

INQUIRY OF THE CHIEF PLANNER AND EXECUTIVE DIRECTOR

FROM: Councillor Michael Walker

DATE: February 12, 2009

RE: New City Corporation - Build Toronto

I am writing to inquire into the operation of the new City corporation, Build Toronto.

I request answers to the following:

- 1. Will the City's planning process change with regard to City properties under the control of Build Toronto?**
- 2. If yes, how will the planning process change with regard to the properties under the control of Build Toronto?**
- 3. Will City Council have the opportunity to direct this new corporation via: approval of Request for Proposals; approval of a sale/lease agreement; approval of a preliminary planning report; approval of a final planning report?**
- 4. Who will conduct the public consultation required with any proposal for development as proposed by this corporation – the City's Planning Division, Build Toronto, or other?**

Thank you,

Michael Walker
Councillor – St. Paul's

February 19, 2009

Ulli Watkiss
City Clerk – City of Toronto
12th Floor – West Tower

Dear Ms. Watkiss:

This is in response to the Administrative Inquiry from Councillor Michael Walker dated February 12th, 2009, regarding “New City Corporation – Build Toronto” for the next regular Council meeting of February 23 and 24, 2009.

1. Will the City’s planning process change with regard to City properties under the control of Build Toronto?

The City’s planning process will not change with regard to City properties under the control of Build Toronto. Any development approval applications submitted on behalf of Build Toronto will follow the same comprehensive planning process currently in place. The merits of each development approval application (e.g. Official Plan and Zoning By-law amendments, site plan approvals, plans of subdivision and condominium, minor variances, consents and part lot control) is evaluated against Official Plan policies, Zoning By-law provisions and other applicable Council policy such as the Toronto Green Standard, all pursuant to legislative requirements (*Planning Act, City of Toronto Act, Ontario Heritage Act*).

2. If yes, how will the planning process change with regard to the properties under the control of Build Toronto?

Not Applicable – please see response to Question 1 above.

3. Will City Council have the opportunity to direct this new corporation via: approval of Request for Proposals; approval of a sale/lease agreement; approval of a preliminary planning report; approval of a final planning report?

As noted in response to Question 1 above, the City’s planning process will not change with regard to the City properties under the control of Build Toronto. As a result, City Council will have an opportunity to participate in the development approval application process (via Community Council and City Council) as appropriate dependant upon the type of application(s) filed, in accordance with current practices in place.

With respect to approval of Requests for Proposals, and approval of sale/lease agreements, I am advised by the Chief Corporate Officer that City Council will direct Build Toronto through shareholder direction, it is not the intent to have City Council direct Build Toronto's development activities. However, the terms of any proposed transfer of City land to Build Toronto will require City Council approval.

4. Who will conduct the public consultation required with any proposal for development as proposed by this corporation – the City's Planning Division, Build Toronto, or other?

Public consultation required with any proposal for development proposed by the City or its agencies, boards and commissions will be conducted in accordance with legislative requirements (*Planning Act, City of Toronto Act, Ontario Heritage Act*) and current practices in place for all development approval applications, in consultation with the relevant Ward Councillor(s), city staff and applicants. As with the current practice, Build Toronto as an applicant will be encouraged to participate fully in the planning process and public consultation.

Yours truly,

Gary Wright
Chief Planner & Executive Director
City Planning Division

c: City Manager – Joe Pennachetti
Deputy City Manager – Richard Butts