

Swansea Area Ratepayers' Association
Reflecting the interests of the Swansea Community



Mailing Address: Swansea Area Ratepayer's Association
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9

Swansea Area Ratepayers' Group

Submitted on behalf of the Swansea Area Ratepayers Group (SARG)

Ref: City Council Agenda PH22.8 - PH22.4 - PH22-3 Housing Action Plan: Multiplexes, Sixplexes, Avenues Policy Review and Avenues Phase Two Work Plan

Urgent-Calling Any and All Councillors

SARG Urgently requests that the following Motion be moved and seconded By City Councillors that:

Moved that the Agenda Items PH22.3, PH22.4 - Avenue Policy Review, Housing Action Plan for Multiplex and Sixplexes and Avenues Phases Two Work Plan be Returned to City Planners for Immediate Remediation, Community Consultation with Appropriate, Responsible & Creditable Changes to OPA 778 which is under Appeal at the OLT and not currently in effect.

This request is informed by the following actions and supports:

- SARG has sought Participant Status at the OLT appealing the proposed OPA778 as Community and Ratepayers Groups and Associations have been denied the Right of Appeal
- As required by section 157(1) of the City of Toronto Act, 2006, Council has adopted this Code of Conduct for Members of Council recognizing the following principles apply to the interpretation of its provisions and their role and headed by the City of Toronto Integrity Commissioner: "Members should serve the public interest by upholding both the letter and the spirit of federal and provincial laws and the bylaws and policies adopted by City Council."
- In the Notice of Appeal of OPA 778 it was noted that, in the outline titled PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 778,
No map is included in this notice of appeal on the basis that the OPA Amendments to Chapter 2, 5, Map and Schedule applies city-wide. It failed to add Map 2 with the new avenues designated. If this is the map applied equally 'city wide' why do we need the wards to be divided into 3 groups over 3 years?!! (See attached Notice)
- **Compromise of the Integrity of the process:** At the end of April beginning of May, City Council approved the adoption of the new Avenues which are now represented as part of the OPA778 by-passing its inclusion in the Notice of Appeal before the OLT. **As an amendment to be Map 2 in the Official Plan, it requires a separate hearing** to allow for the appropriate consultation and allocation of the required zoning. Adopting does not hold as an OPA (See Attached Map 2)

WE NEED TO REFER THIS AGENDA FOR ZONING OVERHAUL

By manipulating the process, City Council avoided any consultation with affected communities be it on avenues with Multiplex, Sixplexes or Avenues supposedly close to Transit. With compromising the integrity of the process in this way when there are conflicts with existing zoning such as the prohibition of an avenue from the Swansea Area Ratepayers Secondary Plan, so we can protect **the Equivalency Clause** and **Affordable Family Housing** on City owned site of the Swansea Mews. The community is at a disadvantage both in making a presentation to the OLT or TLAB and taking our cause further to the Commissioner or the Ombudsperson. We need to protect our communities' interests. As of Right zoning has no consideration for other OPA such as [OPA 262](#) as approved by the Province in May 2016 protecting the Environmental Heritage of Grenadier Pond.

WE NEED TO REFER THIS AGENDA FOR ZONING OVERHAUL

In the Notice of Appeal of the OPA778 to the OLT there was a cavalier reference to 'With respect to the built form policies, OPA 778 would establish that development along Avenues in Mixed Use Areas and Apartment Neighbourhoods will be up to the height and scale of a mid-rise building but if the circumstances were OK perhaps the height could go beyond the as of right limits of the zoning.

When dealing with Multiplexes in the past, the question was does the City have to resources to manage these housing units – It didn't then and it doesn't now.

How is the City going to control the as of right Sixplexes in neighbourhoods turning into motels or short-term rentals? The City already has difficulty controlling the excesses of AirBnb motels/hotels. The City should be careful for what it wishes. Without stricter zoning and the adherence to height and structural zoning minus the as of right feature, affordable rentals and housing will be a reality.

WE NEED TO REFER THIS AGENDA FOR ZONING OVERHAUL

V Wynne

Veronica Wynne, President
Swansearatepayers@bell.net

NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 778

(Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 778 on February 11, 2025, with respect to expanding the *Avenues* and updating the *Avenues* policies.

An explanation of the purpose and effect of the Official Plan Amendment is attached.

A statutory public meeting was held on January 23, 2025, and the Planning and Housing Committee and Toronto City Council considered nine oral and 274 written submissions in making the decision. Please see item 2025.PH18.5 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **March 13, 2025**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

A Notice of Appeal must:

- (1) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal; and
- (3) be accompanied by the fee charged by the Ontario Land Tribunal, currently in the amount of \$1,100.00, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Official Plan Amendment: Only a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the registered owner of any land to which the plan would apply that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the Minister and, in the case of a request to amend the plan, the person or public body that made the request may appeal the decision of Council to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted or before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

A copy of the Official Plan Amendment and background information may be obtained by contacting **Kyle Pakeman** at 416-392-6477, or at Kyle.Pakeman@toronto.ca.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on February 21, 2025.

John D. Elvidge
City Clerk

Owner: City of Toronto
Authority: Item PH18.5, Planning and Housing Committee

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 778

The purpose and effect of Official Plan Amendment (OPA) 778 is to expand the *Avenues* identified on Map 2, update the *Avenues* policies under Chapter 2, remove the Avenue Segment Review application requirement under Schedule 3, and make other minor technical amendments throughout the Official Plan to align with the update to the *Avenues* policies under Chapter 2.

The Housing Action Plan (HAP) required a review of the *Avenues* policy framework to assess opportunities for enabling more housing within sustainable, complete communities. The review included updating the vision and policies for *Avenues*, expanding and introducing new *Avenues*, streamlining study requirements, consideration of opportunities for areas of transition between *Avenues* and Neighbourhoods, and public and stakeholder engagement.

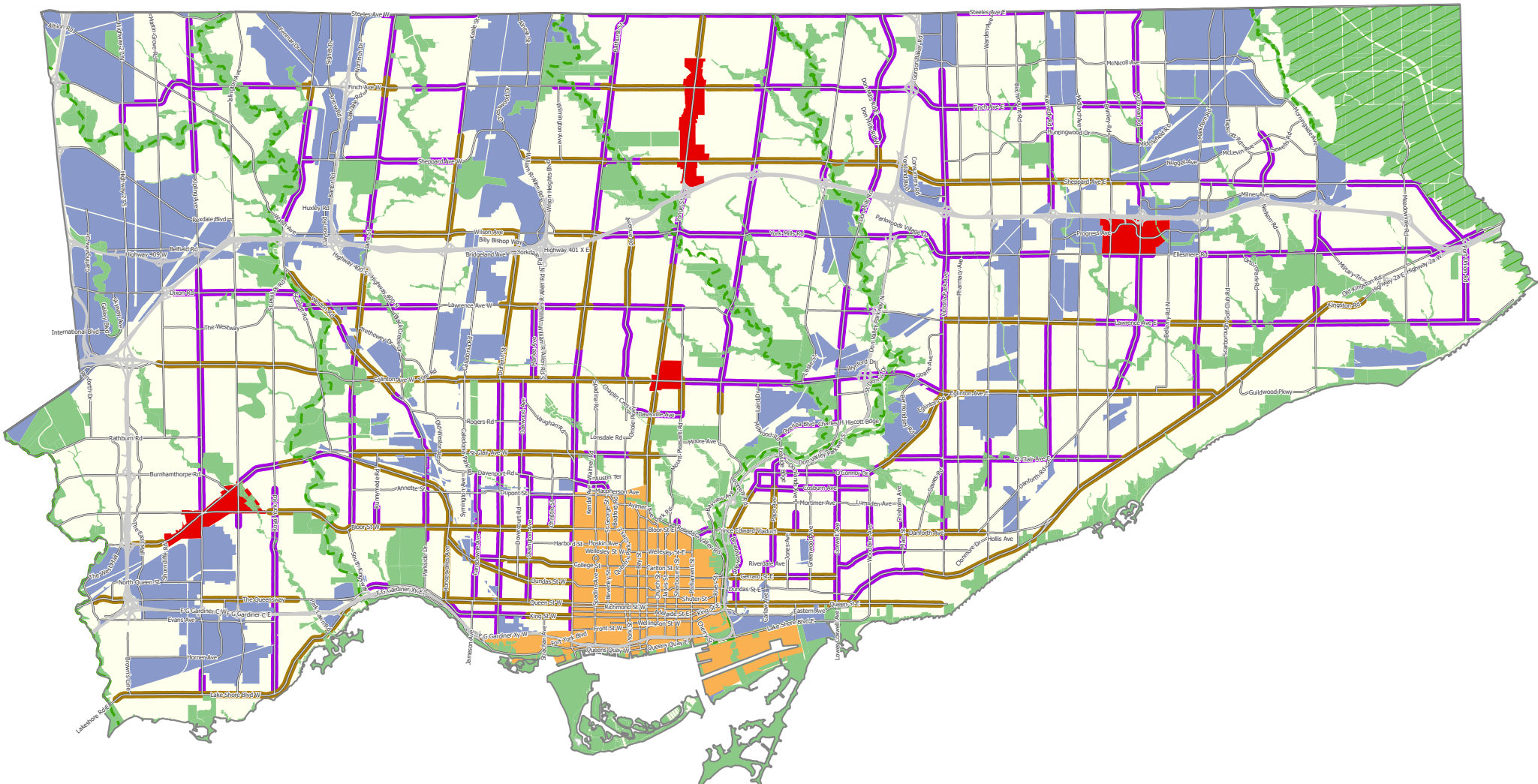
OPA 778 would result in a new policy framework for *Avenues*. Significantly, the OPA 778 would replace the *Avenues* policies in Chapter 2 of the Official Plan (Section 2.2.3) with new policies and introduces mapping changes to Map 2 (Urban Structure) by adding 283 kilometres of new *Avenues*. OPA 778 addresses the built form and the activation of the ground floor of new developments along *Avenues*; removes the requirement for *Avenues* Segment Reviews as part of a complete application; removes city-initiated *Avenues* Studies; and provides policy direction on consultation with the local community, existing small businesses, and community service providers when development results in the displacement of businesses and community service providers along *Avenues*. With respect to the built form policies, OPA 778 would establish that development along *Avenues* in *Mixed Use Areas* and *Apartment Neighbourhoods* will be up to the height and scale of a mid-rise building, while development along *Avenues* in *Mixed Use Areas* within a 500 to 800-metre walking distance of a subway station, light rail transit station, or GO rail station may go beyond the height and scale of a mid-rise building. The OPA also introduces a monitoring program to assess the implementation of the new *Avenues* policy framework. OPA 778 does not amend land use designations on Maps 13 – 23 of the Official Plan.

The recommended Official Plan Amendment is consistent with the Provincial Policy Statement, 2024, specifically supporting the achievement of complete communities; encouraging transit-supportive development and intensification in proximity to transit, including corridors and stations; and identifying the appropriate type and scale of development in strategic growth areas.

OPA 778 has been informed by public and stakeholder engagement.

No map is included in this notice on the basis that the OPA Amendments to Chapter 2, 5, Map and Schedule applies city-wide.

Further information may be obtained by contacting **Kyle Pakeman** at 416-392-6477, or at Kyle.Pakeman@toronto.ca.



- Centres
- Downtown and Central Waterfront
- Employment Areas
- Avenues
- Council Adopted New Avenues
- Green Space System
- Greenbelt Protected Countryside
- Greenbelt River Valley Connections
- Major Streets

Toronto Official Plan

Map 2 Urban Structure

May 2025