

Authority: Planning and Housing Committee Item PH12.2,
as adopted by City of Toronto Council on May 22 and 23,
2024
City Council voted in favour of this by-law on May 23,
2024
Written approval of this by-law was given by Mayoral
Decision 13-2024 dated May 23, 2024

CITY OF TORONTO

BY-LAW 500-2024

To adopt Amendment 720 to the Official Plan for the City of Toronto respecting Schedule 3 Application Requirements and a new complete application requirement in Section 3.1.6.

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 authority is given to Council under subsections 22(5), 34(10.2), 51(18), 53(3) of the Planning Act, R.S.O. 1990, c. P.13 and 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 Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Consent to Sever and Site Plan Control applications, if the Official Plan contains provisions relating to such requirements; and

Whereas the 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 of the Planning Act;

The Council of the City of Toronto enacts:

- 1.** The attached Amendment 720 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on May 23, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 720 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

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

1. Section 3.1.6, Heritage Conservation is amended by adding a new Policy 22 after existing Policy 21 as follows:

"CULTURAL HERITAGE EVALUATION REPORT

22. A Cultural Heritage Evaluation Report will address and determine whether a property, collection of properties, or landscape feature has cultural heritage value and meets the criteria under O. Reg 9/06 for designation under Part IV of the Ontario Heritage Act. A Cultural Heritage Evaluation Report will be required by Schedule 3 of the Official Plan where a property meets one or more of the criteria below:

- a) it is a property that has been identified by City Council through a City-led study as having potential cultural heritage value or interest, but which is not included on the Heritage Register.
- b) It is a property that has been previously identified by City Council as having cultural heritage value or interest and requires further evaluation, but which is not currently included on the Heritage Register.

Where a CHER has identified that a property has cultural heritage value and meets the criteria under O. Reg 9/06 for designation under Part IV of the Ontario Heritage Act, a Heritage Impact Assessment will also be required in accordance with the policies of the Official Plan as informed by the CHER as part of a complete application."

2. Section 3.1.6, Heritage Conservation is amended by adding a new sidebar adjacent to new Policy 22 as follows:

"Cultural Heritage Evaluation Report

A Cultural Heritage Evaluation Report (CHER) includes primary and secondary research, visual inspection, and evaluation against prescribed criteria (Ontario Regulation 9/06), and where appropriate, the preparation of a draft Statement of Significance, which includes the Statement of Cultural Heritage Value and identification of Heritage Attributes. The CHER enables an understanding of a property and assists with the identification and evaluation of the heritage values and attributes that will be *conserved* when planning for change. The evaluation in the CHER enables this understanding to be available prior to determining what change may be appropriate on a given site and enables a resource's cultural heritage value or interest to be understood prior to determining those planning outcomes at the earliest stages of the development application process.

A clear understanding of the resource's heritage value can both ensure its long term *conservation*, as well as identify opportunities for flexibility and change early in the planning process.

A CHER may also be used to identify heritage resources outside of the development application process, in order to recognize valued community assets or qualify a property for the heritage property tax rebate and grant programs.

A CHER can ensure that an understanding of a resource's cultural heritage value is made without regard to pre-determined or desired outcomes. A clear understanding of the resource's heritage value can both ensure its long term conservation, as well as identify opportunities for flexibility and change early in the planning process."

3. Schedule 3, Application Requirements is amended by adding a new requirement for a "Cultural Heritage Evaluation Report" for Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Cultural Heritage Evaluation Report – for all properties that meet one or more criteria set out in Policy 22 of Section 3.1.6 of the Official Plan.	●	●	●			

4. Schedule 3, Application Requirements is amended by deleting the words "Conservation Strategy" in the existing requirement for a 'Heritage Impact Assessment/Conservation Strategy'.
5. Schedule 3, Application Requirements is amended by adding a description to the existing requirement for an 'Accessibility Design Standards Checklist' as follows:
- "design guidelines to ensure accessible, equitable and barrier-free access."
6. Schedule 3, Application Requirements is amended by adding a new requirement for an "Aeronautical Report" for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Approval as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Aeronautical Report – to assess the impact of development applications proposed on lands that fall within an area subject to a zoning regulation made pursuant to the Aeronautics Act (federal), including zoning regulations made under delegated authority by a provincial authority.	●	●				●

7. Schedule 3, Application Requirements is amended by deleting the existing "Odour Study" requirement, provided Paragraph 8 revising the name of the existing 'Air Quality Study' requirement to 'Air Quality and Odour Study' and the associated description comes into effect.
8. Schedule 3, Application Requirements is amended by adding the words "and Odour" after the word 'Quality' in the existing 'Air Quality Study' requirement and adding a new description as follows:

 "a technical report that provides a written description of the impact of air emissions, including odour and dust, by the surrounding environment on the proposed development as well as mitigation measures to reduce any negative impacts."
9. Schedule 3, Application Requirements is amended by deleting and replacing the description for the existing 'Arborist Report' requirement as follows:

 "for all properties with existing trees, trees within six metres of all property lines, or trees within 12 metres for areas regulated by the Ravine and Natural Feature Protection By-law, Municipal Code Chapter 658. The Arborist Report provides detailed information, including the location, species, size and condition, of individual trees and associated significant vegetation on private and public lands that may be affected by a proposed development and describes all proposed regulated tree impacts (injuries and removals), maintenance strategies and protection measures to be implemented."
10. Schedule 3, Application Requirements is amended by adding the words "Plan of" after the word 'Boundary' to the existing 'Boundary Survey' requirement.

11. Schedule 3, Application Requirements is amended by deleting the word "Building" in the existing requirement for 'Building Mass Model' and adding the words "Computer Generated" and by deleting and replacing the description as follows:

"a 3-D model of the proposed development to be integrated into the City's context model to evaluate the impacts of the scale of the development."

12. Schedule 3, Application Requirements is amended by adding a new requirement for Plan of Subdivision as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Plan of Subdivision – a plan that identifies the legal description and illustrates how a property is proposed to be divided.			●			

13. Schedule 3, Application Requirements is amended by adding a new requirement for Plan of Condominium as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Plan of Condominium – a plan that identifies the legal description and illustrates how a property or building is proposed to be divided or shared.				●		

14. Schedule 3, Application Requirements is amended by deleting the "Loading Study" requirement, provided Paragraph 17 adding the "Transportation Impact Study" requirement for Consent to Sever and the associated description comes into effect.
15. Schedule 3, Application Requirements is amended by deleting the "Parking Study" requirement, provided Paragraph 17 adding the "Transportation Impact Study" requirement for Consent to Sever and the associated description comes into effect.

16. Schedule 3, Application Requirements is amended by deleting the "Traffic Operations Assessment" requirement, provided Paragraph 17 adding the "Transportation Impact Study" requirement for Consent to Sever and the associated description comes into effect.
17. Schedule 3, Application Requirements is amended with respect to the existing 'Transportation Impact Study' requirement as follows:

- a. Add a requirement for applications for "Plan of Condominium" and "Consent to Sever"; and
- b. Add a new description as follows:

"to evaluate the multi-modal effects of a development or redevelopment on the transportation system, suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development, and protect the safe operation and maintenance of existing and future transit infrastructure, including for higher order transit."

18. Schedule 3, Application Requirements is amended by adding a new requirement for a "Methane Gas Study" for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Site Plan Control Approval as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Methane Gas Study – a report that identifies and evaluates the possible presence of methane at a proposed development site within the vicinity of a closed municipal landfill and in accordance with Policy 3.4.23 of the Official Plan. The Study shall also provide mitigation measures that need to be undertaken prior to any development occurring on the site.	●	●	●			●

19. Schedule 3, Application Requirements is amended by adding the words "/Hydrological Review" after the word 'Study' in the existing 'Geotechnical Study' requirement and adding a new description as follows:

"a report to investigate and analyze the soil and bedrock composition to determine its structural stability to accommodate the proposed development and to determine the feasibility and infiltration of groundwater."

20. Schedule 3, Application Requirements is amended by deleting the existing "Servicing and Stormwater Management Report" requirement, provided Paragraphs 21, 22, 23, and 24 adding the new 'Servicing Report', 'Stormwater Management Report', 'Conceptual Servicing Plan' and 'Site Servicing Plan' requirements come into effect.
21. Schedule 3, Application Requirements is amended by adding a "Servicing Report" requirement for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, Consent to Sever and Site Plan Control Approval as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Servicing Report – a report to evaluate the effects of a proposed change to the Official Plan that may impact the City's municipal servicing infrastructure (including sanitary, storm and water) and watercourses, or the effects of development on the City's municipal servicing infrastructure (including sanitary, storm and water) and watercourses.	●	●	●	●	●	●

22. Schedule 3, Application Requirements is amended by adding a "Stormwater Management Report" requirement for Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium and Site Plan Control Approval as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Stormwater Management Report – a report to identify, evaluate, and mitigate the impacts of the change in stormwater runoff on existing infrastructure and the environment due to a proposed development.		●	●	●		●

23. Schedule 3, Application Requirements is amended by adding a "Conceptual Servicing Plan" requirement for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and Consent to Sever as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Conceptual Servicing Plan – a plan to show how municipal services will be provided to the site, including to all proposed building(s) and services, and how those proposed services will comply with the City's policies, guidelines, and standards and provincial requirements. Conceptual servicing connections, including municipal connections, utilities and drainage system(s).	●	●	●		●	

24. Schedule 3, Application Requirements is amended by adding a "Site Servicing Plan" requirement for Consent to Sever and Site Plan Control Approval as follows:

REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Site Servicing Plan – a plan to show how the site, including all proposed buildings and services, will be provided with municipal services and that those services comply with the City's policies, guidelines and standards and provincial requirements. The Site Servicing Plan includes information to allow for technical review of the proposed site servicing.					●	●

25. Schedule 3, Application Requirements is amended by adding a new description to the existing 'Green Development Standards Checklist' requirement as follows:

"a set of performance measures, targets, and principles to achieve more sustainable and resilient new development. It addresses environmental issues, including air and water quality, greenhouse gas emissions, energy efficiency, solid waste, and enhancement of the natural environment."

26. Schedule 3, Application Requirements is amended by deleting and replacing the description for the existing 'Tree Protection Plan' requirement as follows following:

"for all properties with existing trees, trees within six metres of all property lines, or trees within 12 metres for areas regulated by Ravine and Natural Feature Protection By-law, Municipal Code Chapter 658. A Tree Protection Plan prepared in conjunction with an Arborist Report that identifies the location, species and size of trees and regulated tree protection zones, identifies any proposed tree impacts (injuries and removals) where applicable, and illustrates details of protection measures including the location of protective barriers."