

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 pertaining to Mandatory Pre-Application Consultation Application Number: 21 196161 STE 10 OZ

Location of Application: City Wide
Applicant: City of Toronto

DATE: January 12, 2022
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 is to introduce a requirement for applicants to consult with the City before submitting an application for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision or Site Plan Control pursuant to sections 22(3.1), 34(10.0.1), and 51(16.1) of the Planning Act and/or section 114(4) of the City of Toronto Act, 2006. An associated Municipal By-law Amendment is being made to Chapter 415 of the Toronto Municipal Code to implement the Mandatory Pre-Application Consultation requirement.

Pre-application consultation is encouraged and supported as a component of the Province's land use planning system, and its use is one of the key elements in the successful implementation of the reduced statutory review timelines introduced by Bill 108, the *More Homes, More Choices Act, 2019*.

More recently, mandatory pre-application consultation has been identified as a best practice among GTA municipalities to improve application quality, shared productivity, overall time to decision and achieve good city-building outcomes. The increasing volume and complexity of applications and demonstrated interest on the part of applicants in pre-application consultation with City staff, coupled with the critical role of development review in accelerating the recovery from the COVID-19 pandemic, underscore the need to improve the City's existing voluntary practice.

Detailed information regarding the proposal, including back ground information and material and a copy of the proposed Official Plan Amendment and Municipal Code Amendment, may be obtained by contacting Michelle Drylie, Manager, Strategy and Business Improvement, C2K at 416-392-3436, or by e-mail at Michelle.Drylie@toronto.ca. Further information is also available at: www.toronto.ca/city-government/planning-development/concept-2-keys-c2k/concept-2-keys-development-review-improvements.

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 application. 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 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, 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 apply to all of the lands 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 Municipal Code 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 Amendment Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments 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.

Municipal Code Amendments Appeal: There is no appeal of the decision of the Council of the City of Toronto for the Municipal Code Amendment to the Ontario Land Tribunal.

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