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## NOTICE OF PASSING OF ZONING BY-LAW 208-2026 (Under the Planning Act)

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TAKE NOTICE that the City of Toronto passed Zoning By-law 208-2026 on March 26, 2026, with respect to the lands known as 9 Shortt Street.

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: 25 203821 NNY 08 OZ

A statutory public meeting was held on January 22, 2026, and the Planning and Housing Committee and Toronto City Council considered seven oral and 12 written submissions in making the decision. Please see item 2026.PH27.5 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH27.5>

### 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 **April 29, 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](http://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 **Ben DiRaimo** at [Ben.DiRaimo@toronto.ca](mailto:Ben.DiRaimo@toronto.ca) or at 416-395-7119.

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

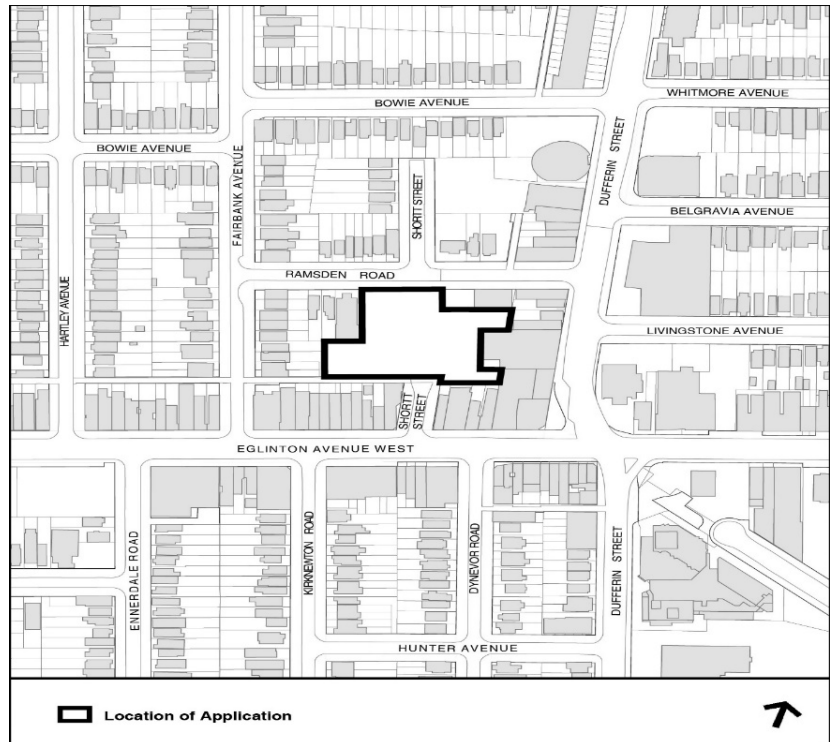
Dated at the City of Toronto on  
April 9, 2026.

John D. Elvidge  
City Clerk

Owner: CITY OF TORONTO  
Authority: Item 2026.PH27.5, City Of Toronto  
Council

## PURPOSE AND EFFECT OF ZONING BY-LAW 208-2026

The purpose and effect of Zoning By-law 208-2026 is to permit the redevelopment of the site for a mixed-use development consisting of two affordable rental housing buildings, with heights of 41 and six storeys. The development will provide a total of 458 residential units, with a mix of one-bedroom, two-bedroom, and three-bedroom units, and community/commercial space at grade. A driveway access from Shortt Street will provide access to one level of below-grade parking, providing a total of 42 vehicular and 421 bicycle parking spaces. The development provides a total Gross Floor Area (GFA) of 35,568 square metres. The proposal also provides for a privately owned publicly accessible open space (POP's) pedestrian connection and plaza.



Further information may be obtained by contacting **Ben DiRaimo** at [Ben.DiRaimo@toronto.ca](mailto:Ben.DiRaimo@toronto.ca) or at 416-395-7119.