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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 557 and NOTICE OF PASSING OF ZONING BY-LAW 941-2021 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Amendment 557 on the 12th day of November, 2021, by By-law 940-2021. Zoning By-law 941-2021 was also passed on this date.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law are attached. The amendments were processed under file number: 18 239276 CPS 00 TM.

A statutory public meeting was held on October 28, 2021 and the Planning and Housing Committee and Toronto City Council considered 66 oral and 87 written submissions in making the decision. Please see item PH28.1.

WHO CAN FILE AN APPEAL:

Only the Minister of Municipal Affairs and Housing may file an appeal.

In accordance with Subsections 17(24.1.2), 17(24.1.3), 34(19.3) and 34(19.4) of the Planning Act, there is no appeal in respect of inclusionary zoning Official Plan policies or parts of a by-law that give effect to inclusionary zoning policies except an appeal made by the Minister of Municipal Affairs and Housing.

The decision of Toronto City Council to adopt the proposed Official Plan Amendment and Zoning By-law Amendment is final if a notice of appeal is not received by the Minister on or before the last day for filing a notice of appeal.

FILING OF AN APPEAL BY THE MINISTER:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by the Minister by filing a notice of appeal with the City Clerk, **Attention: Nancy Martins**, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto, ON, M5H 2N2, no later than December 13, 2021.

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 Tribunal.

GETTING ADDITIONAL INFORMATION:

A copy of the Official Plan Amendment, by-laws and background information is available by contacting the following staff of the City Planning Division: Christine Ono, Senior Planner at 416-392-1255, or at Christine.Ono@toronto.ca. Further information is also available at: www.toronto.ca/inclusionaryzoning.

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

Dated at the City of Toronto on November 23, 2021.

John D. Elvidge,
CITY CLERK.

Owner: City of Toronto
Authority: Item PH28.1 Planning and Housing Committee

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 557 AND ZONING BY-LAW 941-2021

The purpose and effect of Official Plan Amendment 557 and Zoning By-law 941-2021 is to introduce new requirements for inclusionary zoning pursuant to Sections 16(5) and 35.2 of the Planning Act. Inclusionary zoning (IZ) is a land use planning tool that allows municipalities to require new residential development to include affordable housing, creating mixed-income housing. Inclusionary zoning will be used to increase the supply of affordable housing for low to moderate income households, continue to support a diverse range of housing supply and support the development of more inclusive and equitable communities.

The Official Plan and Zoning By-law amendments for inclusionary zoning outline how this new affordable housing tool would apply in Toronto, including:

- requiring developments located in both a Protected Major Transit Station Area and an Inclusionary Market Area, as shown on Official Plan Map 37, to provide affordable housing;
- requiring 5 to 10 percent of condominium developments as affordable housing beginning in 2022, depending on where the development is located and whether affordable ownership units or affordable rental units are secured;
- increasing requirements incrementally to 8 to 22 percent by 2030;
- ensuring units stay affordable for at least 99 years;
- setting rents and ownership prices based on new income-based definitions of affordable;
- deferring inclusionary zoning requirements for purpose-built rental developments until 2026;
- exempting mid-rise development proposing fewer than 100 units and less than 8,000 square metres of residential gross floor area;
- an approach to a procedure to monitor and ensure units remain affordable and an approach to distributing net proceeds of the sale of affordable ownership units;
- circumstances and conditions under which offsite units would be permitted; and
- phase-in and transition provisions.

Further information may be obtained by contacting **Christine Ono**, Senior Planner, Strategic Initiatives, Policy and Analysis, at 416-392-1255 or by email at Christine.Ono@toronto.ca.