

City Clerk's Office
Planning and Housing Committee
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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 558 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 558 on the 12th day of November, 2021, by By-law 944-2021, with respect to the City of Toronto.

An explanation of the purpose and effect of the Official Plan Amendment is attached. The amendments were processed under file number: 20 110733 STE 10 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 October 28, 2021 and the Planning and Housing Committee and Toronto City Council considered eight oral and seven written submissions in making the decision. Please see item PH28.4.

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: 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 of the proposed Official Plan Amendment; and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021 in the amount of \$1,100.00 for each application appealed 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 <https://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 to adopt the proposed Official Plan Amendment 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 or appeal the by-law to the Ontario Land 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 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 is available by contacting the following staff of the City Planning Division: Graham Haines, Senior Planner, Strategic Initiatives, Policy and Analysis, at 416-392-8124, or by email at Graham.Haines@toronto.ca.

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 PH28.4, Planning and Housing Committee

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 558

The purpose and effect of Official Plan Amendment 558 is to update the definitions of (1) Affordable rental housing and affordable rents; (2) Affordable ownership housing; and (3) Mid-range rents in Section 3.2.1 of the Official Plan.

The recommended definitions reinforce the City's policy objectives for providing a full range of housing across the City including market affordable housing, and implement City Council's direction as part of the HousingTO Action Plan to develop income based definitions for affordable housing.

The recommended affordable housing definitions are also informed by the Provincial Policy Statement (PPS). The PPS directs that affordable rental housing should be affordable to households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area. The PPS also directs that affordable ownership housing should be affordable to households with incomes in the lowest 60 percent of the income distribution for the regional market area.

The recommended Mid-range rents definitions have been established to maintain the existing rent thresholds used when implementing rental replacement requirements.

Further information may be obtained by contacting **Graham Haines**, Senior Planner, Strategic Initiatives, Policy and Analysis, at 416-392-8124, or by email at Graham.Haines@toronto.ca.