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**NOTICE OF PASSING OF ZONING BY-LAW 1561-2025 AND NOTICE OF  
ADOPTION OF OFFICIAL PLAN AMENDMENT 877 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 1561-2025, with respect to the lands known as 45-47 Sheppard Avenue East.

By-law 1562-2025 to adopt Amendment 877 to the Official Plan of the City of Toronto (“**OPA 877**”) with respect to 45-47 Sheppard Avenue East, 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 877 amends the Toronto Official Plan as follows:

Adds Site and Area Specific Policy 37 to the North York Centre Secondary Plan, and amends maps 8-3 (North York Centre South Land Use Areas), 8-6 (North York Centre South Density Limits) and 8-8d (Maximum Height Limits) of the North York Centre Secondary Plan.

The purpose and effect of this Official Plan Amendment is to amend the North York Centre Secondary Plan to change the land use designation from *Mixed Use Areas B* to *Mixed Use Areas C*, add site-specific policies and modify the height and density maps to permit a four-tower mixed use development with building heights of 30-59 storeys, a maximum density of 13.0 FSI, and a minimum non-residential gross floor area of 3,500 square metres.

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 amendment applies, are attached. The amendment was processed under file number: 24 248503 NNY 18 OZ.

A statutory public meeting was held on December 5, 2025. The North York Community Council and Toronto City Council considered two oral and four written submissions in making the decision. Please see item 2025.NY28.15 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY28.15>.

This land is also subject to an application under the *Planning Act* for an Official Plan Amendment, under file number 24 248503 NNY 18 OZ.

**Detailed information regarding the Official Plan Amendment may be obtained by contacting Heather Au, Senior Planner at 416-396-5570, or by e-mail at [Heather.Au@toronto.ca](mailto:Heather.Au@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 Basu, Manager, Community Planning and Development, Ministry of Municipal Affairs and Housing, College Park, 16th Floor, 777 Bay St, Toronto, Ontario, M7A 2J3, [Carly.Basu@ontario.ca](mailto:Carly.Basu@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, 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 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 **Heather Au** by email at [Heather.Au@toronto.ca](mailto:Heather.Au@toronto.ca), or at 416-396-5570.

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

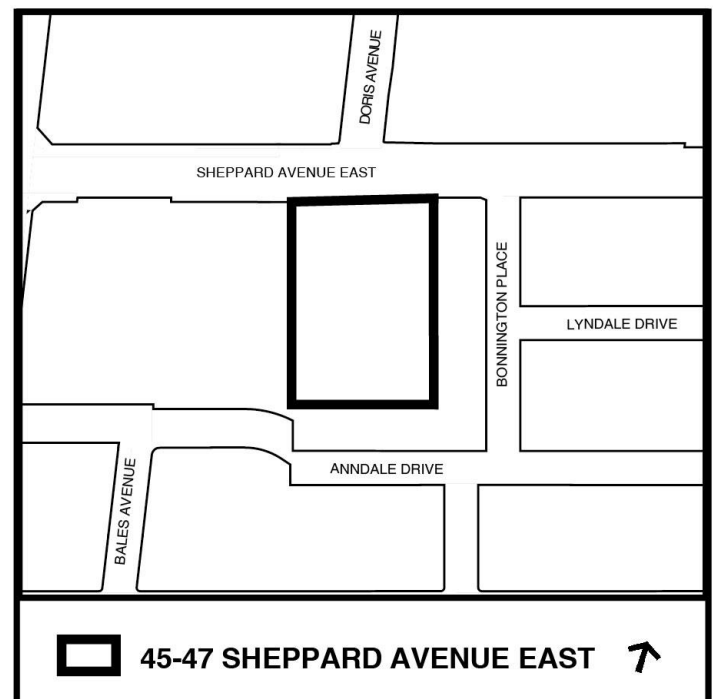
Dated at the City of Toronto on December 31, 2025.

John D. Elvidge  
City Clerk

Owner: LEV NYC INC.  
Authority: Item NY28.15, North York Community Council

## PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 877 AND ZONING BY-LAW 1561-2025

The purpose and effect of Official Plan Amendment 877 is to amend the North York Centre Secondary Plan to change the land use designation from *Mixed Use Areas B* to *Mixed Use Areas C*, add site-specific policies and modify the height and density maps to permit a four-tower high-rise development with building heights of 30-59 storeys, a maximum density of 13.0 FSI, and a minimum non-residential gross floor area of 3,500 square metres. The purpose and effect of Zoning By-law 1561-2025 is to amend the North York Zoning By-law 7625 to establish site-specific development standards related to permitted uses, height, setbacks, building envelope, gross floor area, landscaping, amenity area, unit mix and other matters in order to permit a four-tower mixed use development with building heights of 30-59 storeys, a maximum density of 13.0 FSI, and a minimum non-residential gross floor area of 3,500 square metres.



Further information may be obtained by contacting **Heather Au** at 416-396-5570, or [Heather.Au@toronto.ca](mailto:Heather.Au@toronto.ca).