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

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TAKE NOTICE that the City of Toronto on May 21, 2026, refused an application to amend the Zoning By-law, with respect to the lands known as 614 Danforth Road.

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: 25 155135 ESC 20 OZ.

A statutory public meeting was held on April 30, 2026, and the Scarborough Community Council and Toronto City Council considered no oral and one written submission in making the decision. Please see item SC31.6 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.SC31.6>.

The application was refused because the application is not consistent with the Provincial Planning Statement 2024 (PPS 2024) and fails to meet the applicable Official Plan policies.

### **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, 2<sup>nd</sup> 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 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 <http://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 **John Lyon** at 416-396-7011, or at [John.Lyon@toronto.ca](mailto:John.Lyon@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: 614 DANFORTH GP LTD  
Authority: 2026.SC32.1, Scarborough Community Council

## PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT APPLICATION

The purpose and effect of Zoning By-law amendment application was to amend the Zoning Bylaw to permit the development of a 33-storey mixed-use building at 614 Danforth Road. The proposed total gross floor area is 26,016 square metres with 380 residential units, including 322 square metres of non-residential gross floor area, resulting in a density of 12.1 times the lot area. A total of 82 vehicular parking spaces are proposed, located within three levels of underground parking. City Council refused this application.

Further information may be obtained by contacting **John Lyon** at 416-396-7011 or at [John.lyon@toronto.ca](mailto:John.lyon@toronto.ca).

