



Bennett Jones

Bennett Jones LLP
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Andrew L. Jeanrie
 Partner
 Direct Line: 416.777.4814
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 Our File No. 097272.00001

July 25, 2024

VIA COURIER and E-MAIL clerk@toronto.ca

City Clerk
 Attn: Raneisha Hemmings
 Registrar Secretariat
 Toronto City Hall
 2nd Floor West Tower,
 100 Queen Street West
 Toronto ON M5H 2N2

City Clerk's Office

City Hall, Floor 1W

2024 JUL 26 2:23PM

Re: Appeal of Official Plan Amendment No. 727 pursuant to Section 17(24) of the *Planning Act* and an Appeal of a Zoning By-law Amendment No. 608-2024 pursuant to Section 34(19) of the *Planning Act*
Municipal Nos.: 24 122626 STE 10 OZ and 20 175353 STE 10 TMSA

We act on behalf of 2856973 Ontario Inc. which is:

- a) an owner of lands located along Burnhamthorpe Road in the City of Toronto;
- b) but also, is a long time developer of infill development within the City of Toronto.

We are writing this letter to commence two interrelated appeals on its behalf to the Ontario Land Tribunal pursuant to Sections 17(24) and 34(19) of the *Planning Act*.

The first appeal is pursuant to Section 17(24) of the *Planning Act*:

"If the plan is exempt from approval, any of the following may not later than 20 days after the day the giving of notice.... appeal all or part of the decision...by filing a notice of appeal with the clerk of the municipality:

- 1. A person... who, before the plan was adopted, made ...written submissions to...."

The second appeal is pursuant to Section 34(19) of the *Planning Act*:

"Not later than 20 days after the day that the giving of notice...the following may appeal to the Tribunal by filing with the clerk...notice of appeal setting out the objection ...

2. A person... who, before the plan was adopted, made ...written submissions to....”

As detailed below, we can confirm that our client provided written submissions to Council prior to the subject official plan amendment and zoning by-law amendment were adopted.

Official Plan Amendment No. 727 & Zoning By-law Amendment No. 608-2024 (being the “Major Street policies”)

By letters dated May 17, 2024 and June 6, 2024, our client wrote to City Planning and City Council, respectively, (copies attached) providing its position with respect to the Major Street policies. As stated in those letters, our client is generally supportive of the Major Street policies. In particular, our client supports the overall direction of the Major Street policies to encourage respectful infill development although there are a number of policies they object to (as expressed in the above-noted letters). Therefore, please accept this letter and submission as our client's appeal of City of Toronto Official Plan Amendment No. 727 ("**OPA 727**") and City of Toronto Zoning By-law Amendment No. 608-2024 ("**ZBL 608-2024**").

It is our client's position that the adopted Major Street policies are not be consistent with, and/or do not conform with, the policies of the Provincial Policy Statement ("**PPS**"), a Place to Grow: Growth Plan for the Greater Golden Horseshoe Area ("**Growth Plan**"), or with the overall objectives of the City's Official Plan respecting responsible growth.

We have outlined below the areas of OPA 727 and ZBL 828-2024, that our client believes could be improved so that it would better enable diverse and sustainable growth that would better implement provincial policy and the City's overall goals as stated in the Official Plan.

The policies within **OPA 727** that our client objects to is new policy Chapter 4.1, Policies 12. and 13. respecting the design related requirements that our outlined in Policies 12. c through h, and Policies 13. a through g.

Our client objects to the individual and cumulative impact of the above noted policies on infill development along Major Streets. This "one size fits all" approach is in conflict with the PPS and Growth Plan. They will unnecessarily and systematically stifle responsible growth which is a goal of the Official Plan by not taking into consideration site by site characteristics.

Also, our client objects to Policy 12. i which specifically identified that only for tree preservation would the use of minor variance be an appropriate tool to address strict compliance with policies in OPA 727. This is an overly bureaucratic “brake” on the potential development of Official Plan goal oriented infill development. It cannot be supported.

With regards to **ZBL 608-2024** our client objects to the policies (sections 57 through 65 of the By-law) regarding the *Residential Townhouse* zone (*RT*), as well as all policies related to limiting the “as of right permissions” for *apartment buildings* in any zone, not limited to *height, setbacks, building length, setbacks, and building depth*.



Our client objects to the individual and cumulative impact of the above noted policies (and sections) on infill development along Major Streets. This "one size fits all" approach is in conflict with both the PPS and Growth Plan. They will unnecessarily and systematically stifle responsible growth for *apartment buildings* and all development within the *RT zone*, which is a goal of the Official Plan, by not taking into consideration site by site characteristics across the City along Major Streets.

PLANNING POLICY DOCUMENTS

If implemented, the appealed Major Street policies will stifle the Official Plan goals which should serve to implement the policies in the Growth Plan and the PPS regarding efficient, cost-effective development and land use patterns. Broadly, the Growth Plan and PPS encourage development through intensification where possible, and focus on the coordinated, efficient use of land, infrastructure, and public service facilities. The introduction of more intensive development policies on Major Streets that are compatible with surrounding areas is laudable especially if it is "as of right" without having to request and official plan amendment and zoning by-law amendment which are costly and "time wasters". These potential "as of right" developments will utilize the existing and proposed infrastructure along Major Streets efficiently and effectively and will contribute to the City of Toronto's intensification projections. However, this will only occur if the policies our client objects to are revised.

Appeal Support Materials

As noted above, pursuant to:

- a) Section 17 (24) of the *Planning Act*, we are appealing OPA 727 as noted above (not site specific, but City wide). Attached to this letter, please find the following in support of the appeal:
 - 1. A copy of the Tribunal's Appeal Form (A1); and
 - 2. Our formal direction for the Tribunal to contact the undersigned respecting appeal payment.
- b) Section 34 (19) of the *Planning Act*, we are appealing ZBL 608-2024 as noted above (not site specific, but City wide). Attached to this letter, please find the following in support of the appeal:
 - 1. A copy of the Tribunal's Appeal Form (A1); and
 - 2. Our formal direction for the Tribunal to contact the undersigned respecting appeal payment.


We also are requesting the OLT to contact us or our client directly respecting the payment of the appeal fees.



If you have any questions or require any further information, please contact the undersigned (or Robert Blunt, the land use planner assisting me with this matter at 416.684.8529 and/or bluntr@bennettjones.com).

Yours truly,

BENNETT JONES LLP

DocuSigned by:

C51975944F4A4D7...

Andrew L. Jeanrie

Encls.

cc. Client
Glen Schnarr & Associates Inc.



Bennett Jones

Andrew Jeanrie
Direct Line: 416.777.4814
e-mail: jeanriea@bennettjones.com
Our File No.: 097272.00001

Bennett Jones LLP
3400 One First Canadian Place, P.O. Box 130
Toronto, Ontario, M5X 1A4 Canada
T: 416.863.1200
F: 416.863.1716

May 17, 2024

Via Email: councilmeeting@toronto.ca

**City Council
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2**

Dear Members of Council:

Re: Item PH 12.3
Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report

We act for Prime Real Estate Group Inc. (“**PRIME**”) who own and have developed numerous parcels of land across the City (and GTA). Our client is very familiar with the policy needs to successfully implement, in a timely manner, low density gentle infilling in an urban environment. Our client has reviewed the above noted Final Report and fully support its intent but are underwhelmed and disappointed by the proposed means to support the timely, gentle intensification goal.

We acknowledge that a further Report is to come to Council from the Chief Planner but at the time of writing we cannot comment on its contents as it hasn’t been released. We can only hope it addresses the requested revisions that were put to the Planning and Housing Committee on May 9, 2024 or we can say that the proposed planning instruments will not “...remove barriers and enable the creation of Neighbourhoods related housing...” and it won’t deliver “... housing ... relatively quickly as owners will only be required to obtain a building permit (and Site Plan Approval, when applicable) rather than official plan or zoning by-law approvals”.

Our client’s objections to both proposed OPA 727 and the amendment to By-law 569-2013 include the following:

- (1) the arbitrary as-of-right cap of 30 units for apartment buildings irrespective of the size of lot. The number of units permitted should be determined by what can fit within an appropriate built form, rather than by an artificial cap;
- (2) the outdated reliance on historical setback requirements based on abutting lot development which is not reflective of current built form and urban design direction;
- (3) the unjustifiable 50% maximum lot coverage and limits on building length are unnecessary as the City should allow buildings to be constructed to the lot setbacks;



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- (4) the minimum dwelling unit widths of 16.4-ft and 19.7-ft which are unnecessarily wide, given that many popular (and built) townhouse units are narrower; and
- (5) that proposed OPA 727 speaks to minor variances as a tool to achieve “applicable setbacks if it is demonstrated to be necessary to accommodate tree preservation”. This is extremely limiting and by implication means minor variances are not permitted for any other type of performance standard or that setback variances aren’t intended to occur for other reasons besides to avoid trees.

The effect of the foregoing performance standard modifications will be to severely limit opportunities for as-of-right, family-friendly gentle intensification on “Major Streets” that are affordable to young families.

We would like to reiterate our client’s support for greater as-of-right opportunities for intensification on properties designated “Neighbourhoods” on major streets and thank City Staff for their efforts in bringing these amendments forward. However, our client does not support the implementation of proposed OPA 727 and the proposed amendments to Zoning By-law 569-2013 and believes that there are other ways to address the goal. As such, our client requests that City Council defer making a final decision with respect to this matter and requests the opportunity to meet with Staff to discuss proposed solutions, in more detail.


We hope Council directs staff to review not only our client’s concerns, but also those of other housing advocates, and we ask to be included in the notice for any further decisions on this matter.

Thank you in advance for your consideration,

Yours truly,

BENNETT JONES LLP

Per:

DocuSigned by:

C51975944F4A4D7...

Andrew Jeanrie

c.c: Client



Bennett Jones

Robert Blunt

Direct Line: 416.777.4770

e-mail: bluntr@bennettjones.com

Our File No.: 097272.00001

Bennett Jones LLP

3400 One First Canadian Place, P.O. Box 130

Toronto, Ontario, M5X 1A4 Canada

T: 416.863.1200

F: 416.863.1716

June 6, 2024

Via Email: councilmeeting@toronto.ca

City Clerk's Office

Toronto City Hall

2nd Floor West Tower

100 Queen Street West

Toronto ON M5H 2N2

To whom it may concern:

Re: Item PH 12.3

Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report

We act for Prime Real Estate Group Inc. ("**PRIME**"). By letter dated May 16, 2024 (copy attached) we wrote to you on behalf of our client. The purpose of this letter is to update you with respect to the registered owner of 417-419 Burnhamthorpe Road being **2856973 Ontario Inc.**

As Council did not pass the implementing OPA or Zoning By-law we wish to update the City's record respecting the impacted property and registered owner.

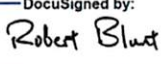
If you have any questions, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Yours truly,

BENNETT JONES LLP

Per:

DocuSigned by:

5C5D50F6AAE4454...

Robert Blunt RPP

Land Use Planner

attachment

c.c: Client



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
 Tel: 416-212-6349 | 1-866-448-2248
 Web Site: olt.gov.on.ca

Appeal Form (A1)

Municipal/Approval Authority Date Stamp	Receipt Number (OLT Office Use Only)	Date Stamp – Appeal Received by OLT
	OLT Case Number (OLT Office Use Only)	

Please complete this Appeal Form by following the instructions in the companion document titled "Appeal Form Instructions". Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.

Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information					
Last Name:			First Name:		
Di Ciano			Justin		
Company Name/Association Name (Association must be incorporated – include copy of letter of incorporation):					
2856973 Ontario Inc.					
Email Address:					
justin@prggroup.ca					
Daytime Telephone Number:				Alternative Telephone Number:	
437-914-9062		ext.			
Mailing Address					
Unit Number:		Street Number:		Street Name:	
101		200		Ronson Drive	
City/Town:		Province:		Country:	
Toronto		ON		Canada	
				Postal Code:	
				M9B 4T6	

Representative Information				
x I hereby authorize the named company and/or individual(s) to represent me				
Last Name:		First Name:		
Jeanrie		Andrew		
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):				
Bennett Jones LLP				
Email Address:				
jeanriea@bennettjones.com				
Daytime Telephone Number:			Alternative Telephone Number:	
416.777.4814	ext.			
Mailing Address				
Unit Number:	Street Number:	Street Name:		P.O. Box:
3400	100	King Street West		
City/Town:	Province:	Country:	Postal Code:	
Toronto	Ontario	Canada	M5X 1A4	
Note: If your representative is not licensed under the <i>Law Society Act</i> , please confirm that they have your written authorization, as required by the <i>OLT Rules of Practice and Procedure</i> , to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.				
<input type="checkbox"/> I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.				

Location Information	
Are you the current owner of the subject property?	Yes
Address and/or Legal Description of property subject to the appeal:	
Specific policies across the entire Major Street OPA coverage.	
Municipality:	
City of Toronto	
Upper Tier (Example: county, district, region):	

Language Requirements	
Do you require services in French?	No

To file an appeal, please complete the section below. Complete one line for each appeal type			
Subject of Appeal		Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example	Minor Variance	<i>Planning Act</i>	45(12)
1	Official Plan Amendment	<i>Planning Act</i>	17(24)
2			
3			
4			
5			

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
X	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A
<input type="checkbox"/>	Appeal of <i>Development Charges Act</i> , <i>Education Act</i> , <i>Aggregate Resources Act</i> , <i>Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act</i> , <i>Environmental Protection Act</i> , <i>Nutrient Management Act</i> , <i>Ontario Water Resources Act</i> , <i>Pesticides Act</i> , <i>Resource Recovery and Circular Economy Act</i> , <i>Safe Drinking Water Act</i> , <i>Toxics Reduction Act</i> , and <i>Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5

<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information

Number of new residential units proposed:

To be determined.

Municipal Reference Number(s):

24 122626 STE 10 OZ

List the reasons for your appeal:

See attached letter for the reasons for the appeal.

Has a public meeting been held by the municipality? YES

For appeals of Zoning By-law Amendments, please indicate if you will rely on the following grounds:

A: A decision of a Council or Approval Authority is:

Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*

Fails to conform with or conflicts with a provincial plan

Fails to conform with an applicable Official Plan

And

B: For a non-decision or decision to refuse by council:

Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*

Conformity with a provincial plan

Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan

If it is your intention to argue one or more of the above grounds, please explain your reasons:

Oral/Written submissions to council
Did you make your opinions regarding this matter known to council?
Oral submissions at a public meeting of council
X Written submissions to council

Related Matters
Are there other appeals not yet filed with the Municipality?
No
Are there other matters related to this appeal? (For example: A consent application connected to a variance application).
Yes
If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:
20- 175353 STE 10 TM We are appealing the companion implementing zoning by-law amendment as well.

Section 7 – Filing Fee

Required Fee														
Please see the attached link to view the OLT Fee Chart .														
Total Fee Submitted: \$1,100														
<table border="1"> <tr> <td>Payment Method</td> <td><input type="checkbox"/></td> <td>Certified Cheque</td> <td><input type="checkbox"/></td> <td>Money Order</td> <td><input type="checkbox"/></td> <td>Lawyer's general or trust account cheque</td> </tr> <tr> <td></td> <td>X</td> <td>Credit Card</td> <td colspan="4"></td> </tr> </table>	Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	<input type="checkbox"/>	Lawyer's general or trust account cheque		X	Credit Card				
Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	<input type="checkbox"/>	Lawyer's general or trust account cheque								
	X	Credit Card												
If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form. DO NOT INCLUDE YOUR CREDIT CARD INFORMATION ON THIS FORM. YOU WILL BE CONTACTED TO COMPLETE YOUR PAYMENT OVER THE PHONE.														
If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the Fee Reduction request form .														

☐ Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)

Section 8 – Declaration (Mandatory)

Declaration

I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.

By signing this appeal form below, I consent to the collection of my personal information.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Andrew Jeanrie	DocuSigned by: <i>Andrew Jeanrie</i>	25-Jul-2024

Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation

You must file your Appeal Form with the appropriate authority(s) by the filing deadline.

If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.

If the completed Section is:	You must file with the following:
Section 3A	Municipality or the Approval Authority/School Board *If you are filing under the <i>Ontario Heritage Act</i> , including under s. 34.1(1),

	<p>please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal <u>in addition</u> to the Municipality or Approval Authority.</p>	
<p>Section 3A & 3B or Section 4A or Section 4B or Section 6</p>	<p>Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5</p> <p>Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca</p>	
<p>Section 5</p>	<p>For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton</p> <p>File with: NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p>Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p>For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)</p> <p>File with: NIAGARA ESCARPMENT COMMISSION 1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p>Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p>

NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
 Tel: 416-212-6349 | 1-866-448-2248
 Web Site: olt.gov.on.ca

Appeal Form (A1)

Municipal/Approval Authority Date Stamp	Receipt Number (OLT Office Use Only)	Date Stamp – Appeal Received by OLT
	OLT Case Number (OLT Office Use Only)	

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Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information					
Last Name:			First Name:		
Di Ciano			Justin		
Company Name/Association Name (Association must be incorporated – include copy of letter of incorporation):					
2856973 Ontario Inc.					
Email Address:					
justin@prggroup.ca					
Daytime Telephone Number:			Alternative Telephone Number:		
437-914-9062		ext.			
Mailing Address					
Unit Number:	Street Number:	Street Name:		P.O. Box:	
101	200	Ronson Drive			
City/Town:		Province:	Country:	Postal Code:	
Toronto		ON	Canada	M9B 4T6	

Representative Information			
x I hereby authorize the named company and/or individual(s) to represent me			
Last Name:		First Name:	
Jeanrie		Andrew	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):			
Bennett Jones LLP			
Email Address:			
jeanriea@bennettjones.com			
Daytime Telephone Number:		Alternative Telephone Number:	
416.777.4814	ext.		
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
3400	100	King Street West	
City/Town:	Province:	Country:	Postal Code:
Toronto	Ontario	Canada	M5X 1A4
Note: If your representative is not licensed under the <i>Law Society Act</i> , please confirm that they have your written authorization, as required by the <i>OLT Rules of Practice and Procedure</i> , to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.			
<input type="checkbox"/> I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.			

Location Information
Are you the current owner of the subject property? Yes
Address and/or Legal Description of property subject to the appeal:
Specific lands within the boundaries of the Major Street Zoning By-law
Municipality:
City of Toronto
Upper Tier (Example: county, district, region):

Language Requirements	
Do you require services in French?	No

To file an appeal, please complete the section below. Complete one line for each appeal type			
Subject of Appeal		Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example	Minor Variance	<i>Planning Act</i>	45(12)
1	Zoning By law Amendment	<i>Planning Act</i>	34(19)
2			
3			
4			
5			

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
X	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A
<input type="checkbox"/>	Appeal of <i>Development Charges Act</i> , <i>Education Act</i> , <i>Aggregate Resources Act</i> , <i>Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act</i> , <i>Environmental Protection Act</i> , <i>Nutrient Management Act</i> , <i>Ontario Water Resources Act</i> , <i>Pesticides Act</i> , <i>Resource Recovery and Circular Economy Act</i> , <i>Safe Drinking Water Act</i> , <i>Toxics Reduction Act</i> , and <i>Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5

<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information

Number of new residential units proposed:

Municipal Reference Number(s):

20 175353 STE 10 TM

List the reasons for your appeal:

See attached letter for the reasons for the appeal.

Has a public meeting been held by the municipality? YES

For appeals of Zoning By-law Amendments, please indicate if you will rely on the following grounds:

A: A decision of a Council or Approval Authority is:

- X Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*
- X Fails to conform with or conflicts with a provincial plan
- X Fails to conform with an applicable Official Plan

And

B: For a non-decision or decision to refuse by council:

- Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*
- Conformity with a provincial plan
- Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan

If it is your intention to argue one or more of the above grounds, please explain your reasons:

See attached appeal letter for an explanation of the reasons.

Oral/Written submissions to council

Did you make your opinions regarding this matter known to council?

Oral submissions at a public meeting of council

X Written submissions to council

Related Matters

Are there other appeals not yet filed with the Municipality?

No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application).

Yes

If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

24 122626 STE 10 OZ We are appealing the implementing official plan amendment as well.

Section 7 – Filing Fee

Required Fee

Please see the attached link to view the [OLT Fee Chart](#).

Total Fee Submitted: \$1,100

Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	<input type="checkbox"/>	Lawyer's general or trust account cheque
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<input checked="" type="checkbox"/>	Credit Card
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If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form. **DO NOT INCLUDE YOUR CREDIT CARD INFORMATION ON THIS FORM. YOU WILL BE CONTACTED TO COMPLETE YOUR PAYMENT OVER THE PHONE.**

If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the [Fee Reduction request form](#).

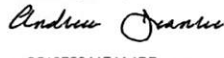
☐ Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)

Section 8 – Declaration (Mandatory)

Declaration

I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.

By signing this appeal form below, I consent to the collection of my personal information.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Andrew Jeanrie	<small>DocuSigned by:</small>  <small>CS1975944FE4A4D7</small>	25-Jul-2024
Personal information or documentation requested on this form is collected under the authority of the <i>Ontario Land Tribunal Act</i> and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the <i>Freedom of Information and Protection of Privacy Act</i> and section 9 of the <i>Statutory Powers Procedure Act</i> , all information collected is available to the public subject to limited exceptions.		

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation

You must file your Appeal Form with the appropriate authority(s) by the filing deadline.

If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.

If the completed Section is:	You must file with the following:
Section 3A	Municipality or the Approval Authority/School Board *If you are filing under the <i>Ontario Heritage Act</i> , including under s. 34.1(1),

	<p>please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal <u>in addition</u> to the Municipality or Approval Authority.</p>	
<p>Section 3A & 3B or Section 4A or Section 4B or Section 6</p>	<p>Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5</p> <p>Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca</p>	
<p>Section 5</p>	<p>For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton</p> <p>File with: NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p>Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p>For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)</p> <p>File with: NIAGARA ESCARPMENT COMMISSION 1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p>Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p>

NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.