



BUILDING A GREATER GTA
Building Industry and Land
Development Association

April 7, 2014

Chair Peter Milczyn and Members of the Planning and Growth Management Committee
City Hall, City of Toronto
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Members of the Planning and Growth Management Committee,

RE: PG: 32.10 Draft Official Plan Policies for Implementing a Development Permit System – Outcome of Consultation

On behalf of the Toronto Chapter members of the Building Industry and Land Development Association, we submit the following comments with respect to the City's Development Permit System (DPS) review, to be tabled at the April 10th Planning and Growth Management Committee meeting.

In principle, BILD believes that the implementation of a DPS could provide enhanced certainty, streamlined approvals and be a means to create investment-ready communities across Ontario. A DPS, if implemented seamlessly, would facilitate certainty for BILD members and both new neighbours and businesses of the land use vision and updated zoning standards of Toronto.

We appreciate that City staff provided its introductory presentation on the DPS at the March 26th Toronto Chapter meeting and at the March 31st Developing Toronto meeting. Collectively, these meetings are essential and require continuance in order for the proposed DPS to evolve into a commonly understood and successful system.

The DPS is brand new to many of our members and as such, many more questions remain. For example, additional clarity is needed with respect to:

- the treatment of new and existing applications once a DPS area has been selected but not yet approved;
- how an interim control by-law (if employed) or transition clauses (if employed) may treat existing applications or recently completed approvals;
- the treatment of new development applications if a DPS areas has been planned for but appealed by other parties;
- the parameters by which a DPS area will be selected, especially if council directs staff to look at an area that is not considered a high-pressure growth area;
- the intended improved approval timelines for this new system; the formula and parameters for establishing the community benefits;
- additional clarity for the omission of minor variances as part of this system; and the process, including the requirements, to obtain an amendment to a DPS.

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With these objectives and enduring questions in mind, BILD created a working group of active Toronto Chapter members, some of which have practical experience with a DPS in other Provinces in Canada. It is our hope that these consultation meetings will continue and our members will be able to lend their practical expertise to this initiative, as it is in the mutual best interest of all stakeholders to have a system that is executed successfully.

As a key and critical stakeholder, we hope that you will consider our comments and draw upon the experience that our members have with a DPS in other areas. If you have any questions or concerns, please contact the undersigned.

Sincerely,



Danielle Chin, RPP, MCIP
Senior Planner

CC: *Jennifer Keesmaat, Chief Planner and Executive Director, City Planning, City of Toronto*
Joe D'Abramo, Acting Director Zoning By-law and Environmental Planning, City of Toronto
Michael Collins-Williams, Director, Policy & Government Relations, OHBA
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BILD Chapter members