

## **NOTICE OF PUBLIC MEETING**

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

### **City-Initiated Official Plan Amendment pertaining to Protected Major Transit Station Areas – Downtown Secondary Plan and City-wide Interpretation Policies Application Number: 19 205618 STE 10 TM**

**Location of Application:** City Wide  
**Applicant:** City of Toronto

**DATE:** January 12, 2022  
**TIME:** 10:30 a.m. or as soon as possible thereafter  
**PLACE:** By Video Conference, details below

#### **PROPOSAL**

In June 2020, the City initiated the Growth Plan Conformity and Municipal Comprehensive Review which includes the delineation of 180+ potential Major Transit Station Areas (MTSAs) to meet Provincial minimum intensification requirements. A subset of MTSAs will be identified as Protected Major Transit Station Areas (PMTSAs), where inclusionary zoning by-laws can be implemented.

The purpose of this Official Plan Amendment is to establish a new Chapter 8 and associated citywide interpretation policy amendments to the Official Plan and introduce sixteen Protected Major Transit Station Areas in the Downtown under Chapter 8 of the Official Plan pursuant to Sections 16(15) and 17 of the *Planning Act*.

Section 16(15) permits the City to delineate a Protected Major Transit Station Area under section 17 of the *Planning Act*, and directs that the Minister of Municipal Affairs and Housing is the approval authority of the amendment to the Official Plan. The *Planning Act* also sets out that the City's Official Plan must include:

- the minimum population and employment targets for the transit station areas
- the authorized uses of land
- the minimum densities

In addition to establishing Chapter 8, Official Plan Amendment 524 proposes to delineate sixteen protected major transit station areas and addresses the requirements in the *Planning Act*. It identifies minimum population and employment targets for each transit station area. It also establishes minimum densities as floor space indices (measured as the total gross floor area of a building divided by the lot area) or minimum units that new development in the transit station areas will be required to meet. The Official Plan Amendment includes policies that recognize that the minimum densities are to be applied together with all appropriate policies of the Official Plan and that additions to lawfully existing buildings may proceed and are not required to meet the prescribed minimum densities.

The recommended amendments were developed to conform with Provincial policy, advance the City's intensification strategy that directs transit-oriented development, support the City's policy objectives for increasing the supply of affordable housing and meet the requirements of the *Planning Act*.

Detailed information regarding the proposal, including a copy of the proposed Official Plan Amendment, may be obtained by contacting Kirsten Stein, Senior Planner, SIPA at 416-392-0421, or by e-mail at [Kirsten.Stein@toronto.ca](mailto:Kirsten.Stein@toronto.ca). Further information is also available at: [www.toronto.ca/ourplan](http://www.toronto.ca/ourplan).

## 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 Amendment. 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](https://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](mailto: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](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on January 11, 2022. 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, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto: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](mailto: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 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.

**No Appeal of Official Plan Amendment 524:** Official Plan Amendment 524 is subject to ministerial approval and there is no ability to appeal the Minister's decision to the Ontario Land Tribunal (OLT)

**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 December 21, 2021.

John D. Elvidge  
City Clerk