

File No.: 20-OP-238506
Municipality: City of Toronto
Subject Lands: All lands within City of Toronto

Date of Decision: January 27, 2025
Date of Notice: January 27, 2025

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(34) of the *Planning Act*

A decision was made on the date noted above to approve, with modifications and subject to deferrals, the City of Toronto Official Plan Amendment 653, as adopted by By-law 822-2023.

Purpose and Effect of the Official Plan

The City of Toronto Official Plan Amendment 653 includes site specific redesignations and policies. Twenty modifications have been made by the Minister. Sixteen of the modifications replace site specific requirements for development to provide affordable housing with policies that encourage the provision of affordable housing, and delete annually escalating affordable housing requirements. Four of the modifications are intended to facilitate a transit-oriented community on the southeast portion of 555 Rexdale Blvd and include land use designation and site-specific policy changes.

A decision is being withheld as it relates to four areas of the amendment, three related to proposed policy and land use designation changes applying to lands located within the Lower Don Special Policy Area and one related to a matter before the Ontario Land Tribunal.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the *Planning Act*, the decision of the Minister of Municipal Affairs and Housing regarding an Official Plan adopted in accordance with section 26 of the *Planning Act* is final and not subject to appeal. Accordingly, the new City of Toronto Official Plan Amendment 653, as approved with modifications and deferrals, comes into effect on January 28, 2025.

Other Related Applications

- Official Plan Amendment 644
- Official Plan Amendment 692
- Official Plan Amendment 742

Getting Additional Information

Additional information is available on City of Toronto's website:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

or by contacting the Ministry of Municipal Affairs and Housing:

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central
777 Bay Street, 16th Floor
Toronto, Ontario M7A 2J3