TORONTO

John D. Elvidge
City Clerk

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NOTICE OF REFUSAL OF ZONING BY-LAW AMENDMENT APPLICATION
(Under the Planning Act)

TAKE NOTICE that the City of Toronto on November 14, 2024 refused an application to amend the Zoning By-law, with respect to the lands known as 2461-2475 Dundas Street West.

An explanation of the purpose and effect of the Zoning By-law amendment application and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file: 24 187123 STE 04 OZ.

A statutory public meeting was held on October 24, 2024 and the Toronto and East York Community Council and Toronto City Council considered two oral and 16 written submissions in making the decision. Please see item TE17.11 at https://secure.toronto.ca/council/agenda-item.do?item=2024.TE17.11.

The application was refused because it did not propose supportable zoning standards and is not appropriate for the existing and planned context.

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 the Zoning By-law amendment application 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 **December 10, 2024**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of notice of appeal after 4:30 p.m., in person or electronically will be deemed to have 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:

A person or public body that requested an amendment to the Zoning By-law of the City of Toronto may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk of the City of Toronto.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested zoning amendment application was refused, the person or public body made oral submissions at a public meeting, if any, 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:

Background information about the application may be obtained by contacting **Victoria Fusz** at 416-395-7172, or Victoria.Fusz@toronto.ca.

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

Dated at the City of Toronto on November 20, 2024.

John D. Elvidge
City Clerk

Owner: DUNDAS-GLENLAKE PROJECT GP INC
Authority: Item TE17.11, Toronto and East York Community Council

PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of the requested Zoning By-law amendment application is to permit a 29-storey mixed-use building at 2461-2475 Dundas Street West. The proposed building would contain 288 residential units. The existing buildings on the site would be demolished, including nine rental dwelling units which are proposed to be replaced within the new building.

Further information may be obtained by contacting **Victoria Fusz** at 416-395-7172, or Victoria.Fusz@toronto.ca.

