TORONTO

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City Clerk

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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 831 AND NOTICE OF PASSING OF ZONING BY-LAW 755-2025

(Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 831 (by By-law 756-2025) on July 24, 2025. Zoning By-law 755-2025 was also passed on this date, with respect to the lands known as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard.

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: 25 120999 NNY 08 OZ.

A statutory public meeting was held on July 3, 2025 and the North York Community Council and Toronto City Council considered nine oral and 22 written submissions in making the decision. Please see item NY25.6 at https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.6.

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 **August 26, 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 (OLT) or request a fee reduction for an appeal, forms are available from the OLT 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 **Diane Pi** at 416-396-8254, or by e-mail at Diane.Pi@toronto.ca.

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

Dated at the City of Toronto on August 6, 2025.

John D. Elvidge
City Clerk

Owner: 2704 YONGE ST ,
Authority: Item 2025.NY25.6, North York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 831 AND ZONING BY-LAW 755-2025

The purpose and effect of Official Plan Amendment 831 and Zoning By-law 755-2025 is to permit a 13-storey seniors residence providing independent residential suites, assisted living suites and memory care suites for the properties at 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard. The development is comprised of a total of 251 residential units, including 31 rental replacement units. The development also includes a 205 square metre public park addition to Snider Parkette and 370 square metre privately owned publicly accessible spaces (POPS).

Further information may be obtained by contacting **Diane Pi** at 416-396-8254, or by e-mail at Diane.Pi@toronto.ca.

