
NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 727 AND NOTICE OF PASSING OF ZONING BY-LAW 213-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 727, by By-law 240-2026, on March 26, 2026. Zoning By-law 213-2026 was also passed on this date. These amendments correct technical errors in By-law 1061-2025(OLT) and By-law 1062-2025(OLT) and implement Council's May 22 and 23, 2024, decision on Agenda Item 2024.PH12.3, with respect to low-rise residential intensification on major streets in Neighbourhoods. Specifically, the By-laws exclude properties abutting Meadowvale Road south from Highway 2A to Lawrence Avenue East, properties abutting Lawrence Avenue East, east of East Avenue, and properties abutting True Davidson Drive, from the permissions for residential intensification on major streets in *Neighbourhoods*.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law Amendment, and a map showing the location of the lands to which the amendments apply, are attached.

A statutory public meeting was held on May 9, 2024, and the Planning and Housing Committee considered 848 written submissions and 23 oral submissions in making its recommendations to City Council. Toronto City Council considered an additional 115 written submission in making the decision. On May 22 and 23, 2024, Toronto City Council adopted amendments to the Official Plan and Zoning By-law to permit residential intensification on major streets in *Neighbourhoods*. At that time City Council also directed staff to make amendments to the Official Plan and Zoning By-law to exclude the lands described above from the permissions. However, these amendments were unintentionally not implemented. Please see item 2024.PH12.3 <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>. The City Solicitor has the Authority to correct technical errors, and as such no additional statutory public meeting or notice was required.

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 and Zoning By-law 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 27, 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 and/or Zoning By-law Amendment to which the appeal applies;

- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law Amendment; 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 and Zoning By-law are exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Official Plan Amendment and Zoning By-law 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:

Official Plan Amendment: 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.

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 Official Plan Amendment may be obtained by contacting **Carola Perez-Book** at 416-392-8788, or by email at Carola.Perez-Book@toronto.ca.

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

Dated at the City of Toronto on April 7, 2026.

John D. Elvidge
City Clerk

Owner: City of Toronto
Authority: PH12.3 – Planning and Housing Committee

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 727 AND ZONING BY-LAW 213-2026

The purpose and effect of Official Plan Amendment 727 and Zoning By-law 213-2026 is to correct technical errors in By-law 1061-2025(OLT) and By-law 1062-2025(OLT) and implement Council's May 22 and 23, 2024 decision on Agenda Item 2024.PH12.3, with respect to low-rise residential intensification on major streets in *Neighbourhoods*. Specifically, the By-laws exclude *Neighbourhoods*-designated and residentially-zoned properties abutting Meadowvale Road south from Highway 2A to Lawrence Avenue East, properties abutting Lawrence Avenue East, east of East Avenue, and properties abutting True Davidson Drive, from the permissions for residential intensification on major streets in *Neighbourhoods*. Maps showing the location of the lands to which the amendments apply, are attached below.

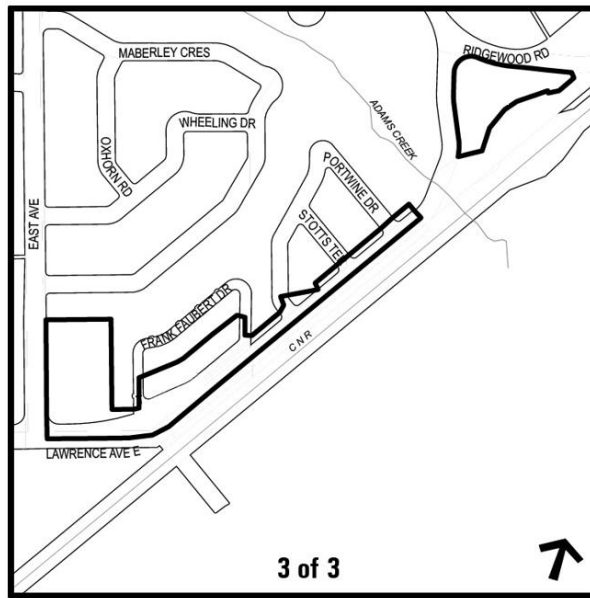
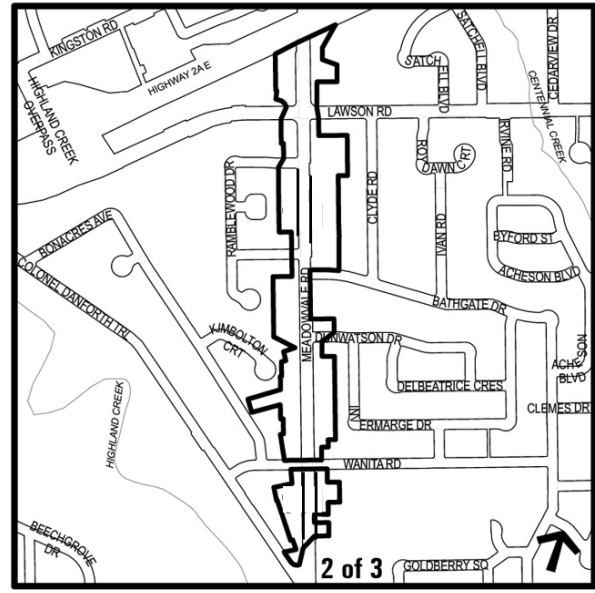
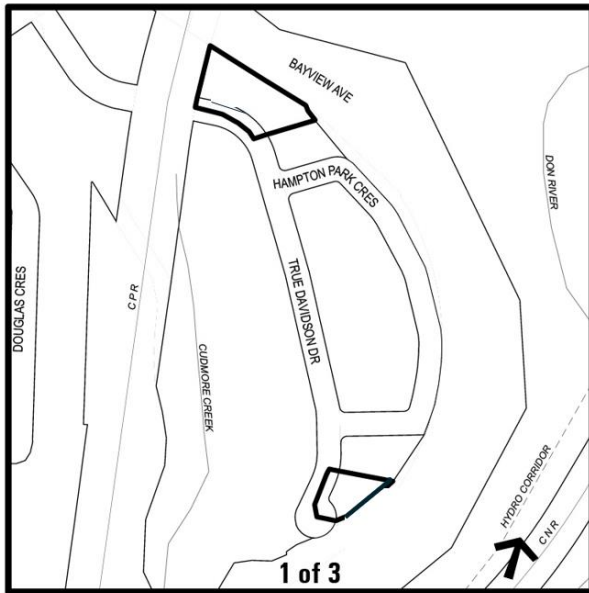
Official Plan and Zoning By-law Amendments to permit low-rise residential intensification on major streets in *Neighbourhoods* city-wide were originally adopted by City Council on May 22-23, 2024. At that time, City Council also directed staff to make amendments to the Official Plan and Zoning By-law to exclude the lands described above from the permissions. However, these amendments were unintentionally not implemented. Please see item 2024.PH12.3 <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>. The City Solicitor has the authority to correct technical errors.

Official Plan Amendment 727 amends the Official Plan by adding a new Site and Area Specific Policy 931 (SASP 931) in Chapter 7 and on Maps 28 and 34 to exclude properties designated *Neighbourhoods* abutting the following streets from the Official Plan permissions for residential intensification on major streets:

- Meadowvale Road south from Highway 2A to Lawrence Avenue East;
- Lawrence Avenue East, east of East Avenue; and
- True Davidson Drive.

By-law 240-2026 amends the Zoning By-law to exclude properties in the Residential Zone category abutting the following streets from the zoning permissions for residential intensification on major streets:

- Meadowvale Road south from Highway 2A to Lawrence Avenue East;
- Lawrence Avenue East, east of East Avenue; and
- True Davidson Drive.



Further information may be obtained by contacting **Carola Perez-Book** at 416-392-8788, or by email at Carola.Perez-Book@toronto.ca.