



STAFF REPORT INFORMATION ONLY

City Council Decisions on Complete Planning Applications – Information Report

Date:	September 29, 2008
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	pg08207544WPS00TM

SUMMARY

This report provides a status update on Planning and Growth Management Committee's July 2, 2008 direction to provide recommendations allowing for decisions on the merits of complete applications that have been submitted to the City to be made by Council within the statutory time periods, together with a draft guideline or protocol providing for timely and meaningful staff consultation with local Ward Councillors during the evaluation and processing of planning applications.

Staff are reviewing current business practices on reporting to allow for decisions on complete applications to be made by Council within statutory time periods and are reviewing a draft protocol providing for meaningful staff consultation with local Ward Councillors during the evaluation and processing of planning applications. As this work has not yet concluded, staff will report back to Planning and Growth Management Committee in the future.

Financial Impact

There are no financial implications.

DECISION HISTORY

At its meeting on September 24-25, 2008, City Council approved the complete application official plan amendment (OPA) and adopted the draft delegation by-law related to the OPA. Notice of the adoption of this amendment will be given and an appeal period of 20 days will follow.

The online link to this report is:

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15303.pdf>

ISSUE BACKGROUND

At its meeting on July 2, 2008, Planning and Growth Management Committee directed staff to bring forward for consideration of the Planning and Growth Management Committee at its September 10, 2008 meeting if possible, and no later than its October 2008 meeting, recommendations allowing for decisions on the merits of complete applications that have been submitted to the City to be made by Council within the statutory time periods, together with a draft guideline or protocol providing for timely and meaningful staff consultation with local Ward Councillors during the evaluation and processing of planning applications.

COMMENTS

Staff are reviewing current business practices on reporting to allow for decisions on complete applications to be made by Council within statutory time periods.

For a stand alone zoning by-law amendment application, the applicant has a right of appeal 120 days following the receipt of a complete application. For an Official Plan Amendment application or combined application, the applicant has a right of appeal 180 days following the receipt of a complete application.

Staff are working with our commenting Divisions, including City Legal and the Development Application Review Project Team (DARP) respecting the reporting to Council on complete applications within the statutory time period. Staff are also reviewing a draft protocol providing for meaningful staff consultation with local Ward Councillors during the evaluation and processing of planning applications based on existing and enhanced practices.

As this work has not yet concluded, staff will report back to Planning and Growth Management Committee in the future.

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SIGNATURE

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