



REFERRAL OF MEMBER MOTION BY CITY COUNCIL

"Unfinished Business"

Date:	April 16, 2012
To:	Planning and Growth Management Committee
From:	City Council
Wards:	All Wards

City Council Decision

City Council on April 10 and 11, 2012, referred Motion MM22.10 to the Planning and Growth Management Committee.

Recommendations

Councillor Paula Fletcher, seconded by Councillor Adam Vaughan, recommends that:

1. City Council request the Chief Building Official and the Acting Chief Planner to submit a report to Council, through the Planning and Growth Management Committee, such report to include the following:
 - a. a review of options available to compel movement from developers where limited progress has been made within a reasonable time frame;
 - b. recommendations to Council on the best means of ensuring developments are completed in a timely manner; and
 - c. any other options available for the City to pursue to seal or complete such developments should the developer fail to do so.

Summary

Commercial and residential developments are necessary and important components of Toronto's growth. However, the regulations surrounding development must meet the needs of the neighbourhood and community, as well as the developers. Developers are able to maintain permits for years while no progress is made and no completion is in sight, leaving residents and visitors to wonder why the work is never completed.

Building permits are allocated based on the assumption that the developer will carry out the construction in a timely and efficient manner. Unfortunately, current by-laws allow developers to continue to hold a permit even when progress has stalled beyond reasonable limits.

(Submitted to City Council on April 10 and 11, 2012 as MM22.10)