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## **NOTICE OF PASSING OF ZONING BY-LAW 343-2026**

### **(Under the Planning Act)**

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TAKE NOTICE that the City of Toronto passed Zoning By-law 343-2026 on April 23, 2026, with respect to the lands known as 21 and 25 Imperial 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: 21 115800 STE 12 OZ

A statutory public meeting was held on July 8, 2025, and the Toronto and East York Community Council and Toronto City Council considered one oral and one written submission in making the decision. Please see item TE24.12 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE24.12> and item MM39.78 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.MM39.78>.

### **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 **May 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 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 **Kai Zhou** at 416-338-0810 or by email at [Zai.Zhou@toronto.ca](mailto:Zai.Zhou@toronto.ca).

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

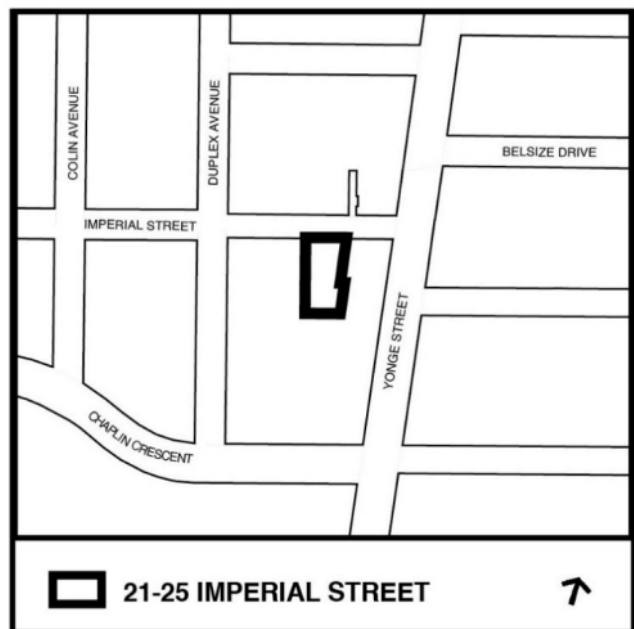
Dated at the City of Toronto on May 7, 2026.

John D. Elvidge  
City Clerk

Owner: 25 IMPERIAL STREET INCORPORATED  
Authority: Item TE24.12, Toronto and East York Community Council

### PURPOSE AND EFFECT OF ZONING BY-LAW 343-2026

The purpose and effect of Zoning By-law 343-2026 is to allow for the development a a 63.4-metre (19-storey, excluding mechanical penthouse) mixed-use building with a maximum gross floor area of approximately 15,000 square metres, including 52 square metres of non-residential uses at 21-25 Imperial Street. Two at-grade units will have expanded home occupation (live/work) permissions.



Further information may be obtained by contacting **Kai Zhou** at 416-338-0810 or by email at [Zai.Zhou@toronto.ca](mailto:Zai.Zhou@toronto.ca).