

Authority: Executive Committee Item EX16.20, as adopted by City of Toronto Council on July 24 and 25, 2024  
City Council voted in favour of this by-law on October 10, 2024  
Written approval of this by-law was given by Mayoral Decision 19-2024 dated October 10, 2024

## **CITY OF TORONTO**

### **BY-LAW 1112-2024**

#### **To amend City of Toronto Municipal Code Chapter 415, Development of Land.**

Whereas Council adopted Item EX16.20 at its meeting of July 24 and 25, 2024 in order to rescind certain delegated authorities from the Chief Planner and Executive Director, City Planning and delegate authority to the Executive Director, Development Review; and

Whereas it is necessary to amend City of Toronto Municipal Code Chapter 415, Development of Land to give effect to Item EX16.20; and

Whereas the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review have entered into a partnership agreement to the satisfaction of the Deputy City Manager, Development and Growth Services;

The Council of the City of Toronto enacts:

1. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-16 in its entirety and replace it with the following section:

#### **"§ 415-16. Approval of plans of subdivision**

The authority for approving a plan of a subdivision in respect of land situated within the City's boundaries under section 51 of the Planning Act is delegated to the Executive Director, Development Review and their designates."

2. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-17 in its entirety and replace it with the following section:

#### **"§ 415-17. Draft condominium approvals**

The authority for the giving of draft condominium approvals under section 9 of the Condominium Act, 1998, except for applications involving the conversion of six or more rental housing units and exemptions from draft approval as appropriate, is delegated to the Executive Director, Development Review and their designates."

3. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-18 in its entirety and replace it with the following section:

#### **"§ 415-18. Authority to execute, amend or release agreements**

- A. The authority to execute, amend or release the following agreements as required under the Planning Act is delegated to the Executive Director, Development Review and their designates:
- (1) Agreements securing conditions imposed by either the Committee of Adjustment or the Ontario Land Tribunal in respect of a consent to sever;
  - (2) Agreements securing conditions imposed by either the Committee of Adjustment or the Ontario Land Tribunal in respect of a variance;
  - (3) Agreements securing conditions of site plan approval imposed by the Ontario Land Tribunal;
  - (4) Agreements to secure conditions of approval of a plan of subdivision imposed by the Ontario Land Tribunal;
  - (5) Agreements under section 37 of the Planning Act that secure the provision of public benefits imposed by the Ontario Land Tribunal; and
  - (6) Subject to § 415-17 agreements to secure conditions of approval of condominium imposed by the Ontario Land Tribunal.
- B. The Executive Director and their designates' authority to execute, amend or release the above noted agreements does not apply in respect of any condition imposed by the Committee of Adjustment or the Ontario Land Tribunal that would require the City expenditure of unbudgeted funds."
4. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-18.1 in its entirety and replace it with the following section:
- "§ 415-18.1. Authority to instruct the City Solicitor**
- A. The authority to instruct the City Solicitor on what position to take at an Ontario Land Tribunal hearing in respect of the following matters is delegated to the Executive Director and their designates:
- (1) Approval of a site plan;
  - (2) Conditions to the approval of a site plan;
  - (3) Approval of a plan of subdivision or plan of condominium; and
  - (4) Conditions to the approval of a plan of subdivision or plan of condominium."
5. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-18.2 in its entirety and replace it with the following section:

**"§ 415-18.2. Delegation of Minor Zoning By-laws**

- A. The Executive Director, Development Review and their designates is delegated the authority to pass a Minor Zoning By-law under Section 39.2 of the Planning Act to
- (1) remove a holding provision from a zoning by-law, including any associated zoning provisions where applicable, where the conditions for the removal of the holding provision have been satisfied; and
  - (2) without limitation, amend Zoning By-law 569-2013 or a site-specific zoning by-law, for the purpose of correcting errors or omissions; and/or making technical and/or stylistic revisions; provided that the purpose, effect, intent, meaning and substance of Zoning By-law 569-2013 or site-specific zoning by-law are in no way affected.
- B. The Chief Planner and Executive Director, City Planning and their designates is delegated the authority to pass a Minor Zoning By-law under 39.2 of the Planning Act to
- (1) amend Zoning By-law 569-2013 to bring in lands that are not currently subject to Zoning By-law 569-2013, where the owner of the lands consents and no substantive additional permissions are granted beyond what is permitted in the currently applicable zoning by-law; and
  - (2) without limitation, amend Zoning By-law 569-2013 for the purpose of correcting errors or omissions; and/or making technical and/or stylistic revisions; provided that the purpose, effect, intent, meaning and substance of Zoning By-law 569-2013 or site-specific zoning by-law are in no way affected.
- C. Despite Subsection A above, the Executive Director, Development Review and their designates are not delegated the power to remove a holding provision from a zoning by-law where a condition to be satisfied relates to or has an impact on any expenditures of City funds not previously authorized by Council.
- D. Any existing by-law containing a holding provision that references the satisfaction of Council shall be deemed to be interpreted as to the satisfaction of the Executive Director, Development Review and their designates, subject to Subsection C above.
- E. The City Clerk shall determine in each circumstance whether notice will be provided by email or such alternative method as deemed appropriate.
- F. Despite Subsection A or B nothing shall prevent the Executive Director, Development Review or the Chief Planner and Executive Director, City Planning, as applicable, and their designates from making recommendations to Council regarding any by-law delegated in Subsection A or B above through the

appropriate Committee of Council."

6. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-19 in its entirety and replace it with the following section:

**"§ 415-19. Authority respecting site plan approvals.**

- A. The power and authority to consider and approve or refuse to approve site plans and drawings submitted by owners of land pursuant to section 114 of the City of Toronto Act, 2006, is delegated to the Executive Director, Development Review and their designates.
- B. The power and authority to require the owners of land to enter into site plan agreements with the City as a condition to the granting of approvals under Subsection A, and the authority to execute such agreements, is delegated to the Executive Director, Development Review and their designates.
- C. The Executive Director, Development Review and their designates are authorized and directed to do all things necessary, including, but not limited to, the authority to amend or release any registered agreement or undertaking, to give effect to approval of plans and drawings for a development under section 114 of the City of Toronto Act, 2006, and to require that the approval be conditional upon the minor variances as may already have been approved for the project by the Committee of Adjustment becoming final and binding."
7. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-42 B. (3) in its entirety and replace it with the following section:

"(3) EXECUTIVE DIRECTOR - The City's Executive Director, Development Review or their designates."

8. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to replace the words "Chief Planner" with the words "Executive Director" in § 415-45.5 A. (2), § 415-45.5 C., and § 415-45.5 D.
9. City of Toronto Municipal Code Chapter 415, Development of Land, is amended to delete § 415-19.1 in its entirety and replace it with the following section:

**"§ 415-19.1. Authority respecting completeness of planning applications**

- A. The authority to determine whether an application submitted to the City pursuant to sections 22, 34, and 51 of the Planning Act and section 114 of the City of Toronto Act, 2006, is complete or incomplete in accordance with the provisions of the Official Plan for the City of Toronto is delegated to the Executive Director, Development review or their designates.
- B. If the Executive Director, Development review or their designates has received a written request from the local Councillor to be consulted regarding a forthcoming

application or applications generally within his/her Ward, the Executive Director, Development review or their designates shall inform the Councillor in a timely fashion of any substantive pre-application consultations concerning the forthcoming application that pertain to proposed use, density, height and/or built form and shall consult with the Councillor, subject to the Councillor's availability, prior to determining whether the planning application is complete or incomplete.

- C. The authority to notify an applicant as to the completeness or incompleteness of a planning application is delegated to the Executive Director, Development review or their designates.
  - D. Within 30 days of receipt of the processing fee for a planning application, the Executive Director, Development review or their designates shall determine whether the application is complete or incomplete and shall notify the applicant and, if requested, the local Ward Councillor accordingly. An incomplete application notification shall identify the missing or deficient information and material necessary to complete the application.
  - E. The provisions of Subsection D apply, with necessary modifications, to each subsequent remedial submission provided to complete the application.
  - F. Reserved.
  - G. To the extent of any conflict between § 415-19.1 and any by-law of the City of Toronto, § 415-19.1 shall prevail.
- 10.** Effective the date this By-law comes into effect, any approval made by the Chief Planner and Executive Director, City Planning in accordance with the sections amended by this By-law shall be deemed to have been an approval of the Executive Director, Development Review and the Executive Director, Development Review is authorized to take any action or give any approval for any particular matter despite any prior action or approval undertaken by the Chief Planner and Executive Director, City Planning prior to this By-law coming into effect.
- 11.** This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on October 10, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)