

NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 859 AND NOTICE OF PASSING OF ZONING BY-LAW 1518-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 859 by By-law 1519-2025, on December 17, 2025. Zoning By-law 1518-2025 was also passed on this date, with respect to the lands known as 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court

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 245745 NNY 17 OZ.

A statutory public meeting was held on December 5, 2025, and the North York Community Council and Toronto City Council considered no oral and two written submission in making the decision. Please see item 2025.NY28.7 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY28.7>.

This land is also subject to an application under the Planning Act for Site Plan Control, file number 20 21164194 NNY SA.

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 **January 12, 2026**. 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 **Richard Martin** at 416-396-7221, or by email at Richard.Martin@toronto.ca

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

Dated at the City of Toronto on December 23, 2025.

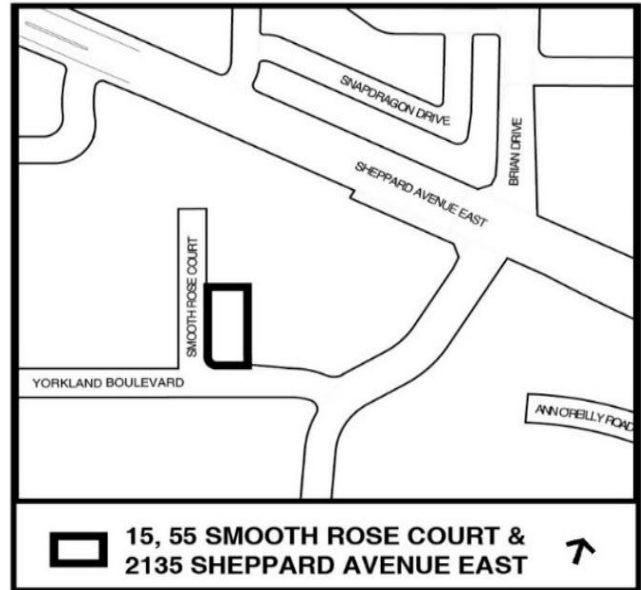
John D. Elvidge
City Clerk

Owner: HILTIN HILLS DEVELOPMENT INC ,
Authority: Item 2025.NY28.7, North York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 859 AND ZONING BY-LAW 1518-2025

The purpose and effect of Official Plan Amendment 859 and Zoning By-law 1518-2025 is to permit an increase in building height for Building A from the approved 35 storeys (105.5 metres) to 43 storeys (129.5 metres), along with a corresponding increase in overall density. The applications also propose to amend the percentage of dwelling unit types and an increase in the total number of dwelling units. The proposal includes a total gross floor area "GFA" of 31,519.8 square metres containing 463 dwelling units, while maintaining the remaining elements of the approved building envelope, including tower floorplate and resulting mix of dwelling unit types and sizes. Vehicular access to the site is proposed via a private street known as Red Knot Heights on the north side of the subject site.

A total of 296 parking spaces are proposed for the overall development of Building A, including 250 residential and 46 visitor parking spaces and 354 bicycle parking spaces. A total of 12 accessible parking spaces, which satisfies the minimum accessible parking requirement. The proposal will also result in a density increase across the entire Parkside Square lands from 5.0 to 5.3 Floor Space Index (FSI).



Further information may be obtained by contacting **Richard Martin** at 416-396-7221, or at Richard.Martin@toronto.ca.