
NOTICE OF PASSING OF ZONING BY-LAW 486-2026

(Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 486-2026 on May 21, 2026, with respect to the lands known as 2425-2427 Bayview Avenue and 1 The Bridle Path.

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: 24 245561 NNY 15 OZ.

A statutory public meeting was held on October 21, 2025, and the North York Community Council and Toronto City Council considered five oral and six written submissions in making the decision. Please see item NY27.4 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY27.4>.

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 **June 24, 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 **Rebecca Thompson** at 416-392-2535, or by email at Rebecca.Thompson@toronto.ca.

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

Dated at the City of Toronto on June 4, 2026.

John D. Elvidge
City Clerk

Owner: TIMES 2425 INC
Authority: Item NY27.4, North York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 486-2026

The purpose and effect of Zoning By-law 486-2026 is to update the legend to include certain references shown on Diagram 3 in By-law 1386-2025 to permit a 6-storey residential building at 2425 -2427 Bayview Avenue and 1 The Bridle Path with 56 residential units and a gross floor area of 13,475 square metres. The legend of Diagram 3 of By-law 1386-2025 did not include identifiers for the Limited Balcony Projection Zone, Landscaping Zone, and Main Entrance Canopy, which By-Law 486-2026 added.

No changes have been made to the development concept that was previously made available at the statutory meeting and considered by City Council adopted <https://secure.toronto.ca/council/agenda-item.do?item=2025.NY27.4> on November 12 and 13, 2025.

Further information may be obtained by contacting **Rebecca Thompson** at 416-392-2535 or by email at Rebecca.thompson@toronto.ca.

