
NOTICE OF PASSING OF ZONING BY-LAW 355-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 355-2026 on April 23, 2026, with respect to the lands known as 60 Newcastle Street, 21, 23, 25 and 31 Windsor Street, 18 Buckingham Street and 95 Portland 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: 23 167119 WET 03 OZ.

A statutory public meeting was held on April 30, 2025, and the Etobicoke York Community Council and Toronto City Council considered one oral and four written submissions in making the decision. Please see item EY6.4 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.EY22.1>.

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, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **May 28, 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.

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 **Dominik Matusik** at 416-397-2530 or by email Dominik.Matusik@toronto.ca.

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

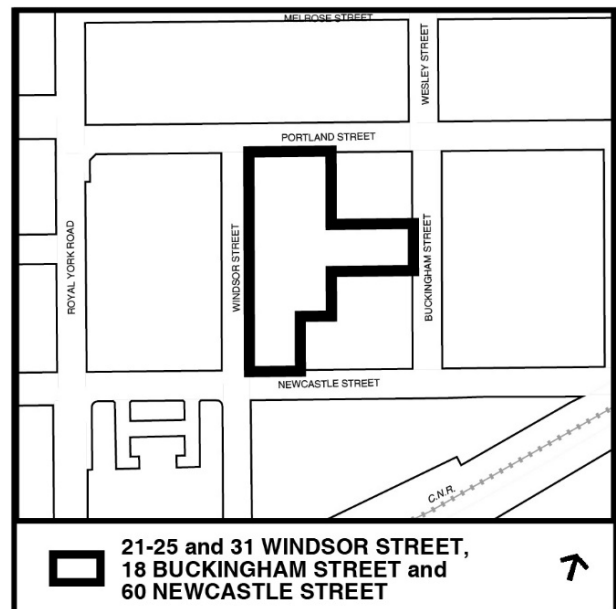
Dated at the City of Toronto on May 8, 2026.

John D. Elvidge
City Clerk

Owner: Dia Dez Inc.
Authority: Item EY22.1, Etobicoke York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 355-2026

The purpose and effect of Zoning By-law 355-2026 is to implement a series of technical amendments to site-specific zoning by-law 642-2025 concerning the lands known as 60 Newcastle Street, 21, 23, 25 and 31 Windsor Street, 18 Buckingham Street and 95 Portland Street. By-law 642-2025 permits the redevelopment of the lands with a mixed use development incorporating residential and retail uses, as well as a public park and POPS. A number of errors have since been identified in this by-law, including reference to an incorrect Exception Number, application of erroneous or non-existent provisions in the parent by-law or Zoning By-law 642-2025 itself, and an ambiguously worded provision related to parking. The purpose of the by-law is to enact technical amendments to correct these errors, as well as replacing Diagram 2 as a result of the change in Exception Number.



Further information may be obtained by contacting **Dominik Matusik** at 416-397-2530 or by email Dominik.Matusik@toronto.ca.