue
464, 466, and 468 Winona Drive

Further information may be obtained by contacting **Jason Xie** at 416-338-3004, or [Jason.Xie@toronto.ca](mailto:Jason.Xie@toronto.ca).