

City Clerk's Office
Planning and Housing Committee
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NOTICE OF PUBLIC MEETING

**To be held by the Planning and Housing Committee
(Under the Planning Act)**

**City-Initiated Official Plan Amendment and Zoning By-law Amendment pertaining to
Inclusionary Zoning
Application No.: 18 239276 CPS 00 TM**

Location of Application: City-wide
Applicant: City of Toronto

DATE: October 28, 2021
TIME: 9:30 a.m. or as soon as possible thereafter
PLACE: By Video Conference, details below

PROPOSAL

The purpose of this Official Plan Amendment and Zoning By-law Amendment is to introduce new requirements for inclusionary zoning pursuant to Sections 16(4) and 35.2 of the Planning Act. Inclusionary zoning is a land use planning tool that allows municipalities to require new residential development to include affordable housing, creating mixed-income housing.

The Official Plan and Zoning By-law amendments for inclusionary zoning outline how this new affordable housing tool would apply in the city, including:

- requirements for affordable housing created through inclusionary zoning to remain affordable for at least 99 years;
- the percentage of affordable housing required in new developments, including different requirements depending on where the development is proposed, the tenure of the proposed development and the tenure of the affordable units;
- where it will be implemented, including within Protected Major Transit Station Areas located in an Inclusionary Zoning market area;
- exemptions for certain developments, including exemptions for developments below a development size threshold; and
- transition and phase-in requirements.

The recommended amendments were developed to achieve the City's policy objectives for increasing the supply of affordable housing for low to moderate income households, continuing to support a diverse range of housing supply and supporting the development of more inclusive and equitable communities.

Detailed information regarding the proposal, including the assessment report, background information and material and a copy of the proposed Official Plan and Zoning By-law Amendment, may be obtained by contacting Christine Ono, Senior Planner, SIPA at 416-392-1255, or by e-mail at Christine.Ono@toronto.ca. Further information is also available at: www.toronto.ca/inclusionaryzoning.

PURPOSE OF 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 city-initiated Official Plan and Zoning By-law Amendments. These recommendations will then be forwarded to Toronto City Council for its consideration.

In order to comply with public health guidelines and prevent the spread of COVID-19, the meeting will take place by video conference. You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal.

Send written comments by email to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to phc@toronto.ca or by phone at 416-397-4579, no later than 12:00 p.m. on October 27, 2021. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: phc@toronto.ca.**

The Planning and Housing 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.

FURTHER INFORMATION

Given that the amendments listed in this Notice regulate the use of lands at several locations within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and passing or refusal of the proposed Zoning By-law 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.

Official Plan and Zoning By-law Amendments Appeal: In accordance with Subsections 17(24.1.2), 17(24.1.3), 34(19.3) and 34(19.4) of the Planning Act, there is no appeal in respect of inclusionary zoning Official Plan policies or parts of a by-law that give effect to inclusionary zoning policies except an appeal made by the Minister of Municipal Affairs and Housing.

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.

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 on October 7, 2021.

John D. Elvidge
City Clerk