

---

## **NOTICE OF REFUSAL OF ZONING BY-LAW AMENDMENT APPLICATION**

**(Under the Planning Act)**

---

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 8 Parmbelle Crescent.

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 211052 NNY 16 OZ.

A statutory public meeting was held on April 29, 2026, and the North York Community Council and Toronto City Council considered 24 written and four oral submissions in making the decision. Please see Item 2026.NY32.2 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.NY32.2>.

The application was refused because the proposed development does not respect and reinforce the existing physical character of the surrounding neighbourhood, which is characterized by low-density detached dwellings on large lots. The proposal does not maintain the prevailing built form, landscaped front yard character, side yard setbacks, and low-density residential context, and therefore does not conform with the applicable Neighbourhoods policies of 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 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 [www.olt.gov.on.ca](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 **Mina Rahimi** at [Mina.Rahimi@toronto.ca](mailto:Mina.Rahimi@toronto.ca) or at 416-392-2533.

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: MAJID BAGHER-NEJAD  
Authority: Item 2026.NY32.2, North York Community Council

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

The purpose and effect of the Zoning By-law amendment application is to permit four three-storey (11.5 metres) townhouse dwelling units with one parking space within an integral garage for each unit at 8 Parmbelle Crescent.

Further information may be obtained by contacting **Mina Rahimi** at [Mina.Rahimi@toronto.ca](mailto:Mina.Rahimi@toronto.ca) or at 416-392-2533.

