

CITY PLANNING

2013 Work Plan Progress and Service Level Review

Planning & Growth Management Committee

September 12, 2013

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City Planning Division – Mission

City Planning guides and manages Toronto's physical change and growth, and the effects on the social, economic and natural environment while seeking to enhance the quality of life for Toronto's diverse residential and business communities.

Program Map



City Planning:

- increases liveability and assessment growth through development review / proactive planning initiatives
- enhances the public realm through civic design
- facilitates heritage conservation / environmental sustainability
- integrates land use and transportation
- optimizes the City's waterfront assets and city-wide employment growth potential
- monitors trends to identify infrastructure and services that should keep pace with growth
- guides the next layer of city building through policy innovation
- engages and collaborates with various stakeholders and other orders of Government

Staffing Complement

	Total
2013 Approved Operating FTE	339
2013 Approved Capital FTE	12.5
Total	351.5

2013 Work Plan Progress

- ✓ Reviewing a range of development applications that contribute to the health, growth and tax base across Toronto:
 - 248 reports to five Community Council Cycles (Jan/Feb/April/May/June)
 - 1,733 applications before the Committee of Adjustment (Jan - June)

- ✓ Advancing the Official Plan and Municipal Comprehensive Reviews

- ✓ Preparing and defending the New Zoning By-law (Council adoption - May)

- ✓ Pursuing significant transportation initiatives including: Feeling Congested?, Eglinton Scarborough Crosstown, Downtown Relief Line and Gardiner EA

2013 Work Plan Progress

- ✓ Leading various studies including, Yonge-Eglinton Public Realm, Mimico 20/20, Yonge Street North Planning Study, Port Lands Planning Framework and Kennedy Station redevelopment
- ✓ Engaging in Council-initiatives including, casino review, local appeal bodies, development charges study, Pan Am Games projects, Seniors Strategy and Rouge Valley National Urban Park Landholder Agreement
- ✓ Achieving significant milestones, including:
 - adoption of Tall Building Guidelines
 - OPAs for new Heritage policies and Imagination Manufacturing Innovation Technology Program
 - Toronto Green Standard Update and Green Roof Design Guidelines

2013 Work Plan Progress

- ✓ Securing DC funding for Heritage Conservation District studies
- ✓ Undertaking five Heritage Conservation District studies prioritized Council: King-Spadina, Garden District, Historic Yonge Street, St. Lawrence, and Queen Street East
- ✓ Initiating Section 37 Review and Development Permit System Pilot
- ✓ Celebrating design excellence with the 2013 Biennial Toronto Urban Design Awards
- ✓ Undertaking divisional strategic plan exercise
- ✓ Engaging in conversations, including condo consultations, Chief Planner Roundtables, Developer Focus Groups, and community meetings

2013 Work Plan Progress

- ✓ Completed the annual Toronto Employment Survey, and analyzed and published 2012 Toronto Employment Survey, How Does the City Grow and 44 Ward Profiles
- ✓ Delivered various service improvements including:
 - E-services for heritage permit applications launched (February)
 - Gold Star Program enhancement (March)
 - Service Level Agreement with TB Customer Service to attach the digital files into the database (March)
 - Application Information Centre - enhanced public search capabilities and mapping (June)
 - IBMS updates for notification automation (May) and circulation/re-submission processes (July)
 - "Submission Application Scheduling" for applicants to book appointments (July)

2013 Development Applications

Applications received from January 1 to July 31 for 2011, 2012 and 2013

Community Planning

Application Type	2011	2012	2013
Rezoning/OPA	65	101	97
Site Plan	228	222	160
Subdivision	8	5	9
Condominium	48	38	37
Part Lot Control Exemption	10	2	15
Rental Housing	6	5	16
Telecommunication Tower	8	6	5
Total	373	379	339

Committee of Adjustment

Application Type	2011	2012	2013
Consent	182	231	207
Minor Variances	1,824	1,799	1,738
Total	2,006	2,030	1,945

Total Applications	2011	2012	2013
Total	2,379	2,409	2,284

City Planning's Two Services

Development Review, Decision & Implementation

- Review applications to ensure desirable development through public consultation and timely review process, while ensuring the implementation of Council policies and applying relevant provincial regulation and plans

City Building & Policy Development

- Improve the built and natural environments, the integration of land use and transportation, the optimization of the City's waterfront asset, access to community services and facilities, foundation for a strong and diverse economic base, conservation of heritage resources, design of "Special Places" as part of public realm infrastructure, and achieving revitalization while ensuring the creation of sustainable neighbourhoods

Development Review, Decision & Implementation

Service Levels for Committee of Adjustment & Community Planning

Sub-Type	Service Level 2013 <i>(approved)</i>	Service Level 2014 <i>(proposed)</i>
Official Plan Amendments / Rezoning Applications	68% of complex applications completed within 9-18 months	80 % of complex applications completed within 9-18 months
Site Plan Approval Applications	54% of routine applications completed within 4-8 months	65% of routine applications completed within 4-8 months
Part Lot Control Applications	62% of routine applications completed within 4-8months	100% of routine applications completed within 4-8months
Minor Variance Applications	Process 2567 applications	75% of applications have Committee hearing within 60 days of application receipt
Consent Applications	Process 342 applications	

City Building & Policy Development

Service Levels for City Building & Policy Development

Sub-Type	Service Level 2013 <i>(approved)</i>	Service Level 2014 <i>(proposed)</i>
City Building Studies	Complete 1 Secondary Plan, 2 Avenue Studies, 8 area studies, 1 EA and 1 transportation plan	Complete 13 city building studies
Employment Survey	100% survey completion within timeframes	100% survey completion within timeframes
Civic Design Services for Infrastructure Improvements	10 infrastructure improvement projects	10 infrastructure improvement projects
Heritage Conservation Districts	Prepare plans for adoption	Complete 3 HCD studies and/or plans
City-wide Urban Design Guidelines	1 City-wide Urban Design Guideline	1 City-wide Urban Design Guideline or Review

Challenges & Opportunities

Challenges

- Increased complexity associated with individual applications
 - Avg. Bldgs / Project - 81% increase between 2008 (1.32) and 2012 (2.39)
 - Avg. Res Units / Project - 103% increase between 2008 (68) and 2012 (138)
- Advancing timely review processes while addressing additional consultation and reporting requests
- Prioritizing new work program requests
- Expectations for updated planning policies to “get ahead” of development and transportation investments

Opportunities

- Delivering work process solutions particularly through electronic service delivery
- Utilizing tools (e.g. Development Permit System) to create certainty and consolidate approvals
- Active outreach and engagement outside of individual applications
- Promoting better arrangements that align resources and service delivery to build strategic capacity

Building Strategic Capacity

To meet strategic city building expectations, we will strengthen the Strategic Initiatives unit to:

- ✓ promote and engage in bigger picture planning
- ✓ lead and coordinate inter-disciplinary area planning
- ✓ build relationships and linkages to expedite solutions



Moving Forward

- **Completing Official Plan Review and Municipal Comprehensive Review / OMB Defence**
- **Reviewing development applications that contribute to Toronto's health, growth and tax base**
- **Undertaking growth studies; e.g. Dufferin Street/401 'Avenue' Study, Agincourt Secondary Plan Review, McCowan Precinct Plan, Lower Yonge Precinct Plan, King Spadina Review and Sherway Area Study**
- **Delivering city-building initiatives including the Port Lands Planning Framework and Federal Park Designation for Rouge Park**
- **Leading transportation and transit initiatives including: Relief Line Corridor/Options Review, Metrolinx Big Move Plan Review and Update, Metrolinx funded priority projects, etc**
- **Service delivery / policy alignment and innovation (e.g. e-business and development permit system)**