
NOTICE OF PASSING OF ZONING BY-LAW 640-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Zoning By-law 640-2026 on June 25, 2026, with respect to the lands known as 40 Bushby Drive.

An explanation of the purpose and effect of the Zoning By-law, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 25 103014 ESC 24 OZ.

A statutory public meeting was held on June 11, 2026, and the Planning and Housing Committee and Toronto City Council considered no oral and one written submission in making the decision. Please see item 2026.PH31.4 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH31.4>.

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 **July 22, 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 <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 **Carl Geiger** at 416-392-7544, or by email at Carl.Geiger@toronto.ca.

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

Dated at the City of Toronto on July 2, 2026.

John D. Elvidge
City Clerk

Owner: CITY OF TORONTO
Authority: 2026.PH31.4, Planning and Housing Committee

PURPOSE AND EFFECT OF ZONING BY-LAW 640-2026

The purpose and effect of Zoning By-law 640-2026 is to permit a mixed-use development with three buildings of 44, 52 and 59 storeys. The purpose and intent of the amendments is to support the construction of affordable housing on City owned land under the Toronto Builds Policy Framework.

Amendments to the zoning by-law include:

1. removing the subject lands from the Former Scarborough Progress Employment District Zoning by-law 24982 and adding the subject lands into Zoning By-law 569-2013;
2. permitting a gross floor area of 112,000 square metres;
3. setting a minimum non-residential interior floor area of 1,000 square metres and a maximum of 19,600 square metres;
4. setting a maximum building heights of 44, 52 and 59 storeys depending on the location on the subject site;
5. setting required minimum setbacks and separation distances;
6. setting a minimum proportion of 2 and 3 or more bedroom dwelling units; and
7. applying a holding provision related to servicing the site.

Further information may be obtained by contacting **Carl Geiger** at 416-392-7544, or by email at Carl.Geiger@toronto.ca.

