
NOTICE OF PASSING OF ZONING BY-LAW 1394-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 1394-2025 on November 13, 2025 with respect to the lands known as 315 and 325 Front Street West.

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 250793 STE 10 OZ.

A statutory public meeting was held on April 3, 2025 and the Toronto and East York Community Council and Toronto City Council considered two written and no oral submissions in making the decision. Please see item 2025.TE21.7 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE21.7> and item 2025.MM34.12 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.MM34.12>.

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 **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 reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal 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:

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 **Susan McAlpine** at 416-392-7622 or by email at Susan.McAlpine@toronto.ca.

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

Dated at the City of Toronto on November 25, 2025.

John D. Elvidge
City Clerk

Owner: OXFORD PROPERTIES GROUP
Authority: Item TE21.7, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 1394-2025

The purpose and effect of Zoning By-law 1394-2025 is to permit a mixed-use development with four buildings, including three residential buildings and one office building and would contain 1,793 dwelling units and 144,237 square metres of non-residential gross floor area at 315 and 325 Front Street West. The development is proposed to be constructed in three phases including:

Phase 1 – two residential buildings with proposed heights of 50 storeys (168 metres)

Phase 2 – one residential building with a proposed height of 71 storeys (235 metres)

Phase 3 – one office building with a proposed height of 60 storeys (278 metres)

Further information may be obtained by contacting **Susan McAlpine** at 416-392-7622 or by email at Susan.McAlpine@toronto.ca.

