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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 848 AND NOTICE OF PASSING OF ZONING BY-LAW 1383-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 848 by By-law 1382-2025 on November 13, 2025. Zoning By-law 1383-2025 was also passed on this date, with respect to the lands known as 3418 Lake Shore Boulevard West and 0 Skeens Lane.

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: 24 211777 WET 03 OZ.

A statutory public meeting was held on October 21, 2025, and the Etobicoke York Community Council and Toronto City Council considered six oral and 14 written submissions in making the decision. Please see item 2025.EY26.4 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.EY26.4>.

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 **December 9, 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 and/or Zoning By-law 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 <http://www.olt.gov.on.ca/>.

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 Zoning By-law and background information about the application may be obtained by contacting **Daniel Kolominsky** at 416-394-5462, or by email at Daniel.Kolominsky@toronto.ca.

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

Dated at the City of Toronto on November 19, 2025.

John D. Elvidge
City Clerk

Owner: EDEN OAK HOMES INC.
Authority: Item EY26.4, Etobicoke York Community Council

**PURPOSE AND EFFECT OF
OFFICIAL PLAN AMENDMENT 848
AND ZONING BY-LAW 1383-2025**

The purpose and effect of Official Plan Amendment 848 and Zoning By-law 1383-2025 is to permit a 12-storey (41-metre, including mechanical penthouse and enclosed amenity area above the 11-storey) mixed-use building with 79 dwelling units, and a minimum non-residential gross floor area of 105 square metres at 3418 Lake Shore Boulevard West, and associated surface level parking at 0 Skeens Lane.

Further information may be obtained by contacting **Daniel Kolominsky** at 416-394-5462, or by email at Daniel.Kolominsky@toronto.ca.

