



## Guide to Planning and Development

### The City of Toronto

[The Official Plan](#) is our high-level idea for how the City should grow. It says that growth should be focused on main streets and around subway stations, while neighbourhoods should experience only minor change. [It is reviewed every few years.](#)

[The Zoning By-law](#) sets the maximum limits that can be built as-of-right by any property owner. To build something that the Zoning By-law doesn't permit, an amendment from the City through the development application process is necessary. It is advantageous for the City to keep the heights low in the Zoning by-law. If raised, developers could use these heights as a new floor rather than a ceiling at the OMB.

### The Province

[The Planning Act](#) is a provincial law that determines how cities can plan and control their growth. Tools like official plans and zoning by-laws are enabled by The Planning Act. The Ontario Municipal Board also receives much of its power here.

The [Places to Grow](#) plan identifies dozens of growth nodes in and around Toronto for higher density development and rapid transit connections. Yonge and Eglinton is one of those nodes, to be served by the [Eglinton Crosstown](#) rapid transit line. Our Official Plan must accommodate the provincial growth node.

Dear residents,

Our community is a very desirable place to live. We have vibrant main streets, excellent parks and trails, leafy neighbourhoods, and easy access to entertainment and cultural amenities.

We have to work to protect our community within a planning framework that is imposed by the Province of Ontario and adjudicated by the Ontario Municipal Board. The Province has mandated increased density in Midtown without the proper supports for transit, schools, public realm, community centres or child care to keep pace with the growth in our population.

I have prepared this guide on planning and development in Ward 22 because keeping you engaged and informed is a priority for me.

I encourage you to feel very welcome to contact me if I can be of assistance to you. I look forward to working with you to build a better Toronto for all of us.

Sincerely,  
  
Josh

### The Ontario Municipal Board (OMB)

The OMB is a quasi-judicial, anti-democratic body that has the final say over local planning decisions. When City Council rejects a proposed development that is unsuitable for the local context, the OMB overturns these decisions with unacceptable frequency.

[Following a motion I submitted with Councillor Wong-Tam](#), City Council has written to the Province requesting that Toronto be freed from the OMB's purview. Our elected representatives, informed by Toronto's planning department and communities, should be accountable for the future of our city's neighbourhoods.

# The Development Application Process

## 1. Pre-application

If a developer is interested in discussing a potential application with me, I always invite the local resident's association to participate.

When a large redevelopment project is proposed in Ward 22, City Planning and my office typically follow these steps. (Smaller projects follow a different process.) If you have any questions or concerns about a specific proposal, please don't hesitate to contact me at 416 392 7906 or [councillor\\_matlow@toronto.ca](mailto:councillor_matlow@toronto.ca).

## 2. Application submission

Application

Within 14 days of submission, the applicant must post a large sign on the proposed construction site with details about the application.

Preliminary Report from City Planning

City Planning will produce a preliminary report for Community Council within 2-3 months which includes an overview of the proposed development and an analysis of how well it fits the City of Toronto's plans and guidelines for new buildings. You can find this report on [the City's website](#) by searching for the address or on [my map of proposed developments](#).

Community Consultation

City Planning will host a Community Consultation meeting in the affected neighbourhood no more than two months later. It is an opportunity for you to hear from and ask questions of City Planning, the applicant, and me. I will announce the date for this and all other meetings on [my website](#) and through my regular e-newsletter.

## 3. Revised Application

Response to Applicant

Based on community feedback and technical analysis by City staff, City Planning responds to the application with recommended changes.

Revised Application

The applicant usually submits a revised application responding to some of the concerns raised by the community and City Planning. The revised application is reviewed by City Planning and other relevant City divisions.

Community Consultation

If the revisions are significant, City Planning or I will host additional Community Consultation meetings with the wider community or local stakeholders.

The cycle of feedback and revision may need to be repeated.



#### 4. Community Council

Final Report from  
City Planning

Once the application has been finalized, City Planning will submit an updated report to Community Council. You can find it on [the City's website](#) by searching the address or on [my map of proposed developments](#).

The City will issue a formal notice of the final Community Consultation meeting in the newspaper or on the sign that was posted at the proposed construction site. It is always held downtown at City Hall during a meeting of Community Council.

Final Community  
Consultation

You have an opportunity to make your views known by either writing to Community Council or speaking at the meeting. [Please contact me](#) if you need any assistance participating in this Community Consultation.

Community Council will make recommendations on the application to City Council for a final decision.

#### 5. City Council

City Council  
Decision

City Council makes the final decision to approve or refuse the application, and to implement the necessary amendments to the Official Plan and Zoning By-law. City Council may also impose conditions on the approval. In most cases, City Council adopts the recommendations put forward by Community Council.

Application Refused

or

Official Plan and  
Zoning By-Law  
Amended

#### 6. The Ontario Municipal Board (OMB)

Ontario Municipal  
Board Appeal

Whether City Council approves or refuses the application, the decision may be appealed to the OMB by either the applicant or a third-party stakeholder in the community like you. The OMB can overturn or modify City Council's decision.

Each appeal to the OMB is different so please contact me if you have questions or concerns about any case.

#### \* OMB Appeals

There are two major opportunities for an application to be removed from the process above and sent to the OMB. These are:

- Following City Council's decision (see left)
- If City Council has not made a decision within 120 days of receiving a complete application