

City Clerk's Office  
Planning and Housing Committee  
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## NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 453 (Under the Planning Act)

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TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 453 respecting policies to address the loss of dwelling rooms on the 19<sup>th</sup> day of June, 2019, by By-law 986-2019, with respect to the City of Toronto

An explanation of the purpose and effect of the Official Plan Amendment is attached. The amendment was processed under file number: 18 240303 CPS 00 TM. 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.

A statutory public meeting was held on May 28, 2019 and the Planning and Housing Committee and Toronto City Council considered four oral and eight written submissions in making the decision. Please see item PH6.1.

### **IF YOU WISH TO APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL:**

Take notice that an appeal to the Local Planning Appeal 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: Nancy Martins**, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto, ON, M5H 2N2, no later than **July 16, 2019**.

### **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 prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Local Planning Appeal Tribunal (LPAT) an appeal form is available from the LPAT website at [www.elto.gov.on.ca](http://www.elto.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:**

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal 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 about the application is available for public inspection during regular office hours at Metro Hall, 55 John Street, Toronto ON, M5V 3C6 at the 22<sup>nd</sup> Floor reception desk.

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

Dated at the City of Toronto on June 26, 2019.

Ulli S. Watkiss,  
CITY CLERK.

Owner: City of Toronto  
Authority: Item PH6.1, Planning and Housing Committee

**PURPOSE AND EFFECT OF  
OFFICIAL PLAN AMENDMENT 453**

The purpose and effect of Official Plan Amendment 453 is to address the loss of dwelling rooms due to redevelopment by requiring assistance be provided to displaced tenants and that, in areas where dwelling rooms are permitted, the lost dwelling rooms be replaced in the new development.

Where one or more dwelling rooms are lost due to redevelopment, an acceptable tenant relocation and assistance plan must be provided to lessen hardship for existing tenants who are displaced as a result of the redevelopment. In areas where dwelling rooms, such as those in rooming houses, are permitted, and where six or more dwelling rooms are lost to redevelopment, the same amount of residential gross floor area as the lost dwelling rooms must be replaced in the new development at the similar rents and existing tenants offered the right to return to the replacement housing.

Further information may be obtained by contacting **Narmadha Rajakumar**, Senior Planner, Strategic Initiatives, Policy & Analysis, at 416-392-4529, or by email at [narmadha.rajakumar@toronto.ca](mailto:narmadha.rajakumar@toronto.ca).