
NOTICE OF REFUSAL OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION (Under the Planning Act)

TAKE NOTICE that the City of Toronto on July 24, 2025 refused a request to amend the Official Plan and refused an application to amend the Zoning By-law, with respect to the lands known as 110 Sheppard Avenue East.

An explanation of the purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file: 25 134898 NNY 18 OZ.

A statutory public meeting was held on July 4, 2025 and the North York Community Council and Toronto City Council considered three written and no oral submissions in making the decision. Please see 2025.NY25.11 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.11>

The application was refused because it fails to provide an appropriate mix of land uses in consideration of the North York Centre Secondary Plan and Provincial Planning Statement (2024) to create a complete community, proposes building heights and built form elements including setbacks and street wall heights that do not conform with the Official Plan including the North York Centre Secondary Plan.

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 the requested amendment to the Official Plan and/or Zoning By-law amendment application 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 **August 21, 2025**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have received the next business day.

A Notice of Appeal must:

- (1) set out the specific part of the requested amendment to the Official Plan to which the appeal applies;
- (2) set out the reasons for the appeal of the requested amendment to the Official Plan and/or Zoning By-law amendment application; 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 (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:

A person or public body that requested an amendment to the Official Plan and Zoning By-law of the City of Toronto may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the City of Toronto.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested Official Plan amendment and/or Zoning By-law amendment was refused, the person or public body made oral submissions at a public meeting, if any, 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:

Background information about the application may be obtained by contacting **Diana Steinberg** at 416-338-3455, or by e-mail at Diana.Steinberg@toronto.ca

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

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

John D. Elvidge
City Clerk

Owner: 110 SHEPPARD EAST GP INC.
Authority: Item 2025.NY25.11, North York Community Council

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application is for the construction of a 49-storey residential building (165.25 metres with mechanical penthouse) and a 53-storey (177.30 metres with mechanical penthouse) mixed-use building on a shared podium at 110 Sheppard Avenue East. The proposal contains 1,313 residential units and has a total residential gross floor area of 77,968.55 square metres. The overall proposal results in a density of 16.88 times the area of the lot. A total of 169 residential parking spaces are provided including 15 visitor parking spaces.

Further information may be obtained by contacting **Diana Steinberg** at 416-338-3455, or by e-mail at diana.steinberg@toronto.ca

