
NOTICE OF PASSING OF ZONING BY-LAW 617-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 617-2026 on June 25, 2026, with respect to the lands known as 468 to 480 Danforth Road and 509 Birchmount Road.

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: 22 210128 ESC 20 OZ.

A statutory public meeting was held on May 28, 2026, and the Scarborough Committee Council and Toronto City Council considered two written submission and one oral communication in making the decision. Please see item 2026.SC32.2 at <http://secure.toronto.ca/council/agenda-item.do?item=2026.SC32.2>.

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 **July 20, 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 <http://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 **Marian Barsoum** at 416-396-5004 or by email at Marian.Barsoum@toronto.ca.

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

Dated at the City of Toronto on June 30, 2026.

John D. Elvidge
City Clerk

Owner: 468 to 480 DANFORTH DEVELOPMENTS LIMITED
Authority: Item 2026.SC32.2, Scarborough Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 617-2026

The purpose and effect of Zoning By-law 622-2026 is to permit the development of a 14 storey mixed used building (plus mechanical penthouse) at 468 to 480 Danforth Road. The proposal contains a total of 526 residential units and 1,563 square metres of ground floor retail. The proposal also provides approximately 754 square metres of on-site parkland dedication that would expand the adjacent Sadler Parkette, consisting of a 545 square metre parcel at 509 Birchmount Road and a 209 square metre parcel at the northeast corner of 468 to 480 Danforth Road.

Further Information may be obtained by contacting **Marian Barsoum** at 416-396-5004, or by email at Marian.Barsoum@toronto.ca.

