

Authority: Planning and Growth Management Committee Item 18.2,
adopted as amended, by City of Toronto Council on September 24 and 25, 2008
Enacted by Council: September 25, 2008

CITY OF TORONTO

BY-LAW No. 1038-2008

**To adopt Amendment No. 21 to the Official Plan for the City of Toronto respecting all
lands in the City of Toronto.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,
as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and
has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 21 to the Official Plan is hereby adopted pursuant to the
Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 25th day of September, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT No. 21
TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO

All lands within the City of Toronto

The following text constitutes Amendment No. 21 to the City of Toronto Official Plan.

OFFICIAL PLAN AMENDMENT

The Official Plan is amended as follows:

1. Chapter 5, Section 5.5, THE PLANNING PROCESS, is amended by adding the following unshaded text at the beginning thereof:

“The *Planning Act* encourages public involvement in the planning process and enables Council to require an applicant to provide, at the time a planning application is made, information Council determines is needed to make an informed decision. Regulations under the *Planning Act* prescribe minimum complete application requirements. The *Act* also enables a municipality to identify additional requirements, beyond the prescribed minimum, by having complete application policies in the Official Plan. Council may refuse to accept or further consider a planning application until all such materials have been received.

Applicants are encouraged, but not required, to consult with the Ward Councillor, City staff and local community prior to formal submission of a planning application.

Following receipt of a complete planning application, Council will determine whether the City is satisfied with pre-application community consultation, in particular any pre-application community meeting(s) held in accordance with City standards, and whether one or more subsequent community meetings will be required under the provisions of Policy 5.5.1(c)(ii).

In accordance with the *City of Toronto Act*, Council may delegate by by-law its duty to notify applicants as to the completeness of planning applications.

The application materials and related documents will be made available to the public in accordance with the requirements of the *Planning Act* and the provisions of this Plan.”

2. Chapter 5, Section 5.5, THE PLANNING PROCESS, is amended by adding the following sidebar:

“Information and materials to be made available to the public for review will be provided upon request in electronic and/or paper copy form at a fee not to exceed the City’s actual cost in providing such information or material.”

3. Chapter 5, Section 5.5, THE PLANNING PROCESS, is amended by replacing Policy 1 with the following policies:

“1. Public Involvement

A fair, open and accessible public process for amending, implementing and reviewing this Plan will be achieved by:

- a) encouraging participation by all segments of the population, recognizing the ethno-racial diversity of the community and with special consideration to the needs of individuals of all ages and abilities;
- b) promoting community awareness of planning issues and decisions, through use of clear, understandable language and employing innovative processes to inform the public, including the use of traditional and electronic media; and
- c) providing adequate and various opportunities for those affected by planning decisions to be informed and contribute to planning processes, including:
 - i) encouraging pre-application community consultation;
 - ii) holding at least one community meeting in the affected area, in addition to the minimum statutory meeting requirements of the *Planning Act*, for proposed Official Plan and/or Zoning By-law amendments prior to approval;
 - iii) ensuring that information and materials submitted to the City as part of an application during the course of its processing are made available to the public; and
 - iv) ensuring that draft Official Plan amendments are made available to the public for review at least twenty days prior to statutory public meetings, and endeavouring to make draft Zoning By-law amendments available to the public for review at least ten days prior to statutory public meetings, and if the draft amendments are substantively modified, further endeavouring to make the modified amendments publicly available at least five days prior to consideration by Council.

2. Complete Applications

Applications to amend the Official Plan, to amend the Zoning By-law and applications for Plan of Subdivision, Plan of Condominium or Consent to Sever will comply with the statutory complete application submission requirements of the *Planning Act* and the requirements identified in Schedule 3.

In addition, applications for Site Plan Control Approval should satisfy the submission requirements identified in Schedule 3."

4. Chapter 5, Section 5.5, THE PLANNING PROCESS, is amended by adding the following sidebar:

“Schedule 3 outlines the City requirements for complete applications. When seeking development approvals from the City, applicants should also refer to “*Building Toronto Together – A Development Guide*” which outlines the City’s development review processes. In addition to the requirements of the *City of Toronto Act, Planning Act* and/or Regulations, the City may require additional information to properly evaluate an application. Complete application requirements may be discussed during pre-application consultation.”
5. Chapter 5, Section 5.6, INTERPRETATION, is amended by replacing the words “Schedules 1 and 2” in Policy 5.6.2 with “Schedules 1, 2 and 3”.
6. Schedule 3 – Application Requirements is added, as indicated on the following pages:

APPLICATION REQUIREMENTS

| | Official Plan | Zoning By-law | Plan of Subdivision | Plan of Condominium | Consent to Sever | Site Plan Control Approval |
|--|---------------|---------------|---------------------|---------------------|------------------|----------------------------|
| REQUIREMENTS of the CITY OF TORONTO ACT, PLANNING ACT and/or Regulations | • | • | • | • | • | |
| ADDITIONAL REQUIREMENTS of the OFFICIAL PLAN <i>In addition to the prescribed requirements of the Planning Act, the following non-prescribed information will also be required to evaluate a planning application, unless it is determined that certain studies, plans, drawings and reports are not applicable.</i> <i>Provision of the additional information indicated under the Official Plan, Zoning By-law, Plan of Subdivision, Plan of Condominium and Consent to Sever headings is mandatory under the Planning Act and this Official Plan.</i> <i>Provision of the additional information indicated under the Site Plan Control Approval heading is not mandatory but may be requested by the City in order to enable a site plan control application to be evaluated.</i> | | | | | | |
| Completed Application Form – including <i>Permission to Reproduce and Provision of Requisite Copies</i> . Applicants are required to (a) grant the City permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public for the purpose of application review, and (b) provide a reasonable number of copies of any such document, or parts thereof, in paper and/or electronic form, to the City for internal use and distribution to the public for the purpose of application review. | • | • | • | • | • | • |
| Boundary Survey – showing and quantifying the area(s) of all land parcel(s) relevant to the development proposal. | • | • | • | • | • | • |
| Appropriate Plans and Drawings | • | • | • | • | • | • |
| Planning Rationale – containing a description of pre-application consultation, including any community outreach, public meeting(s) and interested persons contact list created by the applicant in accordance with City standards. | • | • | • | • | • | |
| Avenue Segment Review – when required by the provisions of Section 2.2.3. | • | • | | | | |
| Topographical Survey – showing the area(s) of all land parcel(s) relevant to the development proposal. | • | • | • | • | • | • |

| | Official Plan | Zoning By-law | Plan of Subdivision | Plan of Condominium | Consent to Sever | Site Plan Control Approval |
|---|---------------|---------------|---------------------|---------------------|------------------|----------------------------|
| Building Mass Model – <i>physical or computer generated.</i> | • | • | | | | • |
| Pedestrian Level Wind Study – <i>for buildings over six storeys/20 metres in height.</i> | | • | | | | • |
| Sun/Shadow Study – <i>for buildings over six storeys/20 metres in height.</i> | | • | | | | • |
| Architectural Control Guidelines – <i>when warranted by the scale or nature of the proposed development.</i> | | • | • | | | • |
| Urban Design Guidelines – <i>when warranted by the scale or nature of the proposed development.</i> | | • | • | | | • |
| Community Services/Facilities Study – <i>for large development proposals.</i> | • | • | • | | | |
| Housing Issues Report – <i>for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.</i> | • | • | | • | | |
| Contaminated Site Assessment – <i>if any portion of a property is to be conveyed to the City (eg, parks, roads or lanes).</i> | • | • | • | | • | • |
| Natural Heritage Impact Study – <i>if the proposed development is likely to have impacts on the Natural Heritage System shown on Map 9.</i> | • | • | • | | • | • |
| Environmental Impact Study – <i>if the proposed development is likely to have impacts on aspects of the environment not adequately assessed in the Natural Heritage Impact Study.</i> | • | • | • | | | • |
| Archaeological Assessment – <i>for properties in the City's database of lands containing archaeological potential.</i> | • | • | • | | • | • |
| Heritage Impact Statement/Conservation Strategy – <i>for properties in the City's Inventory of Heritage Properties, whether listed or designated, or adjacent properties where new development could have an impact on a heritage property.</i> | | • | • | | • | • |
| Arborist Tree Preservation Report | | • | • | • | • | • |
| Green Development Standards Checklist | | • | • | • | | • |
| Accessibility Design Standards Checklist | | | • | • | | • |
| Noise Impact Study | | • | • | | • | • |
| Vibration Study | | • | • | | • | • |
| Geotechnical Study – <i>hydrological review to be included where warranted.</i> | | • | • | | • | • |
| Servicing and Stormwater Management Report(s) | | • | • | • | • | • |
| Transportation Impact Study | • | • | • | | | • |
| Parking Study – <i>when proposal does not comply with City by-law standards.</i> | | • | | • | • | • |

| | Official Plan | Zoning By-law | Plan of Subdivision | Plan of Condominium | Consent to Sever | Site Plan Control Approval |
|--|---------------|---------------|---------------------|---------------------|------------------|----------------------------|
| Loading Study – <i>when proposal does not comply with City by-law standards.</i> | | • | | | • | • |
| Traffic Operations Assessment – <i>when warranted by the scale or nature of the proposed development.</i> | | • | • | | | • |
| Draft Amendments | • | • | | | | |