

City Clerk's Office
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NOTICE OF PASSING OF ZONING BY-LAW 1104-2025

(Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 1104-2025 on October 9, 2025, with respect to the lands known as 2323 and 2329 Yonge Street.

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: 24 166703 STE 12 OZ.

A statutory public meeting was held on September 18, 2025, and the Toronto and East York Community Council and Toronto City Council considered 3 oral and 7 written submissions in making the decision. Please see item 2025.TE25.7 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE25.7>

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 **November 12, 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
- (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:

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 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 **Kai Zhou** at 416-338-0810, or by email at Kai.Zhou@toronto.ca.

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

Dated at the City of Toronto on October 22, 2025.

John D. Elvidge
City Clerk

Owner: PHOENIX 2323 YONGE STREET INC,
Authority: Item 2025.TE25.7, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 1104-2025

The purpose and effect of Zoning By-law 1104-2025 is to permit a 206-metre (65-storey, excluding the mechanical penthouse) mixed-use building containing 48,500 square metres of gross floor area at 2323-2329 Yonge Street. The proposal includes 1,480 square metres of non-residential uses or affordable housing.

Further information may be obtained by contacting **Kai Zhou** at 416-338-0810, or by email at Kai.Zhou@toronto.ca.

