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

TAKE NOTICE that the City of Toronto on December 17, 2025, refused an application to amend the Zoning By-law, with respect to the lands known as 1-13 St. Clair Avenue 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 number: 21 249631 STE 12 OZ.

A statutory public meeting was held on November 27, 2025, and the Toronto and East York Community Council and Toronto City Council considered no oral and two written submissions in making the decision. Please see item 2025.TE27.27 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.27>.

The application was refused because: The proposal has not demonstrated how a tall building can be accommodated on this site. The proposal has not adequately addressed issues including wind conditions, servicing capacity, vehicle access and loading, or an acceptable relationship with the designated heritage building. Staff are of the opinion that the proposal does not conform with the Official Plan.

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 **January 19, 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 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 **Dylan Dewsbury** at 416-392-6072 or by email at Dylan.Dewsbury@toronto.ca.

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

Dated at the City of Toronto on December 29, 2025.

John D. Elvidge
City Clerk

Owner: MIDTOWN-YONGE PROPERTIES L.P.
Authority: Item TE27.27, Toronto and East York Community Council

PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of Zoning By-law amendment application is to permit a 160.6-metre (49-storey), excluding mechanical penthouse, mixed-use building with 340 dwelling units.

Further information may be obtained by contacting **Dylan Dewsbury** at 416-392-6072 or by email at Dylan.Dewsbury@toronto.ca.

