
NOTICE OF PASSING OF ZONING BY-LAW 400-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 400-2026 on April 23, 2026, with respect to corrections to Zoning By-law 1260-2024 regarding the lands known as 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway.

An explanation of the purpose and effect of the Zoning By-law, and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number: 23 207644 CPS 00 OZ.

A statutory public meeting was held on October 30, 2024, where the Planning and Housing Committee and Toronto City Council considered three oral and 17 written submissions in making the decision. Please see item PH16.1 at <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.1>.

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 **May 27, 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 **John Duncan**, Senior Planner, Policy and Research at 416-392-1530 or by email at John.Duncan@toronto.ca.

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

Dated at the City of Toronto on May 7, 2026.

John D. Elvidge
City Clerk

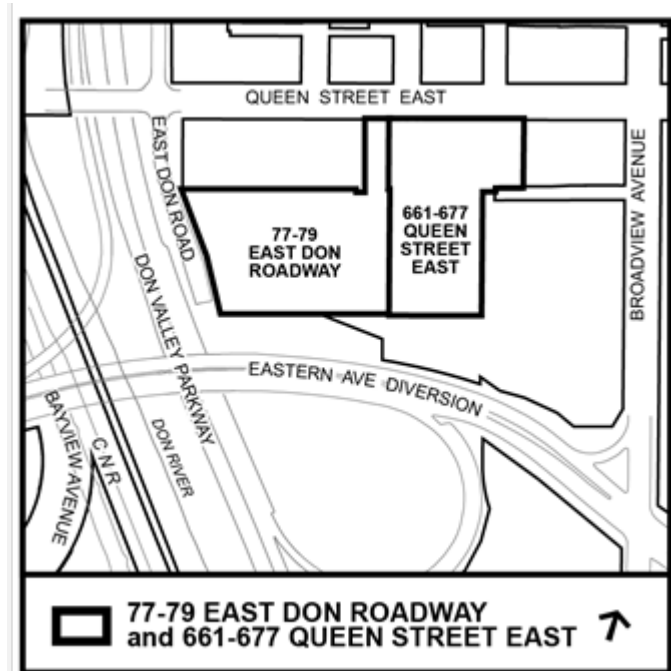
Owner: CITY OF TORONTO
Authority: Item 2024.PH16.1, Planning and Housing Committee

PURPOSE AND EFFECT OF ZONING BY-LAW 400-2026

The purpose and effect of Zoning By-law 400-2026 is to correct a technical error in Zoning By-law 1260-2024 by deleting the lands municipally known in 2015 as 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway from the lands to which the by-law applies.

By-law 1260-2024 amended Zoning By-law 569-2013, as amended, to update permissions and performance standards for mid-rise buildings on certain Avenues, by amending the zone labels on the Zoning Map in Section 990.1 and the maximum height and storey labels on the Height Overlay Map in Section 995.10 for lands to which the updated permissions and performance standards would apply.

Schedules A and B of By-law 1260-2024 intentionally excluded lands subject to an existing Site-Specific Exception, where implementing the updated permissions and performance standards would impact an existing site-specific development approval.



On February 28, 2017, the Ontario Municipal Board had modified and approved By-law 1364-2015(OMB), which amended Zoning By-law 569-2013, as amended, respecting 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway to rezone parts of said lands to O (Open Space) and to a new Site-Specific Exception CR 32.

Site-Specific Exception CR 32 was overlooked when drafting By-law 1260-2024, resulting in By-law 1260-2024 incorrectly amending the zone labels on the Zoning Map and height and storey labels on the Height Overlay Map in By-law 569-2013, as amended, for parts of 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway, thereby applying the updated permissions and performance standards in a manner that impacted the existing site-specific development approval on those lands.

To correct this error, By-law 400-2026 deletes the lands at 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway from Schedule A and Schedule B of By-law 1260-2024 to implement City Council's intent, and enable the development and use of the property to proceed in accordance with Site Specific Exception CR 32.

Further information may be obtained by contacting **John Duncan** at 416-392-1530 or by email at John.Duncan@toronto.ca.