

City Clerk's Office
Planning & Growth Management Committee,
City Hall, 10th Floor West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-397-4579
Fax: 416-392-1879
Email: pgmc@toronto.ca
Web: www.toronto.ca

NOTICE OF OPEN HOUSE AND PUBLIC MEETING

**To be held by Planning and Growth Management Committee
(Pursuant to Subsection 17(16) and 17(15(d) of the Planning Act)**

Proposed City-wide Official Plan Amendment pertaining to the Development Permit System

DATE OF STATUTORY OPEN HOUSE:	June 9, 2014
TIME OF STATUTORY OPEN HOUSE:	4:00 p.m. to 8:00 p.m.
PLACE OF STATUTORY OPEN HOUSE:	Room 308 and 309, Metro Hall 55 John Street, Toronto

DATE OF PUBLIC MEETING:	June 19, 2014
TIME OF PUBLIC MEETING:	1:30 p.m. or as soon as possible there after
PLACE OF PUBLIC MEETING:	Committee Room 1, 2 nd Floor, City Hall, 100 Queen Street West, Toronto

PROPOSAL – PURPOSE AND EFFECT

Official Plan policies for the implementation of a development permit system are being recommended. A development permit system, as contemplated by the Planning Act, provides municipalities with a land use regulatory power that is an alternative to zoning for the purposes of implementing the Official Plan. The development permit system for Toronto is proposed to be applied area by area at a neighbourhood scale through the adoption of development permit by-laws. The development permit system would address local planning issues and reflect local character and distinctiveness through the creation of a comprehensive vision for a particular area. These Official Plan policies will enable City Council to enact development permit by-laws on area by area basis in order initiate a development permit system in these selected areas.

The Planning Act requires that a public meeting must be held on any proposed amendments to the Official Plan and that an open house be held if the Official Plan is being amended in relation to a development permit system. The holding of public meetings on the proposed Official Plan amendments may be delegated by Council to Planning and Growth Management Committee under Section 24 of the City of Toronto Act and the Toronto Municipal Code.

The Planning Act and Ontario Regulation 608/06 require that the Official Plan incorporate policies setting out the goals, objectives and scope of the development permit system, certain regulatory requirements, and the types of criteria and conditions that may be included in a development permit by-law. Official Plan policies relating to a development permit system must be in effect in order for the City to pass development permit by-laws.

DESCRIPTION OF SUBJECT LAND

The proposed Official Plan amendment will apply to the whole City of Toronto and as such, no key map is being included in this notice.

BACKGROUND INFORMATION

A staff report (March 26, 2014) with the proposed draft official plan policies was considered by Planning and Growth Management Committee at its meeting of April 10, 2014. A copy of this staff report and draft policies can be found here: <http://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-68099.pdf>

Further information is also available at www.toronto.ca/planning/dps

At its meeting of April 10, 2014, the Committee adopted three recommendations including that the Chief Planner and Executive Director City Planning Division submit a Final Report with a proposed Official Plan Amendment containing policies that would allow for the implementation of a development permit system to a statutory Public Meeting of the Planning and Growth Management Committee on June 19, 2014.

The Committee also directed the Chief Planner and Executive Director City Planning Division to submit a report listing the areas of the City suitable for initial implementation of the development permit system based on the criteria outlined in the March 26, 2014 report.

A copy of City Planning's Final Report on the proposed Official Plan Amendment will be available on the City's web site at <http://www.toronto.ca/legdocs/agendas.html> on June 12, 2014.

A printed copy of the proposed Official Plan Amendment that will be considered by Planning and Growth Management Committee will be available to be viewed from Monday to Friday between 8:30 a.m. and 4:30 p.m. at the following locations starting on May 30, 2014:

City Planning
Metro Hall, 22nd Floor
55 John Street, Toronto, ON

Planning and Growth Management Committee
City Hall, 10th Floor, West Tower
100 Queen Street West, Toronto, ON

A copy of the current Official Plan can be viewed or downloaded from the City's website: www.toronto.ca/planning/official_plan/introduction.htm.

Should you require additional information about the proposed Official Plan Amendment you may contact

Kelly Snow
416-392-4787

Helen Bulat
416-392-5848

Mario Giambattista
416-338-4995

PURPOSE OF OPEN HOUSE

You are invited to attend the Open House to review the proposed Official Plan amendment and to ask questions about the proposed policies any related information and material. Attendance at the Open House does not provide a person or public body with appeal rights or a right to party status at the Ontario Municipal Board.

PURPOSE OF PUBLIC MEETING

You are invited to attend the public meeting to make your views known regarding the proposed Official Plan Amendment. To assist in scheduling, if you wish to address the Planning and Growth Management

Committee, please notify the City Clerk, Planning and Growth Management Committee, by calling 416-397-4579, or e-mail pgmc@toronto.ca by no later than 12:00 noon June 18, 2014.

If you wish to submit written comments, please forward them to: City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, City Hall, 100 Queen Street West, 10th Floor, West Tower, Toronto, ON M5H 2N2, or by Fax: 416-392-1879, or by e-mail to pgmc@toronto.ca.

The Planning and Growth Management Committee will 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.

FURTHER INFORMATION

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment, you must make a written request to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address above or by Fax: 416-392-1879.

Official Plan Amendment and Appeal: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Nancy Martins, Administrator, Planning and Growth Management Committee, at the address set out in this notice or by Fax: 416-392-1870 before the Council decision on the proposed Official Plan Amendment, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of 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.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public. 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 29th day of May, 2014.

Ulli S. Watkiss
City Clerk

Attendant Care Services can be made available with some advance notice.