TORONTO

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City Clerk

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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 833 AND NOTICE OF PASSING OF ZONING BY-LAWS 767-2025, 769-2025, 770-2025, 771-2025 AND 772-2025

(Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 833 (by By-law 768-2025) on July 24, 2025 and Zoning By-law 770-2025 was also passed on this date, with respect to the lands known as 68 Sheppard Avenue West. Zoning By-law 767-2025 was also passed on this date, with respect to the lands known as 1615 Dufferin Street. Zoning By-law 769-2025 was also passed on this date, with respect to the lands known as 1220-1222 Wilson Avenue. Zoning By-law 771-2025 was also passed on this date, with respect to the lands known as 2204-2212 Eglinton Avenue West and 601 Caledonia Road. Zoning By-law 772-2025 was also passed on this date, with respect to the lands known as 2535 Gerrard Street East.

An explanation of the purpose and effect of these Official Plan Amendment and Zoning By-laws, and maps showing the locations of the lands to which the amendments apply, are attached. The amendments were processed under file numbers: 25 150448 NNY 18 OZ (68 Sheppard Avenue West), 25 150999 NNY 06 OZ (1220-1222 Wilson Avenue), 25 150427 STE 09 OZ (1615 Dufferin Street), 25 150456 NNY 08 OZ (2204-2212 Eglinton Avenue West) and 25 150915 ESC 20 OZ (2535 Gerrard Street East).

A statutory public meeting was held on July 15, 2025 and the Planning and Housing Committee and Toronto City Council considered 52 oral and 221 written submissions in making the decision. Please see item PH23.3 at https://secure.toronto.ca/council/agenda-item.do?item=2025.PH23.3.

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-laws 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 28, 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 **Chris Pereira** at 416-338-7418, or Chris.Pereira@toronto.ca.

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

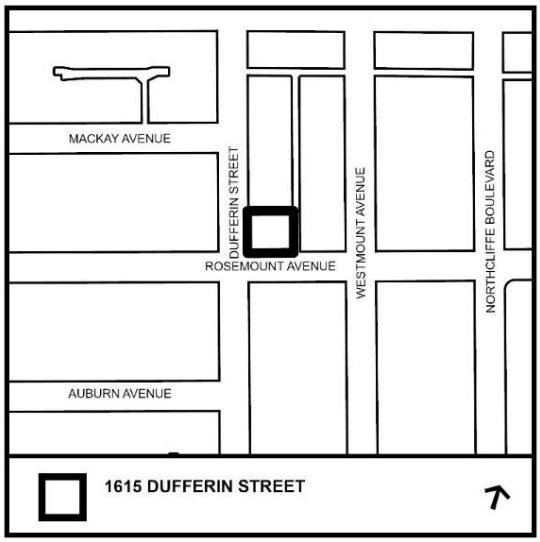
Dated at the City of Toronto on August 8, 2025.

John D. Elvidge
City Clerk

Owner: CITY OF TORONTO ,
Authority: Item PH23.3, Planning and Housing Committee

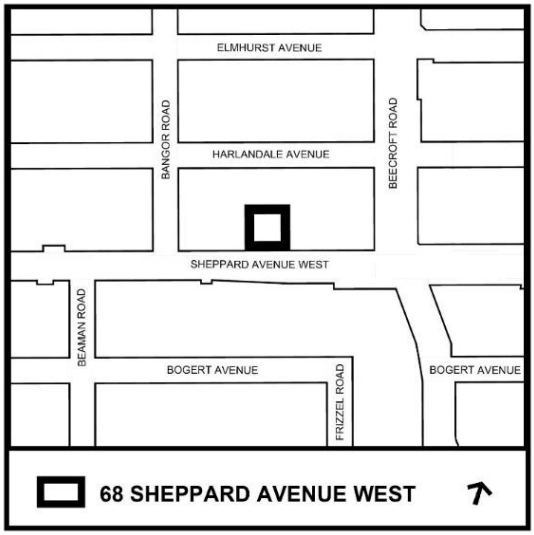
PURPOSE AND EFFECT OF ZONING BY-LAW 767-2025

The purpose and effect of City-initiated Zoning By-law 767-2025 is to allow for a two-storey (15 metre) building.



PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 833 AND ZONING BY-LAW 770-2025

The purpose and effect of City-initiated Official Plan Amendment 833 and Zoning By-law 770-2025 is to allow for a six-storey (30-metre) building.



PURPOSE AND EFFECT OF ZONING BY-LAW 769-2025

The purpose and effect of City-initiated Zoning By-law 769-2025 is to allow for a six-storey (30 metre) building.



PURPOSE AND EFFECT OF ZONING BY-LAW 771-2025

The purpose and effect of City-initiated Zoning By-law 771-2025 is to allow for a six-storey (27 metre) building.



PURPOSE AND EFFECT OF ZONING BY-LAW 772-2025

The purpose and effect of City-initiated Zoning By-law 772-2025 is to allow for a one-storey (10 metre) building.

Further information may be obtained by contacting **Chris Pereira** at 416-338-7418, or Chris.Pereira@toronto.ca.

