



John D. Elvidge
City Clerk

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NOTICE OF PASSING OF ZONING BY-LAW 1504-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 1504-2025 on December 17, 2025, with respect to the lands known as 1400, 1408 and 1410 Victoria Park Avenue.

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: 22 226857 STE 19 OZ.

A statutory public meeting was held on February 20, 2025 and the Toronto and East York Community Council and Toronto City Council considered one oral and three written submissions in making the decision. Please see item 2025.TE20.10 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE20.10>.

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 **January 19, 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 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 **Sean Guenther** at 416-392-7371 or at Sean.Guenther@toronto.ca.

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

Dated at the City of Toronto on December 30, 2025.

John D. Elvidge
City Clerk

Owner: PLAYACOR VICTORIA INVESTMENTS INC
Authority: Item 2025.TE20.10, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 1504-2025

The purpose and effect of Zoning By-law 1504-2025 is to permit the development application for two mixed use buildings that will include a total of 951 residential dwelling units including 19 affordable residential units and one level of underground parking. Retail is proposed to front onto Victoria Park Avenue and 1,225 square metres of new parkland on the south end of the site

Further information may be obtained by contacting **Sean Guenther** at 416-392-7371 or Sean.Guenther@toronto.ca.

