

City Clerk's Office
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NOTICE OF PASSING OF ZONING BY-LAW 655-2025

(Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 655-2025 on June 26, 2025, with respect to the lands known as 1350 Sheppard 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 amendment applies, are attached. The amendment was processed under file number: 25 124861 NNY 06 OZ

A statutory public meeting was held on June 4, 2025 and the North York Community Council and Toronto City Council considered five oral and nine written submissions in making the decision. Please see item NY24.2 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY24.2>.

This land is also subject to an application under the Planning Act for approval of a plan of subdivision, file number: 21 119572 NNY 06 SB.

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.

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 **Perry Korouyenis** at 416-395-7110, or Perry.Korouyenis@toronto.ca.

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

Dated at the City of Toronto on July 10, 2025.

John D. Elvidge
City Clerk

Owner: PARC DOWNSVIEW PARK INC
Authority: Item 24.2, North York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 655-2025

The purpose and effect of Zoning By-law 655-2025 is to amend site-specific Zoning By-law 1082-2022 that was enacted by Council on July 22, 2022 for the William Baker/Arbo District Phase 1 located at 1350 Sheppard Avenue West. The amendments to the by-law include an increase of the maximum unit count from 1,400 units to 1,700 units, and a reduction in the minimum size of 2-bedroom and 3-bedroom units, as well as several technical amendments to Schedule A of site-specific Zoning By-law 1082-2022. The zoning by-law amendment did not propose any change to the maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks or height.



Further information may be obtained by contacting **Perry Korouyenis** at 416-395-7110, or Perry.Korouyenis@toronto.ca.