

City Clerk's Office
Planning and Housing Committee
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NOTICE OF OPEN HOUSE AND 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 Amendments pertaining to Major Transit Station Areas and Protected Major Transit Station Areas, related Maps and Schedules

DATE OF STATUTORY OPEN HOUSE:	June 7, 2022
TIME OF STATUTORY OPEN HOUSE:	1:00 p.m. - 3:00 p.m.
PLACE OF STATUTORY OPEN HOUSE:	By Video Conference, details below
DATE OF SPECIAL PUBLIC MEETING:	July 5, 2022
TIME OF SPECIAL PUBLIC MEETING:	1:45 p.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/>.

The purpose of Official Plan Amendments **540, 544, 570 and 575** is to amend Chapter 8 of the Official Plan pursuant to Sections 16(15) and 26 of the *Planning Act*.

The Official Plan amendments propose to delineate Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs) and addresses the requirements in the *Planning Act*. The amendments identify minimum population and employment targets for each transit station area and for PMTSAs establish 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.

Section 16(15) permits the City to delineate a Protected Major Transit Station Area under 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

As part of the City of Toronto's MCR/Conformity Exercise, these Official Plan Amendments are in conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), is consistent with the Provincial Policy Statement (2020), the Greenbelt Plan (2017), and has regard to matters of provincial interest under Section 2 of the *Planning Act*. The Official Plan Amendments will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

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*.

DESCRIPTION OF SUBJECT LANDS

The proposed Official Plan Amendments will apply to the area generally contained within the City of Toronto.

BACKGROUND INFORMATION

Detailed information, including a copy of the proposed Official Plan Amendments may be obtained by contacting Dan Godin at (416) 392-0421 or by e-mail at Dan.Godin@toronto.ca.

Further information is also available at: <https://www.toronto.ca/ourplan>.

A copy of City Planning's Final Report on the proposed Official Plan Amendments will be available on the City's website at: www.toronto.ca/legdocs/agendas.html.

PURPOSE OF OPEN HOUSE

You are invited to attend the Open House to review the proposed Official Plan Amendments and to ask questions about the proposed policies and any related information and material.

Registration links for the Open House can be found at: <https://www.toronto.ca/ourplan>.

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 Amendments. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at 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 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 July 4. 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, 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 Amendments 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 540, 544, 570 and 575: Official Plan Amendments 540, 544, 570 and 575 are 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 May 27, 2022.

John D. Elvidge
City Clerk