
NOTICE OF REFUSAL OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION (Under the Planning Act)

TAKE NOTICE that the City of Toronto on April 23, 2026 refused a request to amend the Official Plan and refused an application to amend the Zoning By-law, with respect to the lands known as 41 – 47 Talara Drive.

An explanation of the purpose and effect of the requested amendment to the Official Plan and Zoning By-law amendment application, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file: 26 101193 NNY 17 OZ.

A statutory public meeting was held on March 31, 2026, and the North York Community Council and Toronto City Council considered three written and no oral submissions in making the decision. Please see Item 2026.NY31.6 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.NY31.6>.

The application was refused because it does not conform with the Official Plan and the Sheppard East Subway Corridor Secondary Plan. The proposal in its current form does not have appropriate regard for the Council-adopted Renew Sheppard East Secondary Plan.

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 the requested amendment to the Official Plan and/or Zoning By-law amendment application 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 **May 18, 2026**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have received the next business day.

A Notice of Appeal must:

- (1) set out the specific part of the requested amendment to the Official Plan to which the appeal applies;
- (2) set out the reasons for the appeal of the requested amendment to the Official Plan and/or Zoning By-law amendment application; 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 <http://www.olt.gov.on.ca/>.

Who Can File an Appeal of Council's Refusal of a Request to Amend the Official Plan and application to amend the Zoning By-law:

A person or public body that requested an amendment to the Official Plan and Zoning By-law of the City of Toronto may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the City of Toronto.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested Official Plan amendment and/or Zoning By-law amendment was refused, the person or public body made oral submissions at a public meeting, if any, 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:

Background information about the application may be obtained by contacting **Michael Romero** at 416-395-6747, or Michael.Romero@toronto.ca.

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

Dated at the City of Toronto on April 28, 2026.

John D. Elvidge
City Clerk

Owner: IRENE KOSIR
Authority: Item 2026.NY31.6, North York Community Council

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of the requested amendment to the Official Plan and Zoning By-law is to permit the development of a 43-storey residential building with total gross floor area of 30,285.00 square metres and a floor space index of 14.75. The building proposes a total of 369 residential. A total of 37 vehicle parking spaces is proposed within two-levels of below grade parking. Additionally, the proposed development proposes 862.90 square metres of indoor amenity space and 613.11 square metres of outdoor amenity space.

Further information may be obtained by contacting **Michael Romero** at 416-395-6747, or Michael.Romero@toronto.ca.

