
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 June 25, 2026, refused a request to amend the Official Plan and refused an application to amend the Zoning By-law, with respect to the lands known as 1215 to 1255 McCowan Road.

An explanation of the purpose and effect of the requested amendment to 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: 22 119495 ESC 24 OZ.

A statutory public meeting was held on May 28, 2026, and the Scarborough Community Council and Toronto City Council considered no oral and two written submissions in making the decision. Please see item 2026.SC32.4 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.SC32.4>.

The application was refused because the proposal is not consistent with the current Scarborough Centre Secondary Plan nor align with the emerging direction from the updated Scarborough Centre Secondary Plan as recently adopted by Council.

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 requested amendment to the Official Plan and/or 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, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **July 23, 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 specific part of the requested amendment to the Official Plan to which the appeal applies;
- (2) set out the reasons for the appeal of the requested amendment to the Official Plan and/or Zoning By-law amendment application; 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 <http://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 **Tyler Hughes** at 416-396-3266, or by email at Tyler.Hughes@toronto.ca.

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

Dated at the City of Toronto on July 3, 2026.

John D. Elvidge
City Clerk

Owner: CROMBIE MCCOWAN ROAD HOLDINGS LIMITED
Authority: Item 2026.SC32.4, Scarborough 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 amendment application is to permit a development consisting of three residential towers of 25, 45 and 55-storeys in height containing 1,412 dwelling units with retail uses at grade. The proposed gross floor area is 117,913 square metres (including 4,810 square metres of retail space) resulting in a Floor Space Index of 6.42 times the lot area. A total of 1,446 vehicular parking spaces (primarily located in a three-level underground garage that encompasses the entire site) and 1,087 bicycle parking spaces are also proposed.

Further information may be obtained by contacting **Tyler Hughes** at 416-396-3266, or by email at Tyler.Hughes@toronto.ca.

