

City Clerk's Office
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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 839

(Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 839 by By-law 1312-2025, on November 13, 2025 with respect to the lands known as 2323-2329 Yonge Street and 2345 Yonge Street.

An explanation of the purpose and effect of the Official Plan Amendment and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number: 21 235888 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 three oral and seven 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>.

The lands are also subject to applications under the Planning Act for zoning by-law amendments, file numbers 21 220609 STE 12 OZ and 24 166703 STE 12 OZ.

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 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 15, 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; 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 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:

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.

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, 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 Official Plan Amendment 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 November 24, 2025.

John D. Elvidge
City Clerk

Owner: PHOENIX 2345 YONGE ST INC
Authority: Item TE25.7, Toronto and East York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 839

The purpose and effect of Official Plan Amendment 839 is to allow for a reduction in the required amount of replacement office space and instead secure a combination of non-residential gross floor area and/or affordable housing.

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

