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NOTICE OF ADOPTION OF AN OFFICIAL PLAN AMENDMENT PURSUANT TO SUBSECTION 17(23) OF THE PLANNING ACT

TAKE NOTICE that the City of Toronto, on February 3, 2022, passed:

By-law 47-2022 to adopt Amendment 524 to the Official Plan of the City of Toronto (“**OPA 524**”) with respect to the implementation of Major Transit Station Areas and Protected Major Transit Station Areas and associated maps pursuant to Sections 16(15) and 17 of the *Planning Act* for Ministerial Approval.

OPA 524 amends the Toronto Official Plan as follows:

- Introduces a new Chapter 8 – Major Transit Station Areas and Protected Major Transit Station Areas;
- Adds Site and Area Specific Policies 584, 585 and 597 through 612 to Chapter 8 of the Official Plan; and
- Amends Chapter 5, Section 5.6 to include interpretation policies for the implementation of major transit station areas and protected major transit station areas.

The purpose and effect of this Official Plan Amendment is to:

- Delineate the boundaries of 16 protected major transit station areas;
- Set the minimum number of residents and jobs per hectare that are planned for in each protected major transit station area;
- Establish minimum densities as floor space indices (measured as the total gross floor area of a building divided by the lot area, or minimum number of units, where applicable) that new development in the transit station areas will be required to meet; and
- Include interpretation policies that recognize:
 - individual developments within a delineated area are not required to meet the population and employment targets;
 - site and area specific policies for protected major transit station areas are to be applied together with all appropriate policies of the Official Plan; and
 - additions to lawfully existing buildings may proceed and are not required to meet the prescribed minimum densities.

This Official Plan Amendment conforms to the Growth Plan for the Greater Golden Horseshoe (2020), is consistent with the Provincial Policy Statement (2020) and has regard to matters of provincial interest under Section 2 of the *Planning Act*. The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 16(18) and 17(31) of the *Planning Act*.

Pursuant to subsection 17(15) of the *Planning Act*, the appropriate approval authority and prescribed public bodies were consulted in the preparation of the OPA and given an opportunity to review all supporting information and material and any other prescribed information and material, including submission to the Minister of Municipal Affairs and Housing for early consultation on March 10, 2021.

A statutory public meeting was held on January 12, 2022. The Planning and Housing Committee and Toronto City Council considered 3 oral and 9 written submissions in making the decision.

Please see item PH30.3 at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH30.3>.

Detailed information regarding the Official Plan Amendment may be obtained by contacting Philip Parker, Senior Planner at 416-338-4161 or by e-mail at philip.parker@toronto.ca. The By-law and Official Plan Amendment is also available at: <https://www.toronto.ca/ourplan>.

The Official Plan Amendment will be submitted for approval to Sharon Rew, Regional Director Municipal Services Office – Central Ontario, Ministry of Municipal Affairs and Housing, 777 Bay Street, 13th Floor, Toronto, Ontario, M7A 2J3 (Email: sharon.rew@ontario.ca).

Any person or public body is entitled to receive notice of the decision of the approval authority, which is the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision (including the person's or public body's address) is made to the Ministry of Municipal Affairs and Housing at the address provided. The Decision of the Minister of Municipal Affairs and Housing on the proposed Official Plan Amendments are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the *Planning Act*.

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

Dated at the City of Toronto on February 10, 2022.

John D. Elvidge,
City Clerk

Owner: City-Initiated
Authority: PH30.3, Planning and Housing Committee