
NOTICE OF PASSING OF ZONING BY-LAW 587-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed By-Law 587-2025 on June 26, 2025, with respect to the lands known as 45 St. Clair Avenue West.

An explanation of the purpose and effect of the 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 200453 STE 12 OZ.

A statutory public meeting was held on December 4, 2024, and the Toronto and East York Community Council and Toronto City Council considered five oral and three written submissions in making the decision. Please see item 2024.TE18.5 at <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.5>.

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, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **July 30, 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 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.

The proposed Zoning By-Law Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Zoning By-Law 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:

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 **Cameron Williamson** at Cameron.Williamson@toronto.ca, or 416-338-7241.

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

Dated at the City of Toronto on July 1, 2025.

John D. Elvidge
City Clerk

Owner: MANULIFE ONTARIO PROPERTY PORTFOLIO INC. ,
Authority: Item 2024.TE18.5, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 587-2025

The purpose and effect of Zoning By-law 587-2025 is to amend the Zoning By-law for the property known as 45 St. Clair Ave W., to permit 160.5 metres (51-storey, excluding mechanical penthouse) mixed-use building, with a maximum gross floor area of 43,250 square metres, including a maximum of 41,000 square metres of residential and a minimum of 1,800 square metres of non-residential gross floor area, respectively.

Further information may be obtained by contacting **Cameron Williamson** at Cameron.Williamson@toronto.ca, or 416-338-7241.

