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NOTICE OF OPEN HOUSE AND NOTICE OF SPECIAL PUBLIC MEETING

To be held by the Etobicoke York Community Council
(Pursuant to Subsections 26(3)(b) of the *Planning Act*)

Proposed City-initiated Official Plan Amendment (OPA) to delineate the Mount Dennis Protected Major Transit Station Area (PMTSA) and establish related policies in Chapter 8 of the Official Plan.

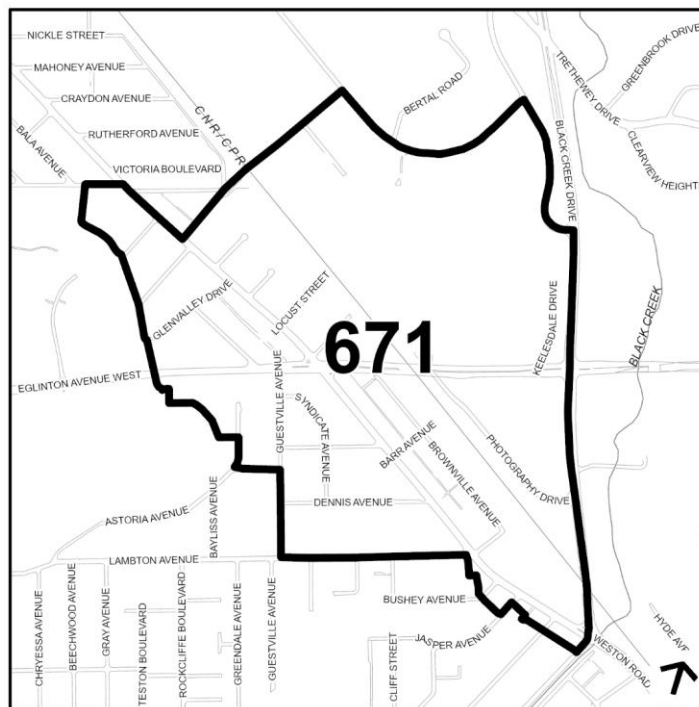
Date of Statutory Open House: June 22nd, 2026
Time of Statutory Open House: 6:30 pm
Place of Statutory Open House: The Learning Enrichment Foundation (LEF)
116 Industry Street, Toronto ON M6M 4LB

Date of Special Public Meeting: July 7th, 2026
Time of Special Public Meeting: 9:30 a.m. or as soon as possible thereafter
Place of Special Public Meeting: Council Chamber, Etobicoke Civic Centre, 399 The West Mall and by Video Conference

PROPOSAL

The City of Toronto is proposing to delineate a protected major transit station area – Mount Dennis Station as a Site and Area Specific Policy 671 (SASP 671) to be contained in Chapter 8 of the Official Plan pursuant to Sections 16(15) and 26 of the *Planning Act*. Section 16(15) of the *Planning Act* permits the City to delineate a PMTSA under the *Planning Act*, and directs that the Minister of Municipal Affairs and Housing (Minister) is the approval authority of the amendment to the Official Plan. The *Planning Act* also sets out that the City's Official Plan must include:

- the minimum population and employment targets for the transit station areas;
- the authorized uses of land; and
- the minimum densities.



Proposed SASP 671 includes the delineation and minimum densities for the Mount Dennis PMTSA and applies to the lands shown in the

delineated area. The Mount Dennis PMTSA is proposed to have a planned minimum population and employment target of 160 residents and jobs combined per hectare.

The OPA would amend the following sections and maps in the Official Plan, including:

- Chapter 8, Table of Contents
- Chapter 8, SASP 671. Protected Major Transit Station Area – Mount Dennis Station

The Provincial Planning Statement (2024) requires the City of Toronto to bring forward an amendment under Section 26 of the Planning Act, where the City delineates any Major Transit Station Areas (MTSA), including Protected Major Transit Station Areas, in its Official Plan.

This OPA is consistent with the Provincial Planning Statement (2024) and has regard to matters of provincial interest under Section 2 of the Planning Act. The OPA will be submitted to the Minister for approval pursuant to Section 26 of the Planning Act.

The *Planning Act* requires that if an Official Plan is being revised under Section 26 of the *Act*, a Special Public Meeting must be held on any proposed amendments to revise the Official Plan and that an Open House be held to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the OPA may be delegated by Council to the Planning and Housing Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*.

BACKGROUND INFORMATION

In December 2021, the Picture Mount Dennis Planning Framework Study concluded with a <https://www.toronto.ca/wp-content/uploads/2021/12/8d32-CityPlanning-Picture-Mount-Dennis-Planning-Framework-Final-Report.pdf> which included a draft delineation and minimum densities for a future PMTSA for Mount Dennis Station. In July 2022 City Council adopted the Mount Dennis Secondary Plan (<https://www.omb.gov.on.ca/e-decisions/OLT-22-004277-OCT-11-2024.pdf>) which was subsequently appealed and brought into force, subject to site-specific appeals, in October of 2024. On August 15, 2025, the Minister approved Chapter 8 of the Official Plan, which contains the City's delineated MTSA's and PMTSA's.

Detailed information, including a copy of the proposed Official Plan Amendment (starting on May 25, 2026) may be obtained by contacting Rory McNeil, Senior Planner, at 416-394-5683 or by e-mail at Rory.McNeil@toronto.ca.

Further information about the Picture Mount Dennis Study and a registration link for the Public Open House for the PMTSA is available on the project webpage at <https://www.toronto.ca/mountdennis>.

A copy of City Planning's Final Report on the proposed Official Plan Amendment, will be available on the City's website approximately one week prior to the Special Public Meeting at: <https://secure.toronto.ca/council/#/committees/2464/27220>.

PURPOSE OF SPECIAL PUBLIC MEETING

The Etobicoke York Community Council will receive input and review the proposed changes and any other material placed before it, in order to make recommendations on the Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to etcc@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 Etobicoke York Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address Etobicoke York Community Council directly, please register by e-mail to etcc@toronto.ca or by phone at **416-397-4579**, no later than **12:00 p.m. on July 6, 2026**. If you register, we will contact you with instructions on how to participate in the meeting.

The Etobicoke York Community Council 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, Etobicoke York Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto, ON, M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: etcc@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 etcc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendments 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.

No Appeal of Official Plan Amendment 923: Official Plan Amendment 923 is subject to ministerial approval and there is no ability to appeal the Minister's decision to the Ontario Land Tribunal (OLT).

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/>.

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

Dated at the City of Toronto on May 29, 2026.

John D. Elvidge
City Clerk