

City Clerk's Office
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NOTICE OF PASSING OF ZONING BY-LAW 842-2025

(Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 842-2025 on July 24, 2025, with respect to the lands known as 123 Garratt Boulevard.

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: 22 148540 NNY 06 OZ

A statutory public meeting was held on July 3, 2025 and the North York Community Council and Toronto City Council considered 18 oral and 34 written submissions in making the decision. Please see item 2025.NY25.4 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.4>.

This land is also subject to an application under the Planning Act for approval of a plan of subdivision, file number 22 148583 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 **August 21, 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 **Sophie Knowles** at 416-396-4157, or by e-mail at Sophie.Knowles@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: PSPIB DOWNSVIEW INVESTMENTS INC
Authority: 2025.NY25.4, North York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 842-2025

The purpose and effect of Zoning By-law 842-2025 is to amend Zoning By-law 569-2013 to permit a mixed-use development of approximately 489,009 square metres of Gross Floor Area, comprising approximately 282,750 square metres non-residential GFA and approximately 2,957 dwelling units, including 10% of residential GFA as affordable rental housing. The proposal will also provide new parks, streets and mid-block connections, a 1,001 square metre childcare facility, 930 square metres of community space, and a pedestrian bridge connecting the site to Downsview Park.

Further information may be obtained by contacting **Sophie Knowles** at 416-396-4157, or by e-mail at Sophie.Knowles@toronto.ca.

