
NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 758 AND NOTICE OF PASSING OF ZONING BY-LAW 580-2025 (Under the *Planning Act*)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 758 by By-law 581-2025, on June 26, 2025. Zoning By-law 580-2025 was also passed on this date, with respect to the lands known as 1-20 Adriatic Road.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 22 135811 WET 01 OZ.

A statutory public meeting was held on December 2, 2024 and the Etobicoke York Community Council and Toronto City Council considered no oral and one written submission in making the decision. Please see Item 2024.EY18.1 at <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY18.1>.

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 Official Plan Amendment and/or 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, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **July 28, 2025**. 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 specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law; and
- (3) be accompanied by the fee charged by the Ontario Land Tribunal, currently 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 or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at www.olt.gov.on.ca.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Official Plan

Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Official Plan Amendment: Only 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 plan was adopted, the registered owner of any land to which the plan would apply that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the Minister and, in the case of a request to amend the plan, the person or public body that made the request may appeal the decision of Council to the Ontario Land Tribunal.

Zoning By-law Amendment: 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 Official Plan Amendment was adopted or 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, Official Plan Amendment and background information about the application may be obtained by contacting **Daniel Hahn** at 416-394-8071 or Daniel.Hahn2@toronto.ca.

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

Dated at the City of Toronto on July 7, 2025.

John D. Elvidge
City Clerk

Owner: BV Realty Partners LP
Authority: Item EY18, Report 1, Etobicoke York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 758 AND ZONING BY-LAW 580-2025

The purpose and effect of Official Plan Amendment 758 is to redesignate 18 properties, each with a detached dwelling, from *Neighbourhoods* to *Apartment Neighbourhoods* to facilitate a more intense form of development. Official Plan Amendment 758 would also redesignate the southeast corner of the development block as *Parks and Other Open Spaces – Parks*, in recognition of the on-site parkland dedication secured through the development review process, and *Natural Areas* for the sensitive areas within the Natural Heritage System.

The purpose and effect of Zoning By-law 580-2025 is to introduce regulations and performance standards to permit the intensification of the site with three new 22-storey residential apartment buildings. In total, the proposal would deliver 947 new residential units. The new residential units would be supported by a new park, positive public realm interventions, and amenity spaces. The Holding Provision recommended in Zoning By-law 582-2025 is intended to confirm the acceptability of the proposed storm sewer and watermain improvements through updates to the Functional Servicing Report, and subsequently enter into a financially secured Municipal Infrastructure Agreement to construct the storm sewer and watermain.

Further information may be obtained by contacting **Daniel Hahn** at 416-394-8071 or Daniel.Hahn2@toronto.ca.

