



**John D. Elvidge**  
City Clerk

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## **REVISED NOTICE OF REFUSAL OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION (Under the Planning Act)**

TAKE NOTICE that the City of Toronto on December 17, 2025, refused a request to amend the Official Plan and refused an application to amend the Zoning By-law, with respect to the lands known as 1125 Sheppard Avenue East.

An explanation of the purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file: 24 128320 NNY 17 OZ.

A statutory public meeting was held on December 5, 2025 and the North York Community Council and Toronto City Council considered one oral and one written submissions in making the decision. Please see item NY28.8 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY28.8>.

The application was refused because it does not conform with the Official Plan and the Sheppard Subway Corridor Secondary Plan. The proposal in its current form does not appropriately respond to the Council adopted Renew Sheppard East Secondary Plan.

### **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 the requested amendment to the Official Plan and/or Zoning By-law amendment application 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 20, 2026**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have received the next business day.

#### **A Notice of Appeal must:**

- (1) set out the specific part of the requested amendment to the Official Plan to which the appeal applies;
- (2) set out the reasons for the appeal of the requested amendment to the Official Plan and/or Zoning By-law amendment application; 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](http://www.olt.gov.on.ca).

### **Who Can File an Appeal of Council's Refusal of a Request to Amend the Official Plan and application to amend the Zoning By-law:**

A person or public body that requested an amendment to the Official Plan and Zoning By-law of the City of Toronto may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the City of Toronto.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested Official Plan amendment and/or Zoning By-law amendment was refused, the person or public body made oral submissions at a public meeting, if any, 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:**

Background information about the application may be obtained by contacting **Michael Romero** at 416-395-6747, or at [Michael.Romero@toronto.ca](mailto:Michael.Romero@toronto.ca).

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

Dated at the City of Toronto on December 31, 2025.

John D. Elvidge  
City Clerk

Owner: 2768831 ONTARIO INC  
Authority: Item NY28.8, North York Community Council

### **PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION**

The purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application is to permit the redevelopment of the subject site with a mixed-use development consisting of 52 and 48-storey residential towers on a six-storey podium.

Further information may be obtained by contacting **Michael Romero** at 416-395-6747, or at [Michael.Romero@toronto.ca](mailto:Michael.Romero@toronto.ca).

