
NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 925 AND NOTICE OF PASSING OF ZONING BY-LAW 1246-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 925, by By-law 1096-2026, on July 30, 2026. Zoning By-law 1246-2026 was also passed on this date, with respect to the lands known as 53 Strachan Avenue and 805 and 805A Wellington Street West.

An explanation of the purpose and effect of the Official Plan Amendment and 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: 26 130761 STE 10 OZ.

A statutory public meeting was held on July 16, 2026, and the Planning and Housing Committee and Toronto City Council considered six oral and 16 written submissions in making the decision. Please see item PH32.5 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH32.5>.

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 Official Plan Amendment and/or 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 **September 3, 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 specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law; 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 www.olt.gov.on.ca.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Official Plan

Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Official Plan Amendment: Only 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 plan was adopted, the registered owner of any land to which the plan would apply that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the Minister and, in the case of a request to amend the plan, the person or public body that made the request may appeal the decision of Council to the Ontario Land Tribunal.

Zoning By-law Amendment: 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 Official Plan Amendment was adopted or 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, Official Plan Amendment and background information about the application may be obtained by contacting **Sue McAlpine** at 416-392-7622, or by email at Susan.McAlpine@toronto.ca.

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

Dated at the City of Toronto on August 14, 2026.

John D. Elvidge
City Clerk

Owner: CITY OF TORONTO
Authority: Item PH32.5, Planning and Housing Committee

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 925 AND ZONING BY-LAW 1246-2026

The purpose and effect of Official Plan Amendment 925 is to amend the Official Plan and Garrison Common North Secondary Plan to designate 805 Wellington Street West as Mixed Use Areas to permit the development of an eight-storey supportive housing building; require that should development not include supportive housing as the primary use that an extension of the park at 801 Wellington Street West be considered as a priority; and to not require a minimum number of two and three-bedroom units in a supportive housing building on the lands. The Official Plan Amendment also amends the Garrison Common North Secondary Plan for the lands at 53 Strachan Avenue and 805A Wellington Street West to permit buildings taller than 11 storeys subject to the review of massing and shadow impacts.

The purpose and effect of Zoning By-law 1246-2026 is to permit commercial and residential uses at 53 Strachan Avenue and 805 and 805A Wellington Street West, including an eight-storey residential building, and to establish development standards for its height and setbacks, gross floor area, vehicular and bicycle parking and loading. A total of 81 supportive housing dwelling units are proposed, all of which are proposed as affordable housing units. Zoning By-law 1246-2026 also proposes a holding symbol on the lands until such time as conditions with respect to functional servicing and storm water management are satisfied.

Further information may be obtained by contacting **Sue McAlpine** at 416-392-7622, or by email at Susan.McAlpine@toronto.ca.

