

## NOTICE OF SPECIAL PUBLIC MEETING

To be held by **Planning and Housing Committee**  
(Pursuant to Subsections 26(3)(b) of the *Planning Act*)

### Proposed City-Initiated Official Plan Amendment pertaining to Public Realm and Built Form Official Plan Policies

DATE OF SPECIAL PUBLIC MEETING: December 10, 2019  
TIME OF SPECIAL PUBLIC MEETING: 10:00 a.m., or as soon as possible  
thereafter  
PLACE OF SPECIAL PUBLIC MEETING: Committee Room 1, 2nd Floor,  
City Hall, 100 Queen Street West

#### PROPOSAL - PURPOSE AND EFFECT

The City of Toronto is currently undertaking a review of the Official Plan which was adopted by Council in 2002 and came into effect in 2006. A copy of the current Official Plan can be viewed or downloaded from the City's website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

After extensive public and stakeholder consultation, Section 3.1.1, Public Realm, Section 3.1.2, Built Form and Section 3.1.3, Built Form - Tall Buildings of the Toronto Official Plan are proposed to be amended to strengthen the existing public realm and built form policies and to provide greater clarity through new policies that describe the public realm, built form and built form types. The proposed policies reflect the continuous evolution of the application of urban design to achieve critical city-building objectives, defining the roles and relationships of the public realm and new development to ensure that buildings and their surrounding public spaces work together to achieve a high standard of design and help create a high quality of life for people of all ages and abilities.

The proposed Official Plan Amendment comprehensively applies a number of the key policies of the Growth Plan including those related to complete communities, complete streets, the provision of a high-quality, vibrant public realm, compact built form and the efficient use of land, the integration of green infrastructure, social equity and quality of life, and a well-connected network of walkable neighbourhoods and destinations that encourage active transportation. The proposed policy changes respond to Council's direction to update the policies in order to respond to the following adopted urban design directions:

- promoting a walkable city;
- clarifying the role of the public realm and the need for new public streets;
- introducing development criteria for low-rise, mid-rise and tall buildings; and
- promoting public squares and Privately Owned Publicly-Accessible Spaces.

The *Planning Act* requires that if an Official Plan is being revised under Section 26 of that *Act*, a Special Public Meeting must be held on any proposed amendments to revise the Official Plan and that an Open House be held if the Official Plan is being revised to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the Official Plan Amendment may be delegated by Council to the Planning and Housing Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*. The Public Open House for this phase of the Five Year Official Plan Review was held on September 16, 2019.

As part of the City of Toronto's Five Year Official Plan Review, this Official Plan Amendment is in conformity with the Growth Plan for the Greater Golden Horseshoe (2019), is consistent with the Provincial Policy Statement (2014) and has regard to matters of provincial interest under Section 2 of the *Planning Act*. The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

## **DESCRIPTION OF SUBJECT LANDS**

The proposed Official Plan Amendment introduces new and revised policies that apply to the entire City of Toronto.

## **BACKGROUND INFORMATION**

In 2012, City Council directed City Planning to prepare reports containing proposed Official Plan amendments by thematic areas for the Five Year Official Plan and Municipal Comprehensive Reviews under S. 26 of the *Planning Act*. Since the inception of the Official Plan Review, a number of thematic policy amendments have been adopted by Council.

At their meetings on January 15, 2018 and June 7, 2018, the Planning and Growth Management Committee (PGMC) endorsed draft official plan amendments containing draft public realm and built form policies and a draft terms of reference for a Block Context Plan as the basis for public consultation. The Decision History can be accessed at these links:

Public Realm Policies and Block Context Plan:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.7>

Built Form Policies:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.1>

The PGMC directed staff to conduct open houses in each community council district, and meet with key stakeholders to obtain comments and feedback regarding the draft revisions.

A staff report with the proposed policy revisions based on stakeholder and public feedback was considered by Planning and Housing Committee on July 3, 2019 and can be viewed at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.10>. The Committee directed City Planning staff to hold a statutory public open house and prepare a Final Recommendation Report. The public open house was held on September 16, 2019.

Further information is also available at: [www.toronto.ca/opreview](http://www.toronto.ca/opreview).

**Detailed information about the proposed Official Plan Amendment may be obtained by contacting:**

Steven Dixon, Senior Planner  
Phone: 416-392-0189  
E-mail: [Steven.Dixon@toronto.ca](mailto:Steven.Dixon@toronto.ca)

A copy of City Planning's Final Report on the proposed Official Plan Amendment will be available on the City's website at: [www.toronto.ca/legdocs/agendas.html](http://www.toronto.ca/legdocs/agendas.html) on December 3, 2019.

A printed copy of the proposed Official Plan Amendment that will be considered by Planning and Housing Committee will be available at Metro Hall, 22<sup>nd</sup> Floor, 55 John Street, Toronto Ontario, starting on November 20, 2019.

**PURPOSE OF SPECIAL PUBLIC MEETING**

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it in order to make recommendations on the Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You are invited to attend the Special Public Meeting to make your views known regarding the proposed Official Plan Amendment. If you wish to address the Planning and Housing Committee in person or in writing, please contact: City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, City Hall, 10th Floor West, 100 Queen Street West, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416 392-1879, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).

To assist with scheduling, you are requested to call the City Clerk's Office by 12:00 noon on December 9, 2019, if you plan to make comments at the meeting. The Committee may request you to file an outline of your presentation with the Clerk.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

**FURTHER INFORMATION**

**If you wish to be notified** of the decision of the City of Toronto on the proposed Official Plan Amendment, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the *Toronto Municipal Code* authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your

communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board, and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

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

Dated at the City of Toronto this 31<sup>st</sup> day of October, 2019.

Ulli S. Watkiss  
City Clerk