

NOTICE OF PUBLIC MEETING

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

Proposed City-Initiated Official Plan Amendment Pertaining to
Adding a New Complete Application Requirement for Site Plan Control to
Schedule 3 of the Official Plan
(File Number 23 191976 CPS 00 OZ)

Location of Application: City-wide
Applicant: City of Toronto (City Initiated)

DATE: September 28, 2023
TIME: 10:00 a.m. or as soon as possible thereafter
PLACE: Committee Room 1, City Hall, 100 Queen Street West and by
Video Conference

PROPOSAL - PURPOSE AND EFFECT

The City of Toronto is proposing a City-Initiated Official Plan Amendment in response to Bill 109, *More Homes for Everyone Act, 2022*.

On July 1, 2022, complete application provisions for Site Plan Control applications came into effect under Bill 109. Schedule 3 of the Official Plan conforms to the legislation and includes Site Plan Control application requirements. To better manage legislated application review timelines under Bill 109, the City is recommending a new complete application requirement for Site Plan Control applications. The requirement stipulates in-effect zoning compliance as a complete application requirement for Site Plan Control. This requirement ensures sequential review of Zoning By-law Amendment and Site Plan Control applications against the prescribed timelines for each application type.

It is the purview of Council to establish the policy and regulatory framework for a given site. Site Plan Control approval implements the approved Official Plan and in-effect Zoning By-law. Under Bill 109, Site Plan Control approval has been delegated to staff. The proposed new requirement supports an order of consideration whereby Council decision-making regarding zoning occurs prior to Site Plan Control approval by staff.

Further, this requirement ensures that once the statutory process for obtaining zoning (beyond as-of-right zoning) is complete, including final and binding approval of zoning required to facilitate a development on the property, an owner can proceed to Site Plan Control with certainty. Applicants and City staff should both benefit from this requirement as it significantly minimizes

resubmission and additional review of information and materials to support a Site Plan Control application and supports more timely approvals.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Michelle Drylie, Project Director at 416-392-3436, or by e-mail at Michelle.Drylie@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.

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 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.

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 September 27, 2023. 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 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.

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 September 6, 2023.

John D. Elvidge
City Clerk