



John D. Elvidge
City Clerk

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NOTICE OF PASSING OF ZONING BY-LAW 1558-2025

(Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 1558-2025 on December 17, 2025, with respect to the lands known as 1303, 1313, 1325, and 1337 Queen Street West and 212, 220 and 224 Cowan 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 amendment applies, are attached. The amendment was processed in connection with original file number: 22 241856 STE 04 OZ.

A statutory public meeting was held on October 26, 2023. The Planning and Housing Committee and Toronto City Council considered eight oral and six written submissions in making the decision. Please see item 2023.PH7.5 and 2025.MM35.33 at <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH7.5> and at <https://secure.toronto.ca/council/agenda-item.do?item=2025.MM35.33>.

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, 2nd 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.

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.

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

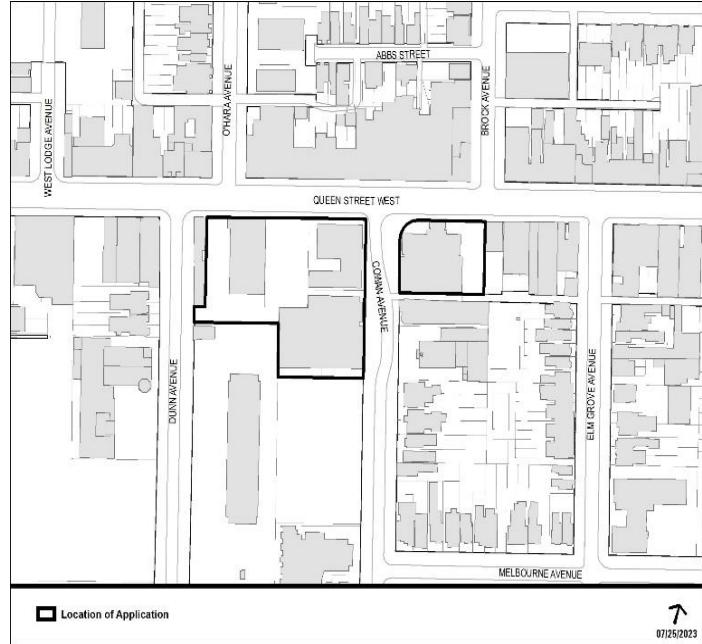
Dated at the City of Toronto on December 31, 2025.

John D. Elvidge
City Clerk

Owner: CITY OF TORONTO
Authority: Item PH7.5, Planning and Housing Committee

PURPOSE AND EFFECT OF ZONING BY-LAW 1558-2025

The purpose and effect of Zoning By-law 1558-2025 is to amend City of Toronto site specific Zoning By-law 1145-2023 (Parkdale Hub) to introduce minor corrections. The corrections are the result of City Council direction to amend the original authority brought forward under motion 2025MM35.33 at its meeting December 16 and 17, 2025. The revisions are minor and solely for the purpose of removing text references to the municipal address 1345 Queen Street West, which was inadvertently included in the original authority but was a service address associated with adjacent lands. All diagrams in By-law 1145-2023 illustrating the intended lands were correct.



Further information may be obtained by contacting **Benjamin Waters** at 416-338-8355 or at Benjamin.Waters@toronto.ca.