
NOTICE OF PASSING OF ZONING BY LAW 103-2026 AND ADOPTION OF OFFICIAL PLAN AMENDMENT 748 PURSUANT TO SUBSECTION 17(23) (Under the Planning Act)

TAKE NOTICE that the City of Toronto, on February 4, 2026, adopted:

Zoning By-law 103-2026, with respect to the lands known as 412, 414, 416 and 418 Church Street, and 79 and 81 Granby Street.

By-law 104-2026 to adopt Amendment 748 to the Official Plan of the City of Toronto (“**OPA 748**”) with respect to 412, 414, 416 and 418 Church Street, and 79 and 81 Granby Street, 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 748 amends the Toronto Official Plan as follows:

The purpose and effect of this Official Plan Amendment is to: vary the unit mix requirements in the Downtown Secondary Plan and to re-designate the lands at 79-81 Granby Street from Neighbourhoods to Mixed Use Areas.

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 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: 21 125701 STE 13 OZ

A statutory public meeting was held on July 10, 2024. The Toronto and East York Community Council and Toronto City Council considered three oral and three written submissions in making the decision. Please see item 2024.TE15.8 at <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.8>.

Detailed information regarding the Official Plan Amendment may be obtained by contacting Tiffany Ly, Planner, at 416-338-4788, or by e-mail at Tiffany.Ly@toronto.ca. The By-law and Official Plan Amendment are 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.

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 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 **March 11, 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 **Tiffany Ly** at 416-338-4788 or at Tiffany.Ly@toronto.ca.

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

Dated at the City of Toronto on February 19, 2026.

John D. Elvidge
City Clerk

Owner: ONTARI HOLDINGS INC
Authority: Item 2024.TE15.8 Toronto and East York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 748 AND ZONING BY-LAW 103-2026

The purpose and effect of Official Plan Amendment 748 is to vary the unit mix requirements in the Downtown Secondary Plan and to re-designate the lands at at 79-81 Granby Street from Neighbourhoods to Mixed Use Areas.

The purpose and effect of Zoning By-law 103-2026 is to permit a 32-storey mixed-use building at 412, 414, 416 and 418 Church Street, and 79 and 81 Granby Street.

Further information may be obtained by contacting **Tiffany Ly** at 416-338-4788, or Tiffany.Ly@toronto.ca.

