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

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 Approved Operating FTE</td>
<td>339</td>
</tr>
<tr>
<td>2013 Approved Capital FTE</td>
<td>12.5</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>351.5</strong></td>
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</table>
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

<table>
<thead>
<tr>
<th>Application Type</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning/OPA</td>
<td>65</td>
<td>101</td>
<td>97</td>
</tr>
<tr>
<td>Site Plan</td>
<td>228</td>
<td>222</td>
<td>160</td>
</tr>
<tr>
<td>Subdivision</td>
<td>8</td>
<td>5</td>
<td>9</td>
</tr>
<tr>
<td>Condominium</td>
<td>48</td>
<td>38</td>
<td>37</td>
</tr>
<tr>
<td>Part Lot Control Exemption</td>
<td>10</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>Rental Housing</td>
<td>6</td>
<td>5</td>
<td>16</td>
</tr>
<tr>
<td>Telecommunication Tower</td>
<td>8</td>
<td>6</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>373</td>
<td>379</td>
<td>339</td>
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## Committee of Adjustment

<table>
<thead>
<tr>
<th>Application Type</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consent</td>
<td>182</td>
<td>231</td>
<td>207</td>
</tr>
<tr>
<td>Minor Variances</td>
<td>1,824</td>
<td>1,799</td>
<td>1,738</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,006</td>
<td>2,030</td>
<td>1,945</td>
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## Total Applications

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>2,379</td>
<td>2,409</td>
<td>2,284</td>
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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

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

### Service Levels for City Building & Policy Development

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