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

TAKE NOTICE that the City of Toronto on May 21, 2026, refused a request to amend the Official Plan and refused an application to amend Zoning By-law 569-2013, with respect to the lands known as 2-4 Mendota Road.

An explanation of the purpose and effect of the Official Plan and Zoning By-law amendment application, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 24 252687 WET 03 OZ.

A statutory public meeting was held on April 29, 2026, and the Etobicoke York Community Council and Toronto City Council considered 11 oral and 43 written submissions in making the decision. Please see item 2026.EY31.2 at <https://secure.toronto.ca/council/agenda/item.do?item=2026.EY31.2>.

The application was refused because of concerns regarding incompatibility of the proposed use with the surrounding residential neighbourhood and limited site access.

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 Official Plan Amendment and/or 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 **June 22, 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 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-law; and
- (3) be accompanied by the fee charged by the Ontario Land Tribunal, currently 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 Official Plan and 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 Official Plan amendment and/or Zoning By-law amendment 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 **Nicholas Deibler** at 416-394-2946, or at Nicholas.Deibler@toronto.ca.

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

Dated at the City of Toronto on June 2, 2026.

John D. Elvidge
City Clerk

Owner: CANADIAN MINI-WAREHOUSE PROPERTIES LIMITED ,
Authority: Item 2026.EY31.2, Etobicoke York Community Council

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of the requested amendment to the Official Plan and Zoning By-law is to permit the development of a 4-storey self-storage building with a gross floor area of 11,144 square metres, 31 at-grade parking spaces and 3 truck loading bays.

Further information may be obtained by contacting **Nicholas Deibler** at 416-394-2946, or at Nicholas.Deibler@toronto.ca.

