

Authority: Planning and Housing Committee Item PH2.1,
as adopted by City of Toronto Council on March 29, 30 and
31, 2023
City Council voted in favour of this by-law on March 31,
2023

CITY OF TORONTO

BY-LAW 287-2023

To adopt Amendment 641 to the Official Plan for the City of Toronto respecting implementation of Bill 109, More Homes for Everyone Act.

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 the City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A., has been amended to require delegation of Site Plan Control to an authorized person and such authorized person be authorized to determine completeness of a Site Plan Control Application; and

Whereas authority is given to Council under subsection 114(4.3) of the City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A., to require an applicant to provide any information or material that the City considers it may need, with respect to Site Plan Control, if the Official Plan contains provisions relating to such requirements; and

Whereas the Council of the City of Toronto has previously enacted a municipal by-law to delegate determination of approval and conditions of Site Plan Control to the Chief Planner; and

Whereas the Council of the City of Toronto has previously enacted a municipal by-law to delegate determination of completeness of specified planning applications to the Chief Planner; and

Whereas concurrent with the adoption of this by-law to amend the Official Plan of the City of Toronto, the Council of the City of Toronto delegated determination of completeness of a Site Plan Control application to the Chief Planner under the City of Toronto Act, 2006; 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 section 17 the Planning Act;

The Council of the City of Toronto enacts:

- 1.** The attached Amendment 641 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on April 3, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 641 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The Official Plan of the City of Toronto is amended as follows:

1. Section 5.5 is amended to add the words "and the City of Toronto Act" after the words "Planning Act" in the second sentence of the first paragraph of non-policy text.
2. Section 5.5 is amended to delete the words "minimum complete" after the word "prescribe" and before the word "application" in the second sentence of the first paragraph of non-policy text.
3. Section 5.5 is amended to delete the word "Act" after the word "The" and replace it with the word "legislation" in the third sentence of the first paragraph of non-policy text.
4. Section 5.5 is amended to delete the word "additional" after the word "identify" and before the word "requirements" in the third sentence of the first paragraph of non-policy text.
5. Section 5.5 is amended to delete the word "the" after the word "beyond" and before the word "prescribed" and replace it with the word "those" in the third sentence of the first paragraph of non-policy text.
6. Section 5.5 is amended to delete the word "minimum" after the word "prescribed" and before the word ", by" in the third sentence of the first paragraph of non-policy text.
7. Section 5.5 is amended to add the following sentence at the after the word "Plan." and before the word "Council" of the first paragraph of non-policy text as follows:

"The prescribed requirements of the Planning Act and the City of Toronto Act, in addition to the Official Plan requirements, form the City's minimum application requirements."
8. Section 5.5 is amended to delete the words "formal" before the word "submission" in the second paragraph of non-policy text in both instances.
9. Section 5.5 is amended to delete the words "receipt of a complete" after the word "Following" and before the word "planning" and replacing them with the words "the submission of a" in the first sentence of the third paragraph of non-policy text.
10. Section 5.5 is amended to delete the words "as to the completeness of planning applications." and replace them with the words "whether their submission is complete or incomplete." in the fourth paragraph of non-policy text.
11. Section 5.5 is amended to delete the words "The application materials and related documents will be made" and replace them with the words "The City will make materials related to a complete application" before the word "available" in the fifth paragraph of non-policy text.

12. Section 5.5, Policy 2 is amended by adding the words "Site Plan Control Approval," after the word "Subdivision," and before the word "Plan" in the second sentence.
13. Section 5.5, Policy 2 is amended by deleting the words "the statutory complete application submission requirements of the Planning Act and the requirements identified in Schedule 3." and replacing them with the words "the City's minimum application requirements. For all lands in the City of Toronto, the Official Plan requirements are identified in Schedule 3 of the Official Plan and Chapters 2 to 4 of the Official Plan. For specified lands, additional Official Plan requirements may also be contained within applicable Secondary Plans and Site and Area Specific Policies."
14. Section 5.5, Policy 2 is amended by deleting the words "In addition, applications for Site Plan Control Approval should satisfy the submission requirements identified in Schedule 3."
15. In Section 5.5, the Second Side Bar is deleted and replaced with the following:

""Minimum application requirements" refers to all requirements of the Planning Act, the City of Toronto Act and the City of Toronto's Official Plan. Application requirements will be discussed during a mandatory pre-application consultation meeting.

When seeking development approvals from the City, applicants should refer to the City of Toronto Development Guide which outlines the City's development review process."
16. The part entitled "APPLICATION REQUIREMENTS" in Schedule 3 above the words "requirements of the City of Toronto Act, Planning Act and/or Regulations." is amended to include the symbol "●" under the heading "Site Plan Control Approval".
17. The explanatory text of Schedule 3 of the Official Plan is amended as follows:
 - a. The word "Additional" before the word "Requirement" is deleted from the heading in both instances;
 - b. The words "and the City of Toronto Act," are added after the words "Planning Act" in the first sentence and first paragraph of explanatory text;
 - c. The words "the following non-prescribed information will also be required to evaluate a planning application" are deleted from the first paragraph of explanatory text;
 - d. The word "Provision" is deleted and replaced with words "the provision" in the existing second paragraph of explanatory text and the existing second paragraph is consolidated into the existing first paragraph of explanatory text;
 - e. The words "and material" are added after the word "information" and before the word "indicated" in the first sentence to the existing second paragraph of explanatory text, now the first paragraph of explanatory text;

- f. The words "Site Plan Control Approval" are added after the word "Subdivision," and before the word "Plan" to the existing second paragraph of explanatory text, now the first paragraph of explanatory text;
- g. The word "mandatory" before the word "under" and after the word "is" is deleted and replaced with the word "required" in the existing second paragraph of explanatory text, now the first paragraph of explanatory text;
- h. The words "the City of Toronto Act" are added after the word "Act," and before the word "and" in the existing second paragraph of explanatory text, now the first paragraph of explanatory text;
- i. The existing words ", unless it is determined that certain studies, plans, drawings and reports are not applicable." are moved to after the word "Plan" to the end of the existing second paragraph of explanatory text, now the first paragraph of explanatory text; and
- j. The words "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." are deleted.