

## **Development Application Review Fee Update - Supplementary Report**

**Date:** December 12, 2016

**To:** City Council

**From:** Chief Planner and Executive Director, City Planning Division

**Wards:** All

### **SUMMARY**

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The purpose of this Supplementary Report is to modify the new Rezoning/Subdivision fee recommended in PG16.1 Development Application Review Fee Update report currently before Council. The modification is necessary to implement a variable gross floor area fee similar to the gross floor area variable fee for Rezoning applications for a combined Rezoning/Subdivision application. The new combined fee for Rezoning/Subdivision applications being proposed with the Development Application Review Fee Update before Council for consideration recognizes that some of the process steps in a Rezoning application and a Subdivision application are the same and if the application submission was combined, the number of processing steps would be fewer.

The costs of the proposed new fee for a combined Rezoning/Subdivision application was determined using a 31 lot residential subdivision which represented a typical subdivision application received by the City between 2012 and 2014. However, this fee did not account for an application for Subdivision approval with multiple development blocks that would result in higher density development and more complex review by staff. The addition of the variable fee for gross floor area would allow the City to recover staff costs for both of these scenarios.

Recognizing the greater level of staff effort associated with higher density proposals, and to be consistent with how other Planning fees are structured, it is necessary to implement the Rezoning application variable fee to capture the gross floor area for a combine Rezoning/Subdivision application. As such, staff are recommending amendments to the proposed combination Rezoning/Subdivision fee to fully account for the effort associated with the two different application types.

## RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council amend Planning and Growth Management Committee Item PG16.1 by replacing Appendix 1 referred to in Recommendation 3 with Attachment 1 to this report.

## FINANCIAL IMPACT

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This fee change is not anticipated to result in any additional revenues above what is included in the 2017 Preliminary Operating Budget. This adjustment will remove potential exposure to revenue loss associated with development block subdivision applications with higher density and resulting complexity.

The Deputy City Manager and the Chief Financial Officer have reviewed this report and agree with the financial impact information.

## DECISION HISTORY

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At its meeting on October 26, 2016, Executive Committee considered a report from the Chief Planner and Executive Director, City Planning on the Development Application Review Fee Update (EX 18.14). At this meeting, Executive Committee requested that the Chief Planner and Executive Director, City Planning report to the November 16, 2016 meeting of Planning and Growth Management Committee. The direction of the Executive Committee Meeting for Item EX18.14 can be found at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX18.14>

At its meeting on November 16, 2016, Planning and Growth Management Committee considered the Development Application Review Fee Update and the Supplementary Report dated November 10, 2016 which provided further information.

Planning and Growth Committee recommended that City Council adopt the new Planning application fees and fee amounts set out in Appendix 1 to the report (October 13, 2016) from the Chief Planner and Executive Director, City Planning, effective January 1, 2017 and authorize that Appendix C of Schedule 13 of Chapter 441, Fees and Charges, of the City's Municipal Code be updated to reflect the new fee amounts, with the exception of the fee for Committee of Adjustment applications which are not to be reduced.

The direction of the Planning and Growth Management Committee for Item PG 16.1 can be found at:  
<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getMinutesReport&meetingId=10962>

## **COMMENTS**

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The new Rezoning/Subdivision fee structure was intended to provide fee relief for a residential lot subdivision if the application was submitted concurrently with a rezoning application. However, further analysis revealed that the proposed fee did not factor in the effort associated with processing a development block subdivision proposal that would result in development with significantly greater density. The staff effort and the resultant cost to process the two development scenarios vary significantly given the complexity that comes with increased density. To appropriately recover the cost associated with greater density developments, staff are recommending that the fee structure of the combined Rezoning/Subdivision applications be amended to add a variable component for gross floor area equal to the variable component for Rezoning applications, as set out in Appendix 1, and reduce the proposed base fee to \$51,000 and the per lot fee to \$1,847.

## **CONTACT**

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## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Appendix 1 - Planning Application Fee Structure Recommendations