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**NOTICE OF PASSING OF ZONING BY-LAW 1505-2025 AND ADOPTION  
OF OFFICIAL PLAN AMENDMENT 870 PURSUANT TO SUBSECTION  
17(23)  
(Under the Planning Act)**

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TAKE NOTICE that the City of Toronto, on December 17, 2025, adopted:

Zoning By-law 1505-2025, with respect to the lands known as 170 and 180 Merton Street.

By-law 1506-2025 to adopt Amendment 870 to the Official Plan of the City of Toronto (“**OPA 870**”) with respect to 170 and 180 Merton Street and associated maps, in a delineated Protected Major Transit Station Area, pursuant to Sections 16(15) and 17 of the *Planning Act* for Ministerial Approval.

OPA 870 amends the Toronto Official Plan as to permit the replacement of existing office gross floor area with proposed non-residential gross floor area.

The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 16(18) and 17(31) of the *Planning Act*.

Pursuant to subsection 17(15) of the *Planning Act*, the appropriate approval authority and prescribed public bodies were consulted in the preparation of the OPA and given an opportunity to review all supporting information and material and any other prescribed information and material.

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: 25 129087 STE 12 OZ.

A statutory public meeting was held on November 27, 2025, and the Toronto and East York Community Council and Toronto City Council considered three oral and two written submissions in making the decision. Please see item 2025.TE27.12 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.12>.

Detailed information regarding the Official Plan Amendment may be obtained by contacting Holli Butrimas, Planner at 416-338-3939 or by email at [Holli.Butrimas2@toronto.ca](mailto:Holli.Butrimas2@toronto.ca). The By-law and Official Plan Amendment is also available at: <https://www.toronto.ca/ourplan>.

The Official Plan Amendment will be submitted for Ministerial approval to Carly Bsau, Manager, Community Planning and Development, Ministry of Municipal Affairs and Housing, 777 Bay St, 16<sup>th</sup> Floor, Toronto, Ontario, M7A 2J3, [Carly.Bsau@ontario.ca](mailto:Carly.Bsau@ontario.ca).

Any person or public body is entitled to receive notice of the decision of the approval authority, which is the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision (including the person's or public body's address) is made to the Ministry of Municipal Affairs and Housing at the address provided. The Decision of the Minister of Municipal Affairs and Housing on this proposed Official Plan Amendment with a Protect Major Transit Station Area are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the *Planning Act*.

## **IF YOU WISH TO APPEAL THE ZONING BY-LAW AMENDMENT 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](http://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 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 **Holli Butrimas** at 416-338-3939 or by email at [Holli.Butrimas2@toronto.ca](mailto:Holli.Butrimas2@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: CHURCHILL LANDS UNITED INC.,  
Authority: Item TE27.12, Toronto and East York Community Council

## PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 870 AND ZONING BY-LAW 1505-2025

The purpose and effect of Official Plan Amendment 870 and Zoning By-law 1505-2025 is to a 45-storey mixed-use residential building, which includes the partial retention of the existing heritage building at 170 Merton Street. Overall, the proposal includes a total of 531 residential dwelling units and approximately 35,997 square metres of gross floor area, including 198 square metres of retail space.

Further information may be obtained by contacting **Holli Butrimas** at 416-338-3939 or at [Holli.Butrimas@toronto.ca](mailto:Holli.Butrimas@toronto.ca).

