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## NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 457 and NOTICE OF PASSING OF ZONING BY-LAWS 1684-2019 and 1685-2019 (Under the Planning Act)

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TAKE NOTICE that the City of Toronto adopted Amendment 457 on the 27th day of November, 2019, by By-law 1683-2019. Zoning By-laws 1684-2019 and 1685-2019 were also passed on this date, with respect to the lands known as 11-25 Yorkville Avenue and 16-18 Cumberland Street.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-laws, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 18 135369 STE 27 OZ.

A statutory public meeting was held on June 25, 2019 and the Toronto and East York Community Council and Toronto City Council considered no oral and one written submission in making the decision. Please see item TE7.13.

(<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.13>)

### IF YOU WISH TO APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL:

Take notice that an appeal to the Local Planning Appeal Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-laws may be made by filing a notice of appeal with the City Clerk, **Attention: Ellen Devlin**, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor West, Toronto, ON M5H 2N2, no later than **December 30, 2019**.

#### 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-laws; and
- (3) be accompanied by the fee prescribed under the Local Planning Appeal Tribunal in the amount of \$300.00 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 Local Planning Appeal Tribunal (LPAT) an appeal form is available from the LPAT website at [www.elto.gov.on.ca](http://www.elto.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.

## PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 457 AND ZONING BY-LAWS 1684-2019 AND 1685-2019

The purpose and effect of Official Plan Amendment 457 and Zoning By-laws 1684-2019 and 1685-2019 is to permit a 62-storey mixed-use building (206 metres in height plus a 7-metre mechanical penthouse) with a maximum of 4,500 square metres non-residential floor area and 674 dwelling units on the lands known municipally in 2019 as 11-25 Yorkville Avenue, and a commercial building (13.5 metres in height) with a maximum of 850 square metres of non-residential floor area on the lands known municipally in 2019 as 16-18 Cumberland Street.

Further information may be obtained by contacting **Kevin Friedrich** at (416) 338-5740 at the Toronto and East York District Office.

