
NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 870 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 870, by By-law 1506-2025, on December 17, 2025, with respect to 170 and 180 Merton Street.

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 amendments apply, are attached. The amendments were processed under file number: 25 129087 STE 12 OZ.

A statutory public meeting was held on November 27, 2025, and the Toronto and East York Community Council and Toronto City Council considered three oral and two written submissions in making the decision. Please see item 2025.TE27.12 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.12>.

The previous Notice of Adoption issued on December 30, 2025, should be disregarded based on further directions from the Ministry of Municipal Affairs and Housing.

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 Official Plan Amendment 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 **April 1, 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 specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal; 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.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Only 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 plan was adopted, the registered owner of any land to which the plan would apply that made oral submissions at a public meeting or written submissions to the council before the plan was adopted, the Minister and, in the case of a request to amend the plan, the person or public body that made the request may appeal the decision of Council 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, 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:

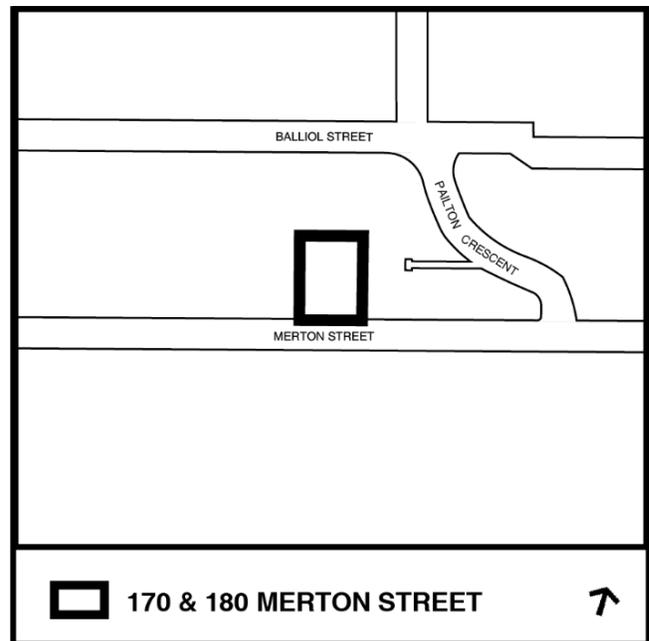
A copy of the by-law, Official Plan Amendment and background information about the application may be obtained by contacting **Holli Butrimas** at 416-338-3939 or by email at Holli.Butrimas2@toronto.ca.

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

Dated at the City of Toronto on March 12, 2026.

John D. Elvidge
City Clerk

Owner: CHURCHILL LANDS UNITED INC.,
Authority: Item TE27.12, Toronto and East York Community Council



PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 870

The purpose and effect of Official Plan Amendment 870 is to a 45-storey mixed-use residential building, which includes the partial retention of the existing heritage building at 170 Merton Street. Overall, the proposal includes a total of 531 residential dwelling units and approximately 35,997 square metres of gross floor area, including 198 square metres of retail space.

Further information may be obtained by contacting **Holli Butrimas** at 416-338-3939 or by email at Holli.Butrimas@toronto.ca.