



## Executive Committee

EX18.14	ACTION	Referred		Ward:All
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### Development Application Review Fee Update

#### Committee Decision

The Executive Committee:

1. Referred the item to the Planning and Growth Management Committee for its meeting on November 16, 2016.
2. Requested the Chief Planner and Executive Director, City Planning report to the Planning and Growth Management Committee at that time:
  - a. with a comparison of the current and proposed fees in comparison to other municipalities in Ontario, as in Appendix 5 to the report (October 13, 2016) from the Chief Planner and Executive Director, City Planning, but excluding development charges from the totals;
  - b. on how the additional revenue will be allocated between City divisions;
  - c. on how the additional revenue increase will impact staffing levels; and
  - d. on service level improvements the additional revenue will provide.

#### Origin

(October 13, 2016) Report from the Chief Planner and Executive Director, City Planning

#### Summary

In accordance with the City's User Fee Policy, a four year comprehensive review of City development application fees was conducted. The review re-evaluated the assumptions upon which the user fee is based and considered the degree to which the User Fee Policy is complied with.

City Planning is responsible for the processing of Planning applications (Official Plan Amendment, Zoning By-law Amendment, Site Plan, Condominium, Subdivision, Consent, Minor Variance etc.) which involves coordination and feedback from 16 business units in 11 divisions.

This report outlines the process undertaken in the Development Application fee review together with a summary of the results and provides recommendations on new Planning application fees to ensure that the City's costs to provide development review service are recovered. A new Planning application fee schedule that includes new fee categories for Site Plan Amendments, Condominium Amendments and a combined Rezoning/Subdivision application is provided for consideration. New fees together with existing fees, as updated, are detailed in Appendix 1. The report also includes details on a municipal comparison carried out using three application scenarios. The results showed that in relation to Building Permit fees and Development

Charges, Planning fees on average only represent 2 to 9 percent of the total development costs outlined. As illustrated in Appendix 5, the City of Toronto's total cost of development ranks 7th or 8th out of 12 municipalities, in three of the four scenarios.

The results of the fee review were shared with Building Industry and Land Development Association's (BILD's) Toronto Chapter ahead of a consultation which took place on September 9, 2016. At that meeting, constructive discussion took place with Building Industry and Land Development Association representatives, the Chief Planner and city staff and an understanding was reached regarding the extent of the fee increase required to address the City's costs to process Planning applications.

### **Background Information**

(October 13, 2016) Report and Appendices 1 to 6 from the Chief Planner and Executive Director, City Planning on Development Application Review Fee Update  
(<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-97234.pdf>)

Public Notice - Amendment to Chapter 441, Planning Application Review Fees including New Fees and Changes to Existing Fees

(<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-97456.pdf>)

### **Communications**

(October 25, 2016) Letter from Danielle Chin, Senior Manager, Policy and Government Relations, Building Industry and Land Development Association (BILD) (EX.New.EX18.14.1)

(<http://www.toronto.ca/legdocs/mmis/2016/ex/comm/communicationfile-63876.pdf>)