



**John D. Elvidge**  
**City Clerk**

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## **NOTICE OF PASSING OF ZONING BY-LAW 1510-2025** **(Under the Planning Act)**

TAKE NOTICE that the City of Toronto passed Zoning By-law 1510-2025 on December 17 2025, with respect to the lands known as 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2)

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: 25 231179 STE 10 OZ

A statutory public meeting was held on November 27, 2025, and the Toronto and East York Community Council and Toronto City Council considered two oral and four written submissions in making the decision. Please see item 2025.TE27.5 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.5>.

This land is also subject to an application under the Planning Act for approval of a plan of subdivision, a Part Lot Control Exemption application and five site plan applications (23 170161 STE 10 SB, 23 167867 STE 10 PL, 23 167822 STE 10 SA, 23 167843 STE 10 SA, 23 167857 STE 10 SA, 23 167863 STE SA, and 25 231195 STE 10 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 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, 2<sup>nd</sup> 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 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:

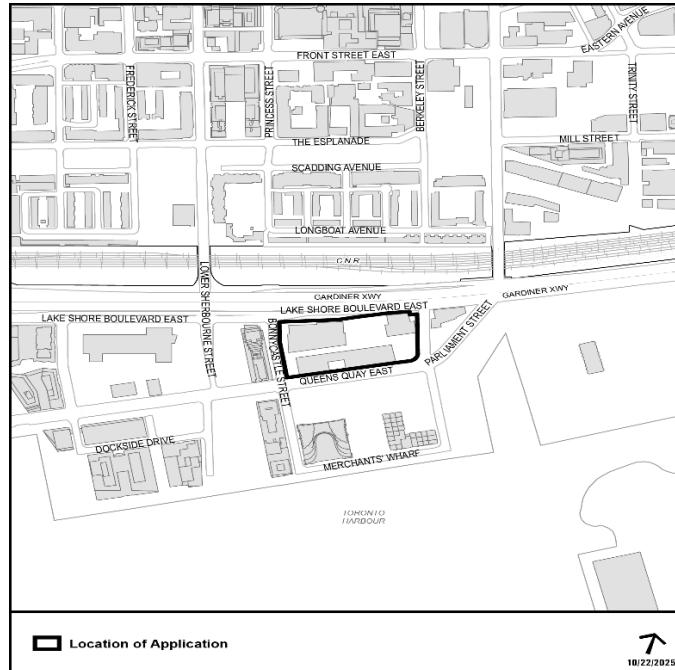
A copy of the by-law and background information about the application may be obtained by contacting **Benjamin Waters** at 416-338-8355 or by email at [Benjamin.Waters@toronto.ca](mailto:Benjamin.Waters@toronto.ca).

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: QUAYSIDE BLOCK 1 INC  
Authority: Item TE27.5, Toronto and East York Community Council



## PURPOSE AND EFFECT OF ZONING BY-LAW 1510-2025

The purpose and effect of Zoning By-law 1510-2025 is to amend the previous development concept to introduce an additional tower, for a total of four, along the northern half of the site, preserving the mid-rise built form fronting Queens Quay East. The proposed development increases the GFA by 9,230 square metres (m<sup>2</sup>) (4.8%) to a total of 202,878 m<sup>2</sup>, comprised of 197,396 m<sup>2</sup> of residential GFA and 5,482 m<sup>2</sup> of non-residential uses. The application also proposes 45,645 square metres of affordable rental housing GFA (23% of overall site GFA). Approximately 2,850 total residential units are proposed (a 39 unit increase), including 1,129 purpose built rental units and 553 affordable rental units (a 95 unit increase), as well as a 4,100 m<sup>2</sup> POPS, a 3,060 m<sup>2</sup> community hub providing 62 child care spaces and other community uses, and 2,231 m<sup>2</sup> of retail.

Further information may be obtained by contacting **Benjamin Waters** at 416-338-8355 by email at [Benjamin.Waters@toronto.ca](mailto:Benjamin.Waters@toronto.ca).