

Supplementary Report: Official Plan Policies for Implementing a Development Permit System

Date:	July 7, 2014
To:	Toronto City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2014\Cluster B\PLN\City Council\CC14118

SUMMARY

At its meeting held on June 19, 2014, the Planning and Growth Management Committee recommended amending three of the draft Official Plan policies for implementing a development permit system. These changes have been incorporated into the draft bill that is before City Council. The Committee requested consideration be given to other potential technical refinements of the proposed policies, without changing their intent, based on the comments presented at the Committee meeting of June 19, 2014. Some technical and stylistic changes have been made to the proposed Official Plan policies as a result of the comments received. These changes have also been incorporated into the draft bill before City Council.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council receive this report.

Financial Impact

There is no financial impact beyond what has already been approved in the current year's Budget.

DECISION HISTORY

At its meeting held on June 19, 2014, the Planning and Growth Management Committee amended the draft Official Plan policies for implementing a development permit system and, as amended, recommended that City Council approve the proposed Official Plan policies. The Committee also requested that the Chief Planner and Executive Director, City Planning, consider potential refinements to the proposed wording of the draft policies, without changing the intent, based on the comments received from the public.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.4>

COMMENTS

The amendments to the Official Plan policies for implementing a development permit system recommended by the Planning and Growth Management Committee have been incorporated into the draft bill before City Council. The recommended policy changes are below:

Policy 3: Add "However, development permit by-laws will only be prepared for those areas within the City identified by Council, following at least one community meeting in the affected area, in addition to any requirements under the Planning Act." so that the revised Policy 3 reads:

"The entire City of Toronto is identified by this policy as a development permit area. However, development permit by-laws will only be prepared for those areas within the City identified by Council, following at least one community meeting in the affected area, in addition to any requirements under the Planning Act."

Policy 13: Add "in a manner that in the opinion of City Council is at least as effective to that available for zoning and minor variance applications in areas where a development permit by-law does not exist." so that Policy 13 reads:

"Development permit by-laws will establish the extent and the method of public notification and the means by which Council will confer with the public on applications for a development permit, in a manner that in the opinion of City Council is at least as effective to that available for zoning and minor variance applications in areas where a development permit by-law does not exist."

Policy 14: "However, despite the delegation, the Ward Councillor may require that the development permit application be submitted to the appropriate Community Council and to Council for a decision." so that Policy 14 reads:

"Where a development permit by-law has been enacted, Council may delegate its decision making authority respecting development permit applications and its authority to execute, amend and release development permit agreements to a Committee or body appointed by Council or an employee of the City of Toronto. However, despite the delegation, the Ward Councillor may require that

the development permit application be submitted to the appropriate Community Council and to Council for a decision."

Some technical and stylistic changes based on the comments received by the Committee from the public have also been incorporated into the draft bill.

CONTACT

Joe D'Abramo
Acting Director
Zoning By-law & Environmental Planning
Tel. 416-397-0251
jdabramo@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

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