



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

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## **NOTICE OF PASSING OF ZONING BY-LAW 1554-2025** **(Under the Planning Act)**

TAKE NOTICE that the City of Toronto Zoning By-law 1554-2025 was passed on December 17, 2025, with respect to the lands known as 1099 Broadview 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 amendments apply, are attached. The amendments were processed under file number: 23 159680 STE 14 OZ.

A statutory public meeting was held on November 27, 2025 Toronto and East York Community Council and Toronto City Council considered one oral and 13 written submissions. Please see item 2025.TE27.18 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.18>.

This land is also subject to an application under the Planning Act for an Official Plan Amendment, file number 23 159680 STE 14 OZ.

### **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 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 of the proposed Official Plan Amendment and/or Zoning By-law; and
- (2) 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:**

Zoning By-law Amendment: 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 and background information about the application may be obtained by contacting **Seanna Kerr** at [Seanna.Kerr@toronto.ca](mailto:Seanna.Kerr@toronto.ca), or 416-395-7053.

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: 2373212 ONTARIO INC,  
Authority: Item TE27.18, Toronto and East York Community Council

### **PURPOSE AND EFFECT OF ZONING BY-LAW 1554-2025**

The purpose and effect of Zoning By-law 1554-2025 is to permit a mixed-use building with two elements of 14 and 16 storeys, sharing a five-storey podium, with an approximately 800 square metres courtyard space provided at the rear. The building would provide 313 dwelling units, with a total gross floor area of 30,480.5 square metres, including 633 square metres of non-residential space on the ground floor.

Further information may be obtained by contacting **Seanna Kerr** at [Seanna.Kerr@toronto.ca](mailto:Seanna.Kerr@toronto.ca), or 416-395-7053.

