TORONTO

Public Notice

Notice of Public Meeting and Notice of Open House - Proposed Official Plan Amendment to amend Chapter 2, Chapter 5, Map 2, and Schedule 3 of the Official Plan

Decision Body
Planning and Housing Committee

Description

NOTICE OF PUBLIC MEETING AND NOTICE OF OPEN HOUSE
To be held by the Planning and Housing Committee
(Under Section 17 of the Planning Act)

Proposed Official Plan Amendment to amend Chapter 2, Chapter 5, Map 2, and Schedule 3 of the Official Plan

Date of Public Meeting: **January 23, 2025**
Time of Public Meeting: **9:30 a.m., or as soon as possible thereafter**
Place of Public Meeting: **Committee Room 1, City Hall and by Video Conference**

Date of Open House: **January 13, 2025**
Time of Open House: **6:00pm to 8:00pm**
Place of Open House: **http://bit.ly/3ZVHk8P**

PROPOSAL

Toronto's *Avenues* are strategic growth areas identified in the City's Official Plan. The current *Avenues* policy framework has helped manage growth on *Avenues* for over two decades.

The Housing Action Plan (HAP) required a review of the *Avenues* policy framework to assess opportunities for enabling more housing and 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.

The purpose of the recommended Official Plan Amendment (OPA) 778 that resulted from the review is to provide a new policy framework for *Avenues*. The recommended OPA 778 replaces the *Avenues* policies in Section 2.2.3 with new policies and introduces mapping changes to Map 2 (Urban Structure) by adding 283 kilometres of new *Avenues*. The new policies address 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 businesses, and community service providers when development results in the displacement of businesses and community service providers along *Avenues*. The OPA also introduces a monitoring program to assess the implementation of the new *Avenues* policy framework. The OPA does not change any land use designations in 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.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment will be available starting on January 3, 2025, at: www.toronto.ca/HAPAvenues (http://www.toronto.ca/HAPAvenues)**. You may also obtain this material by contacting Kyle Pakeman, Project Coordinator at** Kyle.Pakeman@toronto.ca (mailto:Kyle.Pakeman@toronto.ca).

PURPOSE OF OPEN HOUSE

You are invited to attend the Open House to review and ask questions about the proposed Official Plan Amendment.

PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive (http://www.youtube.com/TorontoCityCouncilLive).

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to phc@toronto.ca (mailto:phc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address the Planning and Housing Committee, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you want to address Planning and Housing Committee directly, please register by email to phc@toronto.ca (mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than **12:00 p.m. on January 22, 2025.** If you register, we will contact you with instructions on how to participate in the meeting.

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail:** phc@toronto.ca

(mailto:phc@toronto.ca).

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail phc@toronto.ca (mailto:phc@toronto.ca).

FURTHER INFORMATION

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.

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

Official Plan Amendment Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at https://www.toronto.ca/city-government/public-notices-bylaws/ (https://www.toronto.ca/city-government/public-notices-bylaws/).

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

For More Information Contact

Planning and Housing Committee
phc@toronto.ca (mailto:phc@toronto.ca)
Phone: 416-397-4579
Fax: 416-392-2980

Toronto City Hall, 10th Floor, West Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2
Canada

Signed By
John D. Elvidge, City Clerk

Date
December 30, 2024

Additional Information

Background Information
Notice of Public Meeting and Notice of Open House - Proposed Official Plan Amendment to amend Chapter 2, Chapter 5, Map 2, and Schedule 3 of the Official Plan - View (https://secure.toronto.ca/nm/api/individual/fileSpace.do?f=5719)

References
Housing Action Plan: Avenues, Mid-rise and Mixed Use Areas Study
https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/housing-action-plan-avenues-mixed-use-area-study/ (https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/housing-action-plan-avenues-mixed-use-area-study/)

Topic

- Meetings > Notice of meeting
- Planning > Proposal for an Official Plan Amendment