

Planning & Growth Management Committee

Deputy City Manager Cluster B

John Livey

January 8, 2015

Presentation Outline

- Committee Overview
- Divisions Reports to PGM
- Key Services
- Questions and Answers

Committee Overview

Mandate and scope of the Committee

The Planning and Growth Management Committee's primary **focus is on urban form**, with a mandate to **monitor**, and make **recommendations** on **planning, growth** and **development** of the **City**

Divisions Reporting to PGM



City Planning

Jennifer Keesmaat, Chief Planner &
Executive Director



Toronto Building

Ann Borooh, Chief Building Official
& Executive Director

City Planning

Jennifer Keesmaat, Chief Planner

CITY PLANNING ORGANIZATION



PROGRAMS

Application Review
Business Performance & Standards
Civic Design
Committee of Adjustment
Design Review
Community Policy
Environmental Planning
Graphics & Visualization
Heritage Preservation
Official Plan & Zoning By-law
Outreach and Engagement
Public Art
Research & Information
Strategic Initiatives
Transit Initiatives
Waterfront Renewal

OFFICIAL PLAN VISION

The Official Plan envisions a safe city that evokes pride, passion and a sense of belonging – a city where people of all ages and abilities can enjoy a good quality of life.

A city with...



What engagement is legally required?

Consultation Required under:

THE PLANNING ACT

Zoning Bylaw Amendment

- ✓ 1 required public meeting

Zoning bylaw amendments proposed in order to achieve conformity with the Official Plan are also required to be presented in an open house in addition to the statutory public meeting.

Official Plan Amendment

- ✓ 1 required public meeting

Official Plan amendments conducted as part of a five-year review must also have an open house in addition to the statutory public meeting.

Development Permit Bylaw

- ✓ 1 required public meeting and
- ✓ 1 required public open house

THE OFFICIAL PLAN

Zoning Bylaw Amendment

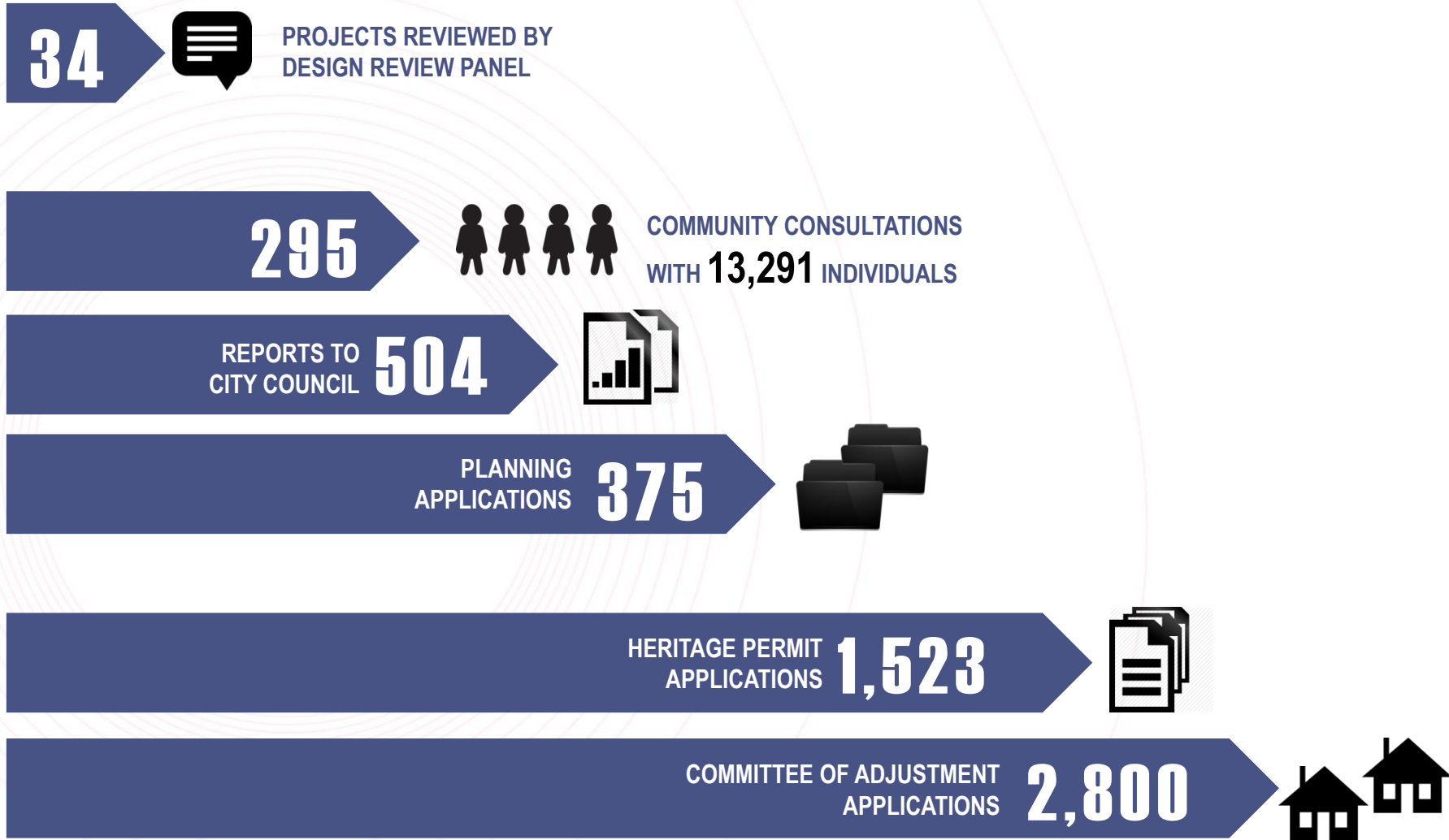
- ✓ 1 additional public meeting in the affected area

Official Plan Amendment

- ✓ 1 additional public meeting in the affected area

Note: Both the Planning Act and Official Plan contain additional requirements with regards to notifying affected residents of any of the above.

Volume of Work (to Nov 2014)



City Planning Work Plan 2015-18



Great Streets



Eglinton Connects EA
Lower Yonge Precinct Plan
Market Street
Six Points Interchange

Regent Park Woonerfs
Queens Quay
Charles and Hayden Streets
Broadview Ave. Planning Study

Yonge Street Revitalization
TOcore
Complete Streets
Gardiner Expressway

Great Streets



Challenges affecting the advancement of Great Streets:

- Staff awareness and buy-in
- Public awareness and education
- Ongoing investment and maintenance

Network Transit Planning

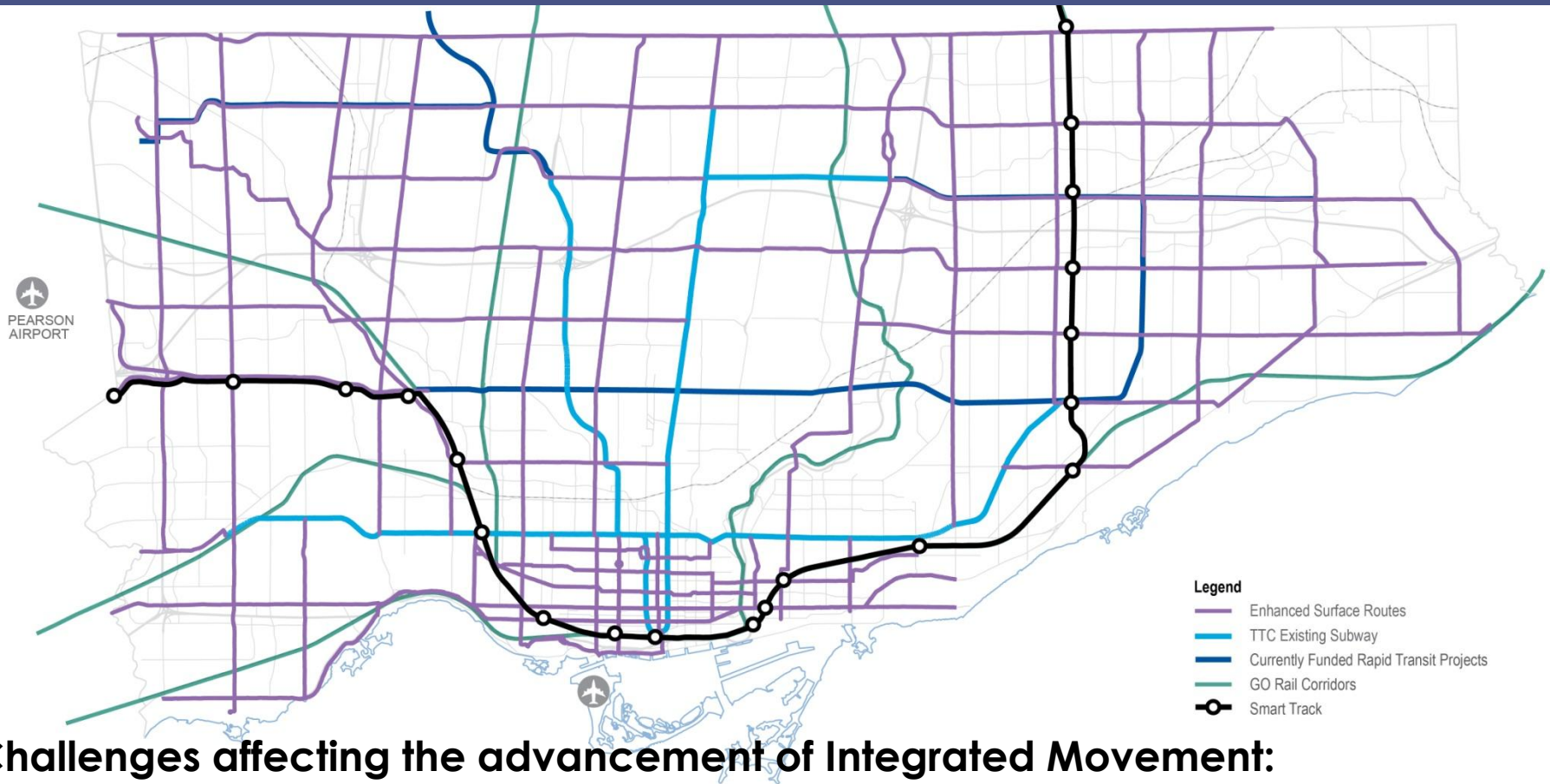


Eglinton Connects
McCowan Precinct Plan
Dufferin Street Avenue Study

Feeling Congested?
Sheppard and Finch LRTs
Relief Line

Scarborough Sunway EA
King Streetcar Enhancements
Smart Track

Network Transit Planning



Challenges affecting the advancement of Integrated Movement:

- Developing an understanding of network based priorities
- Connecting modes and route options
- Concerns with traffic congestion

Complete Communities



Regent Park
Central Waterfront Secondary Plan
Lower Yonge Precinct Plan
Lower Don Flood Protection

Sheppard/Warden Avenue Study
Lawrence Heights
Mimico 2020

Complete Communities



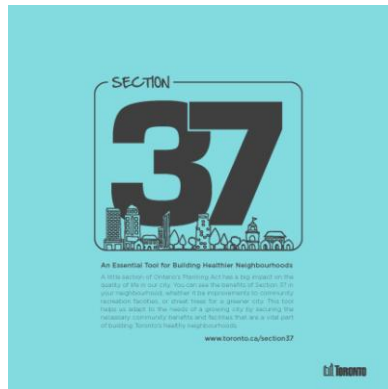
Challenges affecting the advancement of Complete Communities:

- Attracting employment across the City
- Understanding the needs of diverse populations
- Resistance to intensification

New Planning Tools

OUR CITY
OUR FUTURE

matters
FIVE-YEAR OFFICIAL PLAN REVIEW



Reset **TO**
Towards Neighbourhood Planning

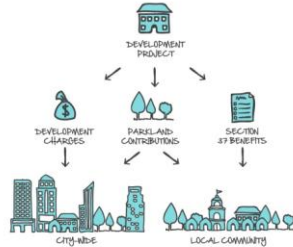
New Planning Tools

THE ROLE OF SECTION 37 IN TORONTO

As Toronto grows and matures as a city, improvements to its public facilities and services are required to meet increasing needs. Section 37 of Ontario's Planning Act is one of the key planning tools available to the City of Toronto to help ensure new development is accompanied by the necessary investment to enhance our high quality of life.

Section 37 enables the City to negotiate contributions towards local community benefits for development applications that exceed a site's zoned height and density. Unlike other municipal financing tools such as Development Charges and Parkland Contributions, Section 37 benefits are provided primarily in the local community within which the development is located. Section 37 also provides greater flexibility and precision than other tools, allowing secured benefits to be direct, tangible, and responsive to local community needs.

FUNDING COMMUNITY BENEFITS AND INFRASTRUCTURE



DO YOU KNOW?

The term "Section 37" refers to the section of Ontario's Planning Act which allows the City to ask for benefits to construct or improve facilities when a development requires a Zoning By-law amendment.

Under Toronto's Official Plan, developments that exceed a threshold of 10,000 square metres of gross floor area, and where the application increases the permitted

HERITAGE PRESERVATION



Swansea Town Hall Conservation and Rehabilitation
Section 37 retains our most vulnerable heritage assets by securing their conservation and rehabilitation.

PUBLIC ART



Public Art "Between Heaven and Earth" on the Queenesway
Section 37 creates a city of beauty by giving art the opportunity to flourish within the public realm.

AFFORDABLE HOUSING



Affordable Rental Housing for Artists at Wychwood Bams
Section 37 protects the diversity of Toronto's neighbourhoods by contributing towards affordable housing, and by securing purpose-built affordable rental housing.

RECREATION CENTRES



Warden Hilltop Community Centre
Section 37 enhances the physical and social health of our communities by upgrading existing recreation centres and by building new facilities.

Challenges affecting the advancement of Planning Tools:

- Educating ourselves and the public
- Its complicated

Own Your City

How do we make Toronto the most engaged City in North America?

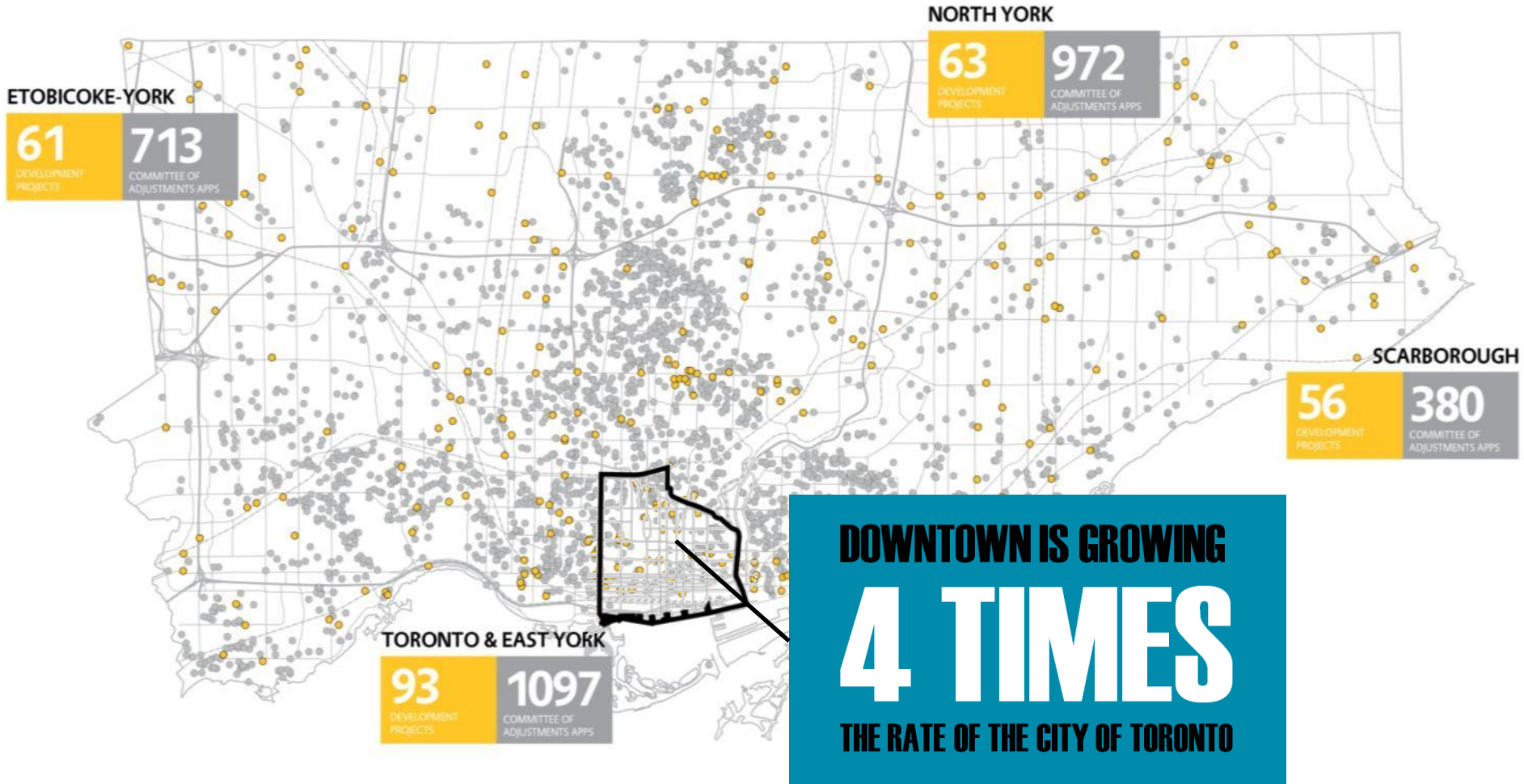
((growing)) **conversations**
making engagement work.

idea
space


PIPS
PLANNERS IN PUBLIC SPACES | 2014

CHIEFPLANNER *roundtable*

Development Review



Toronto Building

Ann Borooh, Chief Building Official

Toronto Building **Mission**

“As stewards of Toronto's built environment, the division ensures that the construction, renovation and demolition of buildings achieves the health, safety, accessibility, conservation and environmental provisions of the Building Code Act and other applicable law. ...”

Key Staff



Mathew Chrysdale

Director,
Business Operations



Mario Angelucci

Director and
Deputy CBO,
Toronto and East
York District



Diane Damiano

Director and
Deputy CBO,
Etobicoke
District



John Heggie

Director and
Deputy CBO,
Scarborough
District



Will Johnston

Director and
Deputy CBO,
North York
District

Service Delivery

The Building Code Act Requirements

Timeframes for review of complete permit applications for all types of buildings

Mandatory inspections

Code of Conduct for the Chief Building Official and Inspectors

Fees to reflect direct/indirect cost of administering OBC & Annual Report

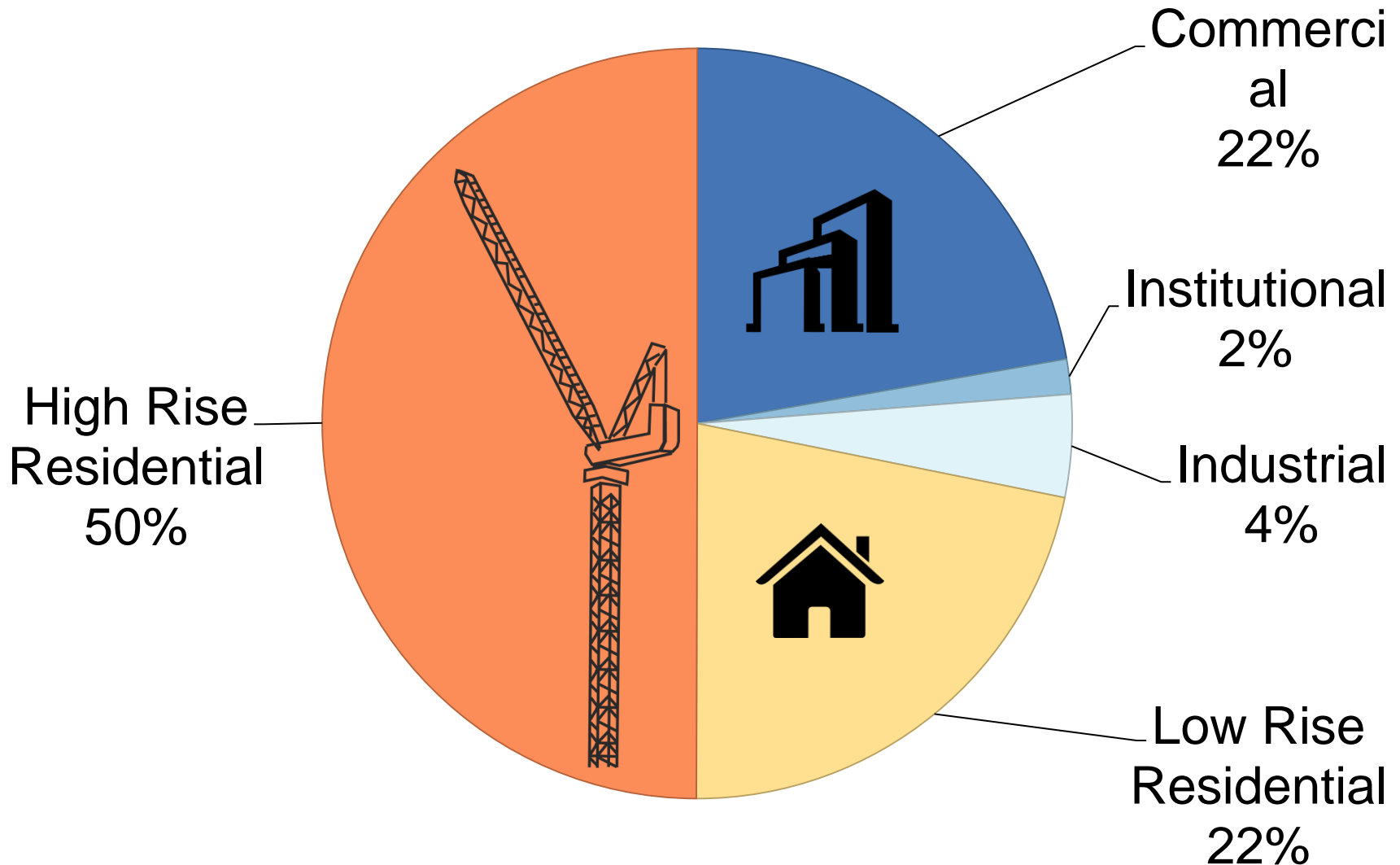
Program Timeframes

Response to emergencies

Service Requests (complaints, non-emergency)

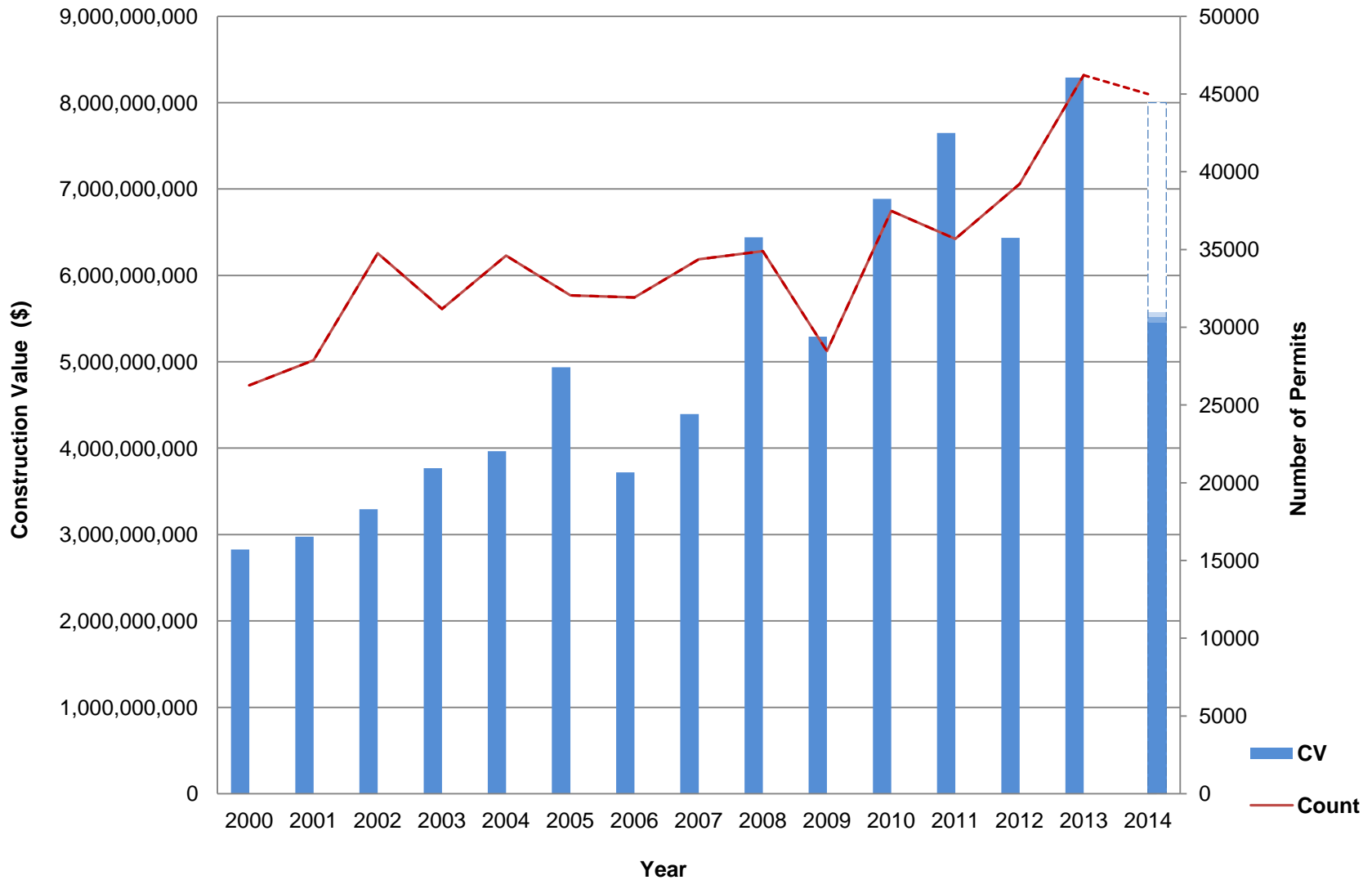


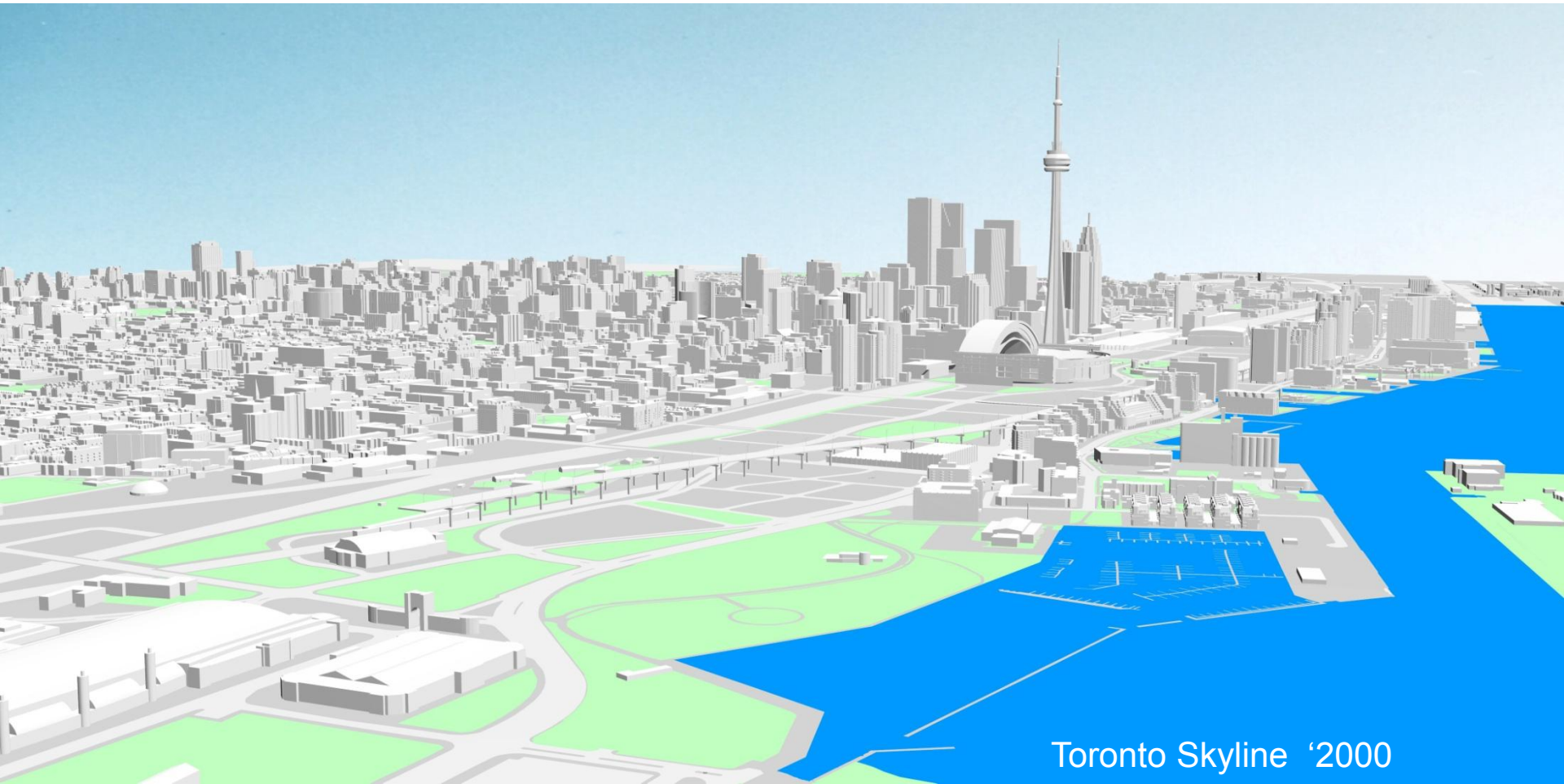
2014 Permits Issued by Sector



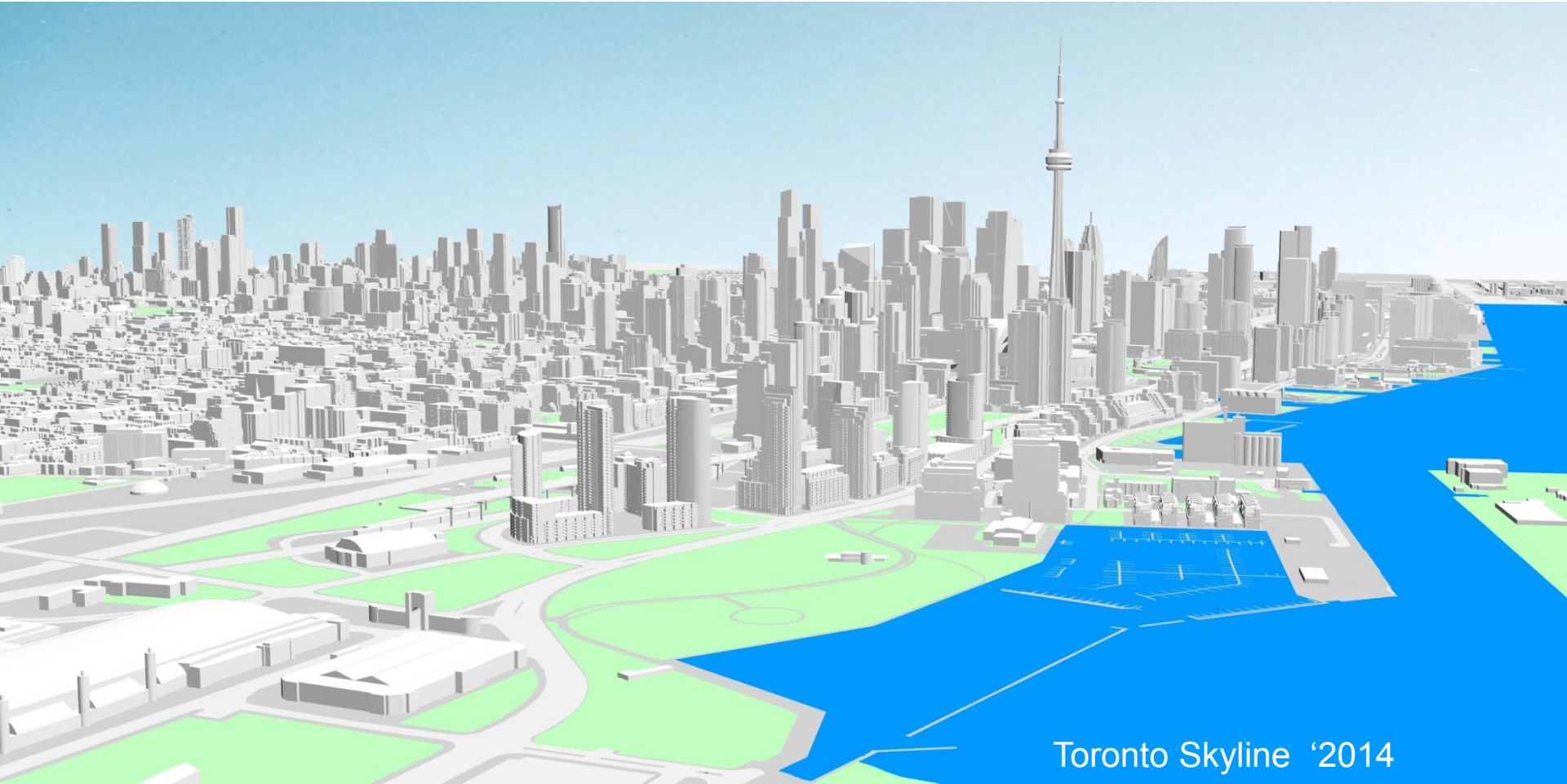
(Values based on Construction Value to Q3)

Building Permits Issued





Toronto Skyline '2000



Toronto Skyline '2014



Centennial College Residence and Culinary Arts Centre



**North York condominium construction
Aga Khan Museum**



Building Permit Activity (to Nov '14)



Percentage of Building Permits Processed
Within Legislated Timeframes

95%

Building Permits
Received

43,800

\$6.4 Billion value

Building Permits
Issued

43,000

\$7.1 Billion value

Mandatory Building
Inspections

149,000



Service Requests:
Construction without a permit (2 day response)

3,196 (mid-dec.)

Toronto Sign Bylaw Unit

Responsible for the issuance and inspection of sign permits and carries out proactive bylaw enforcement for permanent signs on private property.

Also responsible for the administration and annual collection of the Third Party Sign Tax (TPST).

2014 Activity

Sign permits and building permit applications reviewed

1875

Inspections completed

2580

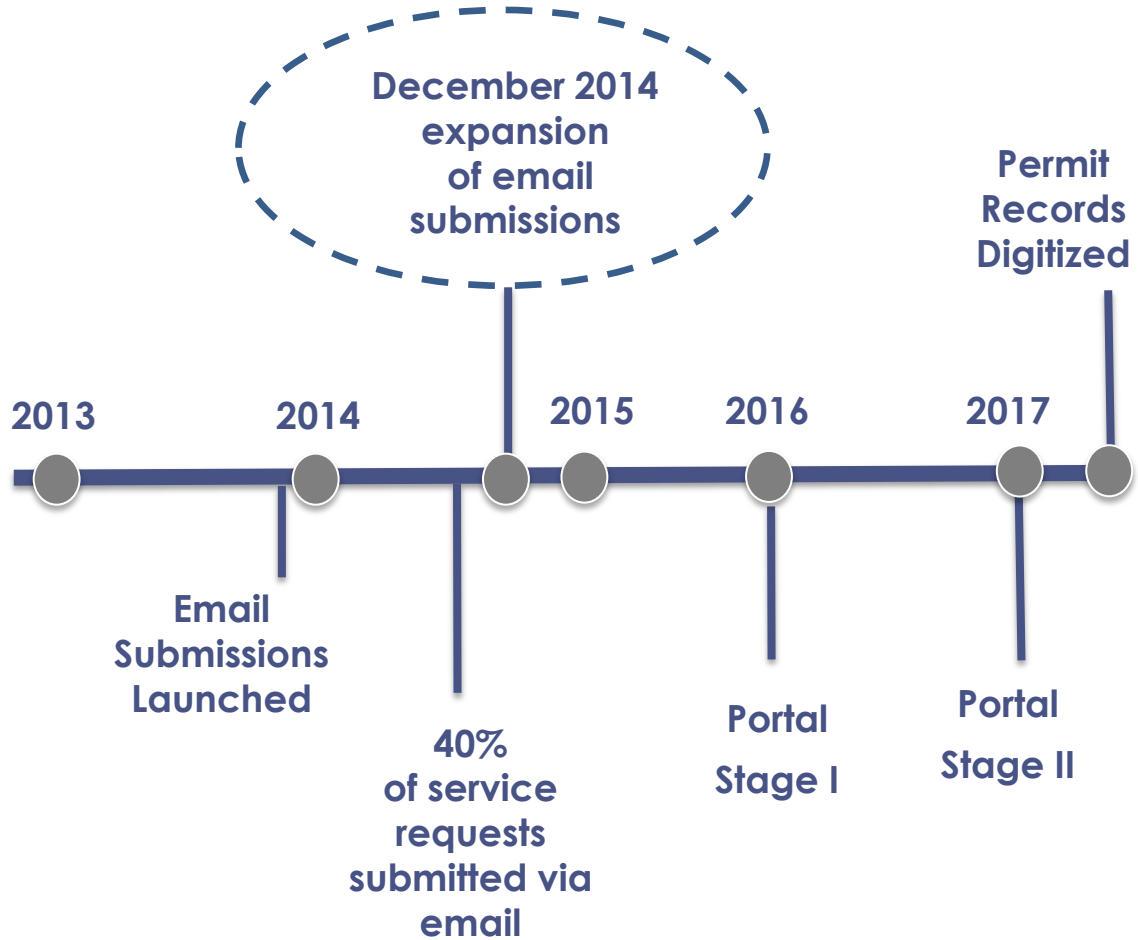
TPST collected

\$11.3 million

Electronic Service Delivery



2014
City Manager's Award
Winner



Service Integration



Integrated counter for building and planning services on main floor of North York Civic Centre

Integrates applications and/or fee collection for development charges, parkland dedication, road damage deposits, heritage approvals, etc.

Mid-Rise Wood Frame Construction

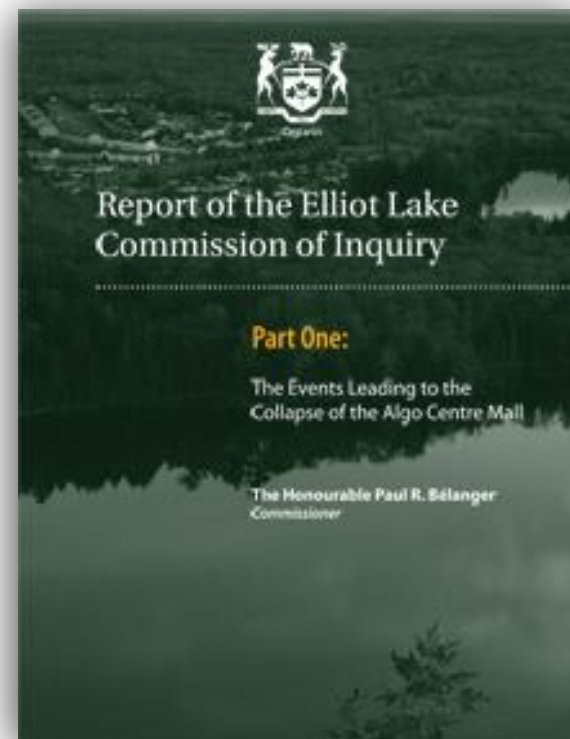
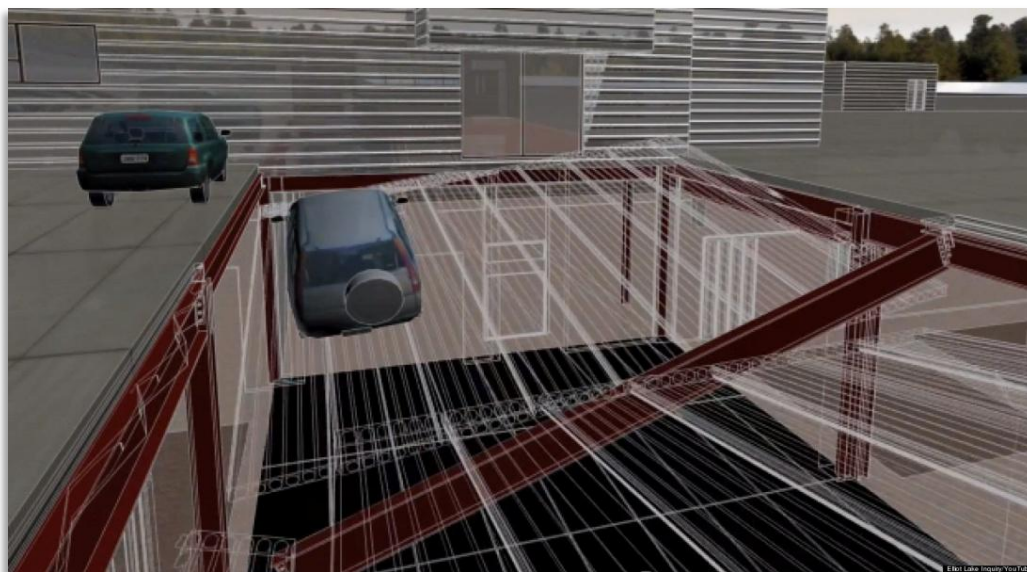


Building Code change permitting construction of up to six storey wood-frame buildings take effect in early-2015

Supports: design flexibility, affordability, urban intensification, development of the Avenues, sustainability

Toronto Building & Toronto Fire Services will be working with the province to support fire safety during construction

Elliot Lake Inquiry



- Minimum structural maintenance standards would create new prescribed roles for the Chief Building Official and associated services to be provided by the City.
- Committee direction will be required when the province moves forward with proposed statutory or regulatory changes.

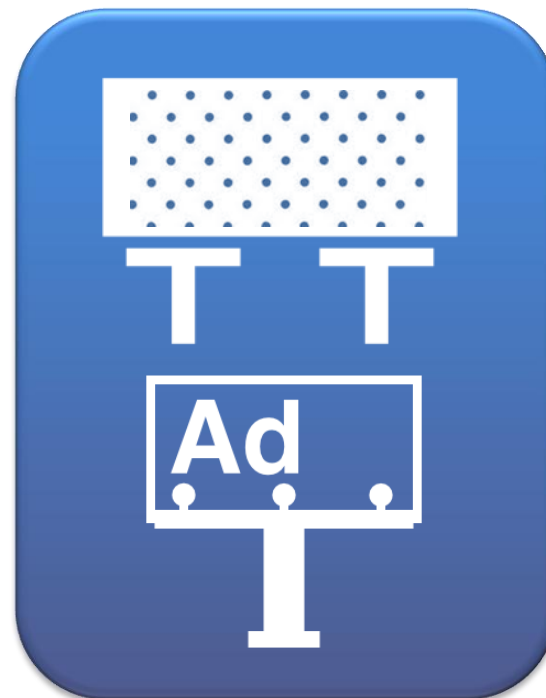
Sign Unit

Annual report:

- Replaces individual sign by-law amendment applications

Reports on:

- Electronic Sign Study
- Topiary Wall Signs



Other Reports to PGM

- Response to residential infill construction sites
- Improving demolition control policies to strengthen heritage protection
- Update: Toronto Green Roof Construction Standard
- Ongoing amendments to Building Code Act/Building Code



2015 Initiatives

- Completion of Toronto 2015 Pan Am & Parapan Games venues.
- Implementing a pilot for the proactive inspections of dormant building permits
- Improving public access to information and services
- Continue standardization of business practices in both process and use of technology to improve efficiency of service delivery



Questions?