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Planning and Housing Committee  
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## **NOTICE OF SPECIAL PUBLIC MEETING**

**To be held by Planning and Housing Committee  
(Pursuant to Subsections 26(3)(b) of the Planning Act)**

**Proposed City-Initiated Official Plan Amendment pertaining to the Keele-St. Clair Local Area Study**

**DATE OF SPECIAL PUBLIC MEETING:** April 27, 2022  
**TIME OF SPECIAL PUBLIC MEETING:** 9:30 a.m., or as soon as possible thereafter  
**PLACE OF SPECIAL PUBLIC MEETING:** Council Chamber, City Hall, 100 Queen Street West and by Video Conference

### **PROPOSAL - PURPOSE AND EFFECT**

The City of Toronto is currently undertaking a Municipal Comprehensive Review and Provincial Growth Plan conformity exercise (MCR/Conformity Exercise) of the City of Toronto Official Plan. A copy of the current Official Plan can be viewed or downloaded from the City's website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

As part of the Official Plan Review, Planning and Housing Committee directed the Chief Planner and Executive Director, City Planning to:

- prioritize the study of the Keele-St. Clair area including lands around McCormack Street where lands are designated as Employment Areas and are not identified as a Provincially Significant Employment Zone as part of the upcoming review in order to enable the potential unlocking of the lands in the vicinity of the Smart Track/GO Kitchener line and planned station located in the area of these lands.

In response to the above direction, the Keele-St. Clair Local Area Study was identified as part of the work plan for the MCR/Conformity Exercise. After extensive public and stakeholder consultation and engagement, Chapter 6, Secondary Plans, Chapter 7, Site and Area Specific Policies, Map 2, Urban Structure, Map 17, Land Use Plan, Map 35, Secondary Plan Key Map, and Schedule 2, The Designation of Planned but Unbuilt Roads of the Toronto Official Plan are proposed to be amended to introduce a new Keele-St. Clair Secondary Plan and amend the existing Site and Area Specific Policy for the lands on the south side of McCormack Street. The proposed Secondary Plan policies and land use designations establish a new framework for the development of a complete community around the planned St. Clair-Old Weston GO Transit/SmartTrack Station located at the intersection of Union and Townsley Streets, to achieve critical city-building objectives inclusive of new opportunities for housing, jobs, parks and open spaces, active transportation, community infrastructure and an expanded and enhanced public realm network.

The proposed Official Plan Amendment comprehensively applies a number of the key policies of the Growth Plan including those related to complete communities that feature a diverse mix of land uses, including residential and employment uses; intensification, compact built form and the efficient use of land; economic and employment opportunities, including those for traditional industries; a range and mix of housing options, including affordable housing; the integration of land use planning with investments in infrastructure, including green infrastructure; convenient access to transportation options, public service facilities and publicly-accessible open spaces, parks and trails; a vibrant public realm; the protection and enhancement of natural

heritage features; social equity and quality of life; and a well-connected network of walkable neighbourhoods and destinations that encourage active transportation.

The *Planning Act* requires that if an Official Plan is being revised under Section 26 of that *Act*, a Special Public Meeting must be held on any proposed amendments to revise the Official Plan and that an Open House be held if the Official Plan is being revised to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the Official Plan Amendment may be delegated by Council to the Planning and Housing Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*. The Public Open House for this phase of the Official Plan Review was held on March 3, 2022.

As part of the City of Toronto's MCR/Conformity Exercise, this Official Plan Amendment is in conformity with the Growth Plan for the Greater Golden Horseshoe (2019), as amended, is consistent with the Provincial Policy Statement (2020) and has regard to matters of provincial interest under Section 2 of the *Planning Act*. The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

## **DESCRIPTION OF SUBJECT LANDS**

The proposed Official Plan Amendment introduces new and revised policies that apply to the lands generally bounded by Northland Avenue and Lavender Road to the north, Old Weston Road, Rosethorn Avenue, Silverthorn Avenue, Osler Street and Miller Street to the east, Lindner Street and Junction Road to the south, and Old Stock Yards Road, Gunns Road and Weston Road to the west, and include the lands fronting the south side of McCormack Street.

## **BACKGROUND INFORMATION**

The City completed the St. Clair Avenue West Transportation Master Plan ("TMP") in August 2019 to identify area-wide infrastructure improvements that address traffic congestion on St. Clair Avenue West between Keele Street and Old Weston Road. City staff are currently developing an implementation strategy, including timing and completion of detailed engineering designs, property acquisition and timing for construction. More information on the St. Clair Avenue West TMP can be accessed at this link: <https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/stclairwesttmp/>.

At its meeting on October 15, 2019, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning, on the Growth Plan (2020) Conformity Exercise and MCR requirements, and directed that City Planning "prioritize the study of the Keele-St. Clair area including lands around McCormack Street where lands are designated as *Employment Areas* and are not identified as a Provincially Significant Employment Zone as part of the upcoming review in order to enable the potential unlocking of the lands in the vicinity of the SmartTrack/GO Kitchener line and planned station located in the area of these lands." The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH9.2>.

At its meeting on June 29, 2020, Council adopted a report from the Chief Planner and Executive Director, City Planning, containing a work plan for the MCR/Growth Plan Conformity Exercise. The work plan describes local area studies required for potential PMTSAs and Major Transit Station Areas ("MTSAs"), including the Keele-St. Clair Local Area Study ("KSC LAS"). The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>.

At its meeting on February 2, 2021, Council adopted a report from the Deputy City Manager, Infrastructure and Development Services, for the advancement and implementation of the SmartTrack Stations Program, including the planned St. Clair-Old Weston SmartTrack Station. City staff are currently working with Metrolinx to finalize plans for the design and development of the station in the context of the Keele-St. Clair

Local Area Study. The Decision History can be accessed at this link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX20.2>.

At its meeting on June 28, 2021, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning, containing a consultation summary and draft directions for policy and land use considerations for the KSC LAS. A draft OPA for the St. Clair-Old Weston PMTSA was also included in the report. Staff were directed to further consult on the directions in the report and report back to Planning & Housing Committee with a draft Official Plan Amendment. The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.8>.

At its meeting of November 25, 2021, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning, containing draft land use changes and policies for the draft Keele-St. Clair Local Area Secondary Plan, as well as other site and area specific policy amendments. Staff were directed to engage with the public and key stakeholders to obtain comments and feedback on the draft Official Plan Amendments, and to prepare a Final Recommendation Report with a recommended Official Plan Amendment in the second quarter of 2022 for a special meeting in fulfillment of Section 26 of the Planning Act as part of the current Municipal Comprehensive Review. The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.10>

**Detailed information regarding the proposal, including background information and material including a copy of the proposed Official Plan Amendment will be available online at [www.toronto.ca/KeeleStClair](http://www.toronto.ca/KeeleStClair) prior to April 7, 2022 or by contacting Steven Dixon, Senior Planner at 416-392-0189 or [Steven.Dixon@toronto.ca](mailto:Steven.Dixon@toronto.ca) .**

A copy of City Planning's Final Report on the proposed Official Plan Amendment will be available on the City's website at: [www.toronto.ca/legdocs/agendas.html](http://www.toronto.ca/legdocs/agendas.html) on April 20, 2022.

## **PURPOSE OF SPECIAL 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 Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee in person, by video conference or by telephone 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 April 26, 2022. If you register we will contact you with instructions on how to participate in 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.

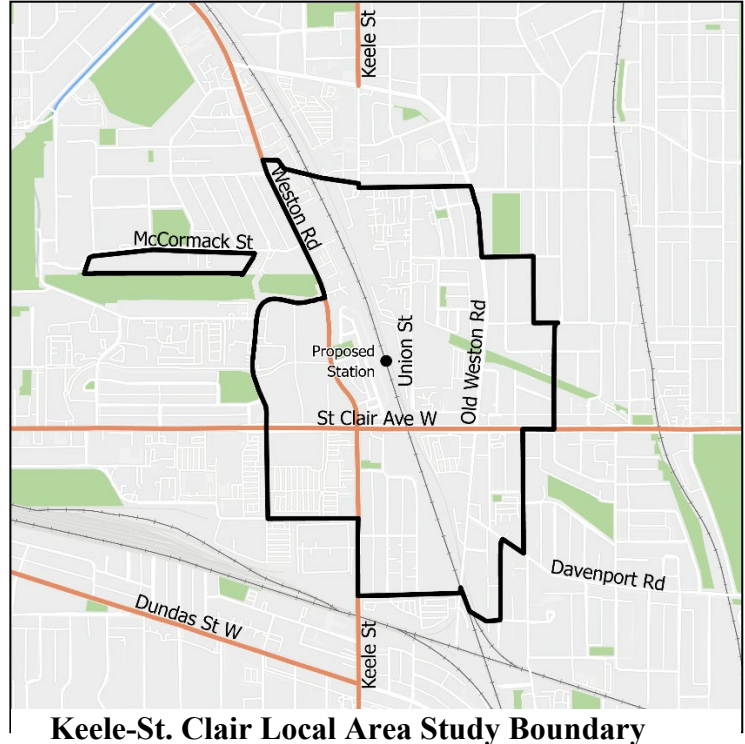
**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

## FURTHER INFORMATION

**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.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the *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 March 21, 2022.

John D. Elvidge  
City Clerk