

Development Application **FEE REVIEW UPDATE**

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November 15 , 2016

Presentation to: Planning and Growth Management Committee



Strong Real Estate Market

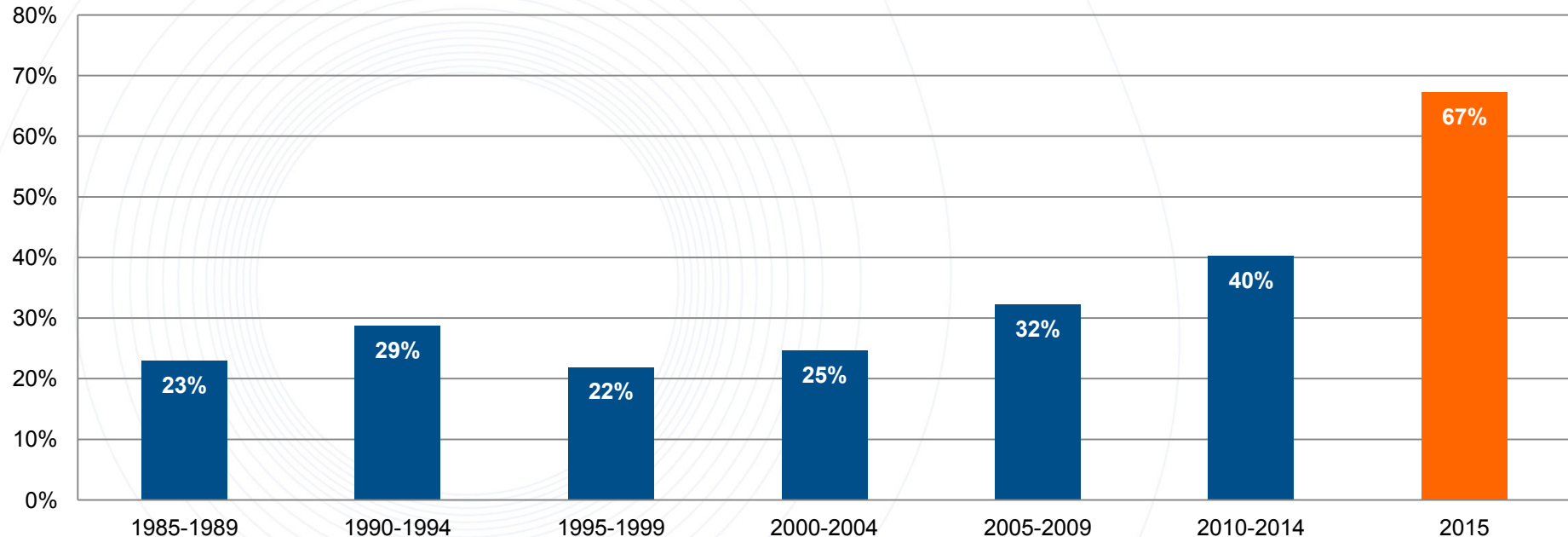
Higher Levels of Development Activity

Larger and More Complex Applications

High Real Estate Prices

“Grow in Place” Committee of Adjustment Applications Increase

100% Increase in Toronto's Share of GTA Housing Completions over 30 years



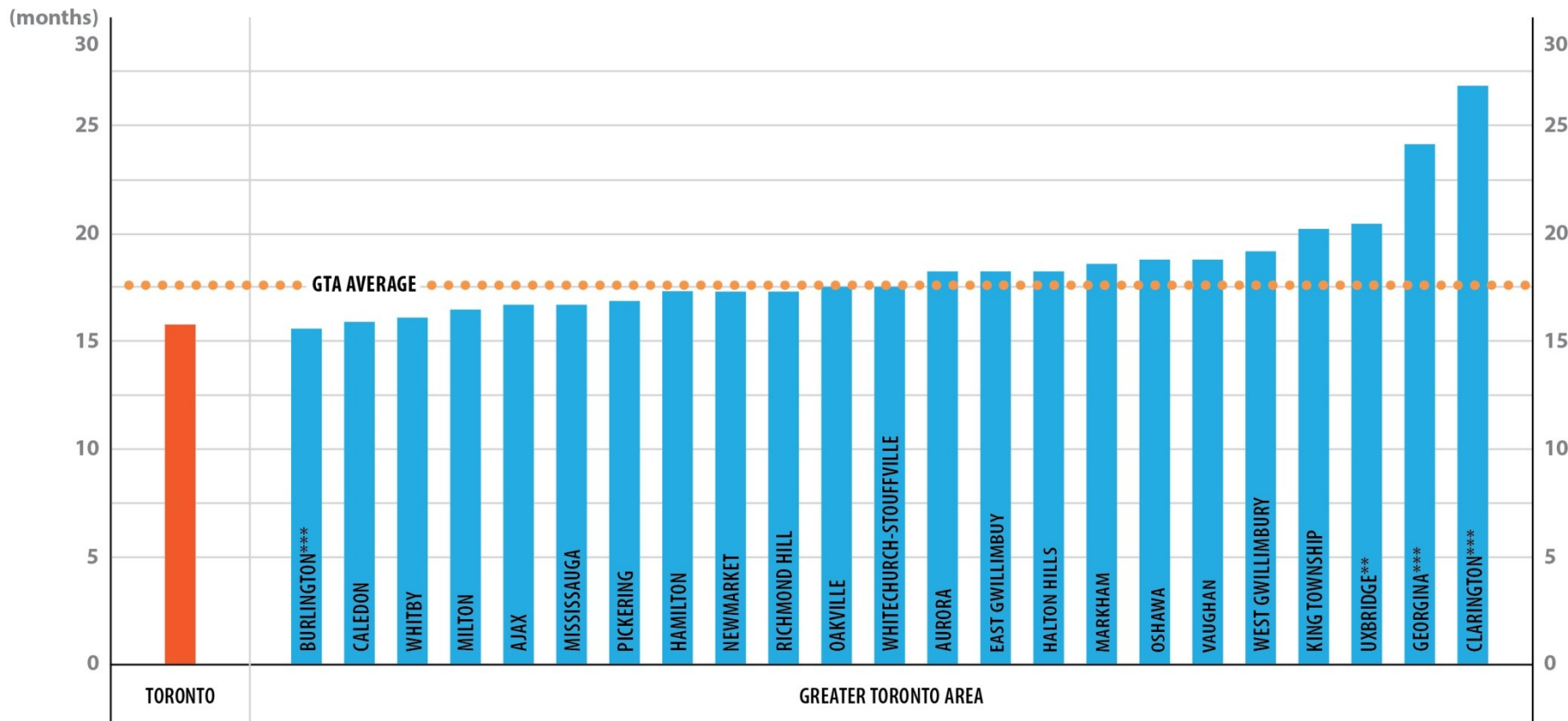
These unprecedented development volumes have increased pressure on City Planning's ability to meet internal **Key Performance Indicators.**



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BUT...

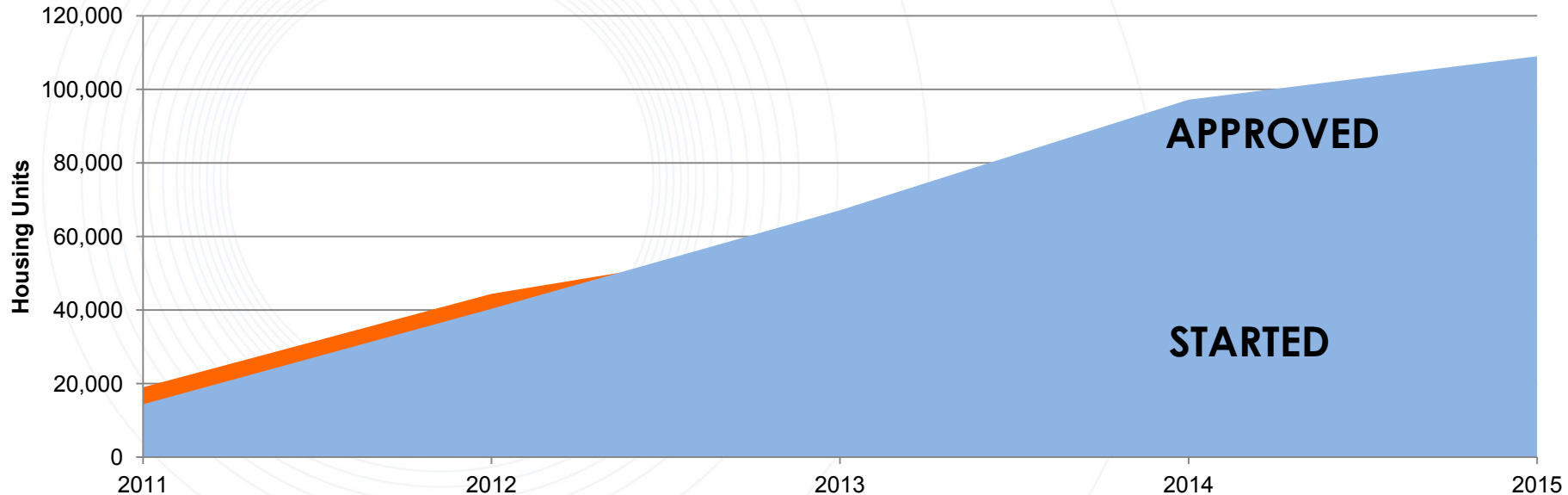
Toronto's Review Time out performs most of the Region



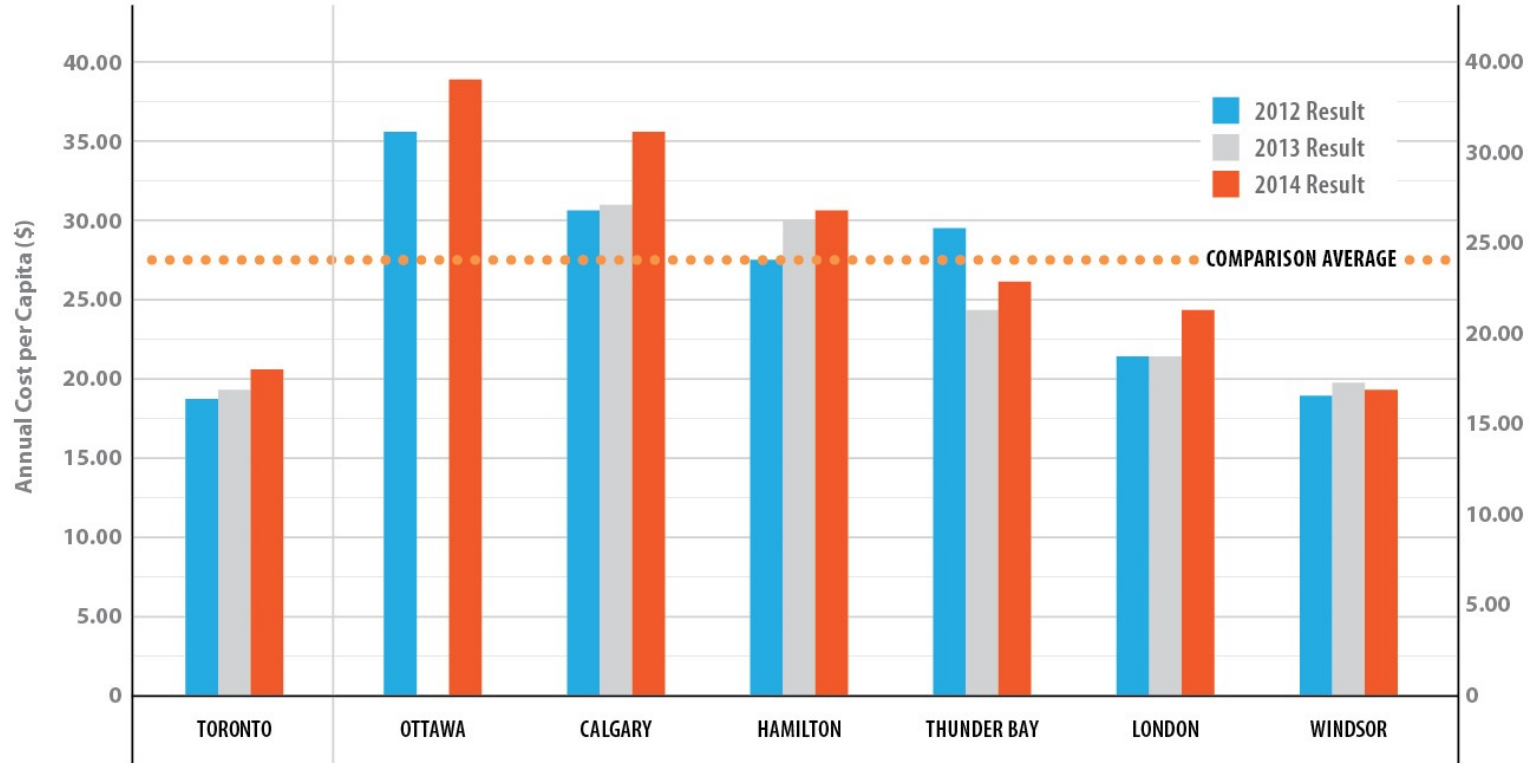
20% more units approved in the last 5 years

Over 1 year of approved supply in the pipeline

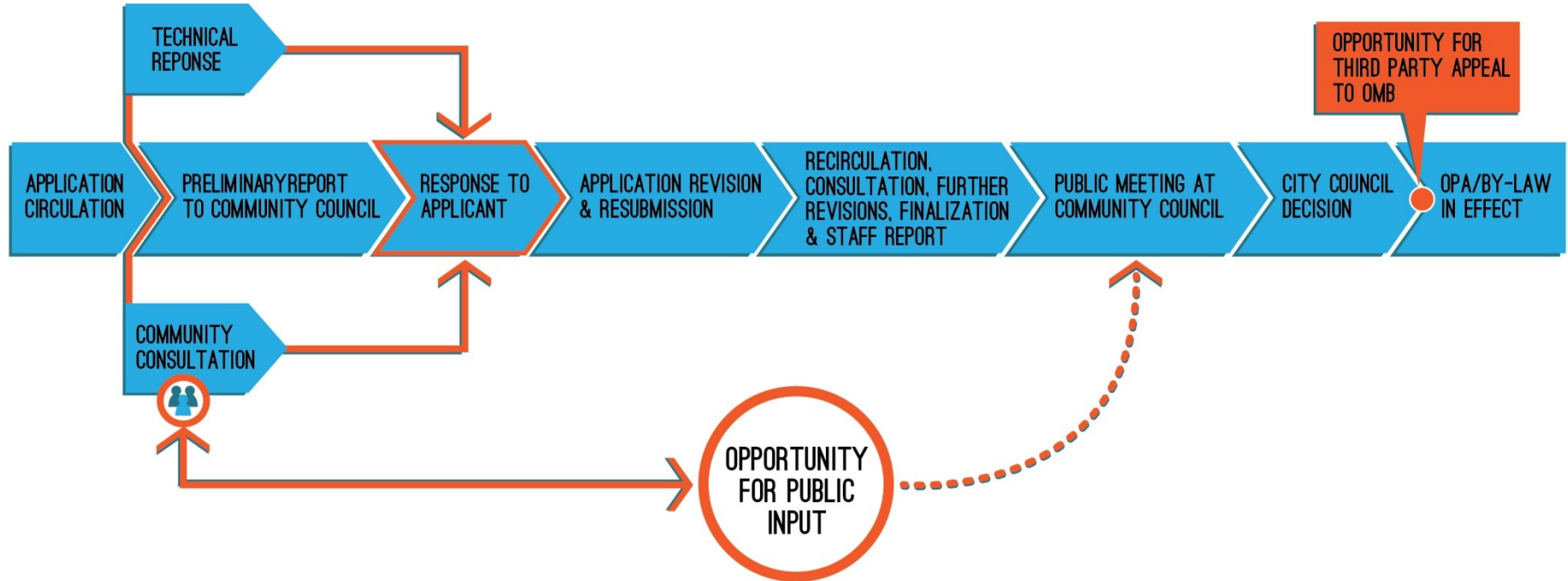
**Housing Unit Approvals vs Housing Units Starts
Cummulative City of Toronto Totals from 2011 to 2015**



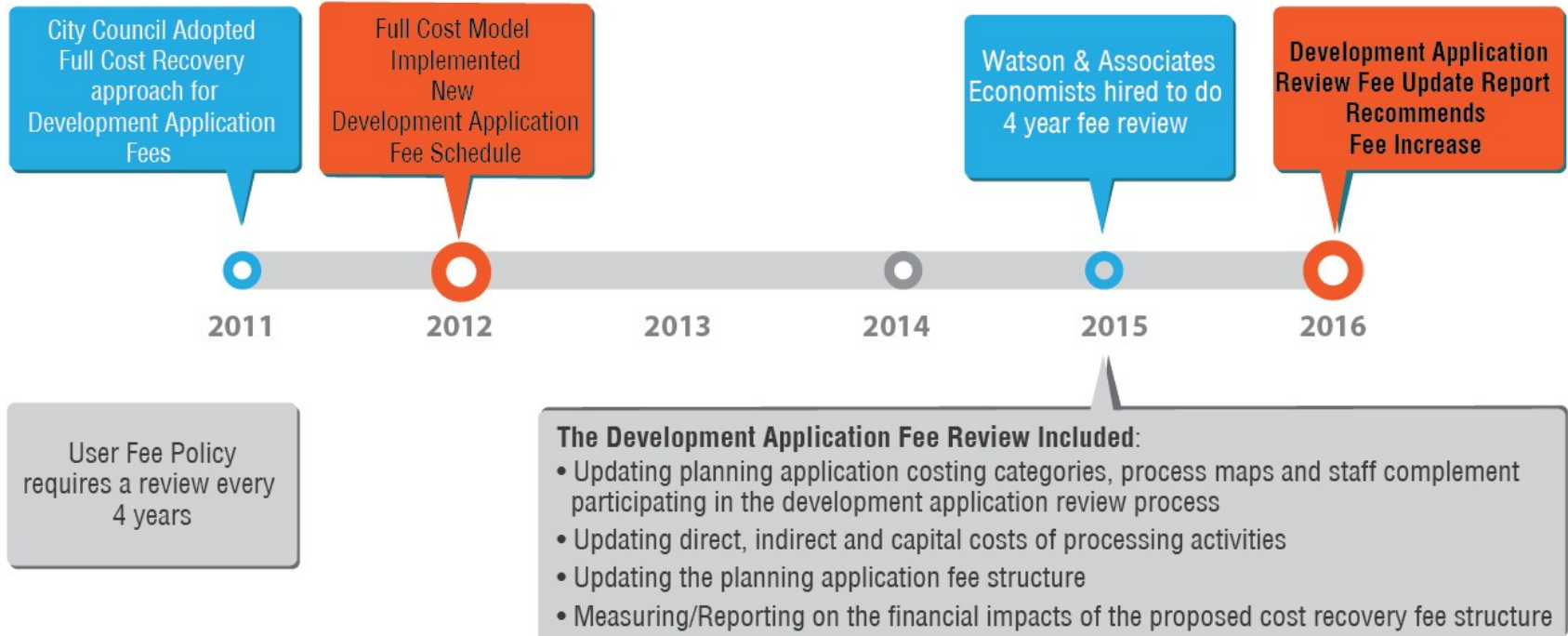
Cost Effective Planning Process



Development Review Process



Development Application Fee Review Process



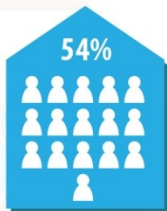
Development Application Fee Review Results



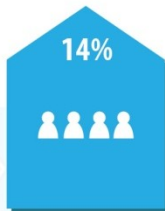
Development Review Partners



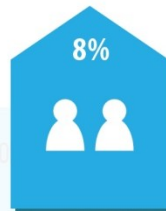
Community Planning
Committee of Adjustment
Urban Design
Transportation Planning
Research and Information
Environmental Planning
Heritage
Policy



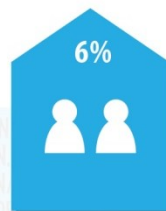
City
Planning



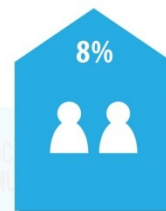
Engineering
& Construction
Services



Transportation
Services

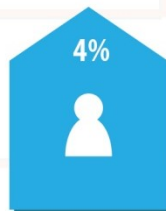


Parks, Forestry
& Recreation

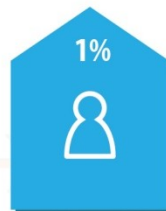
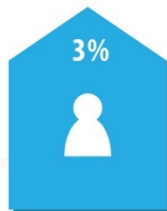


Legal
Services

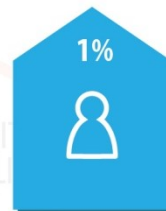
Planning
& Administrative
Tribunal Law
Real Estate Law



Toronto Building
Toronto Water



Fire



Solid Waste
Management



Economic
Development



Energy
& Environment

Fee Review Recommendation

Current State

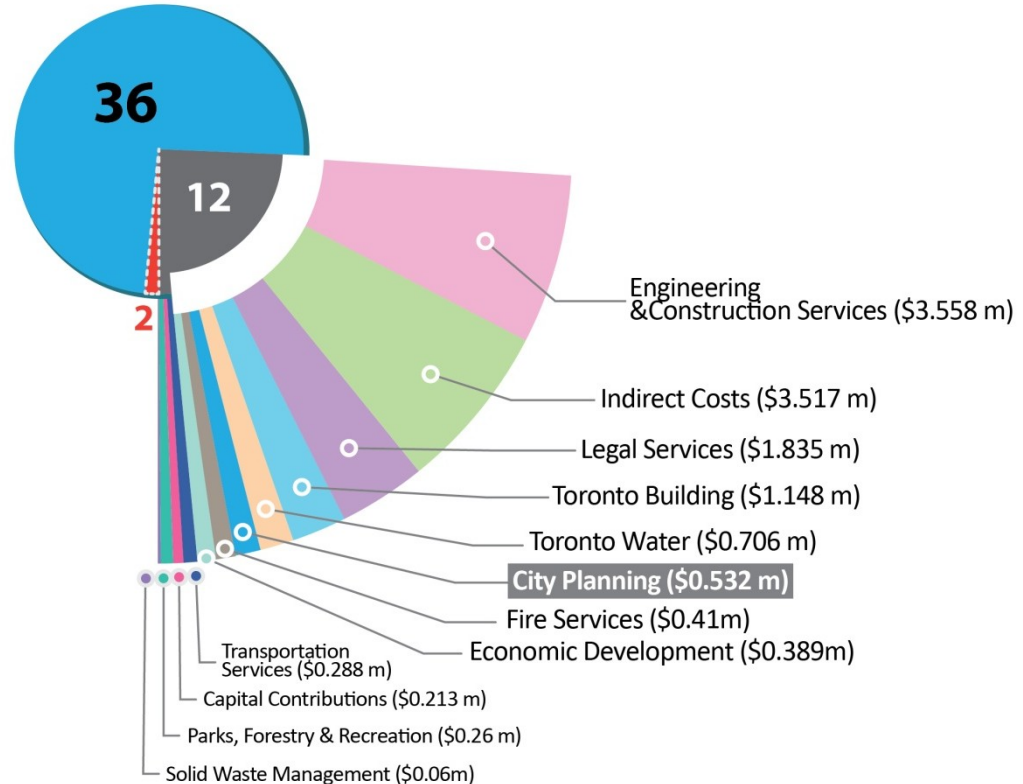


Proposed State

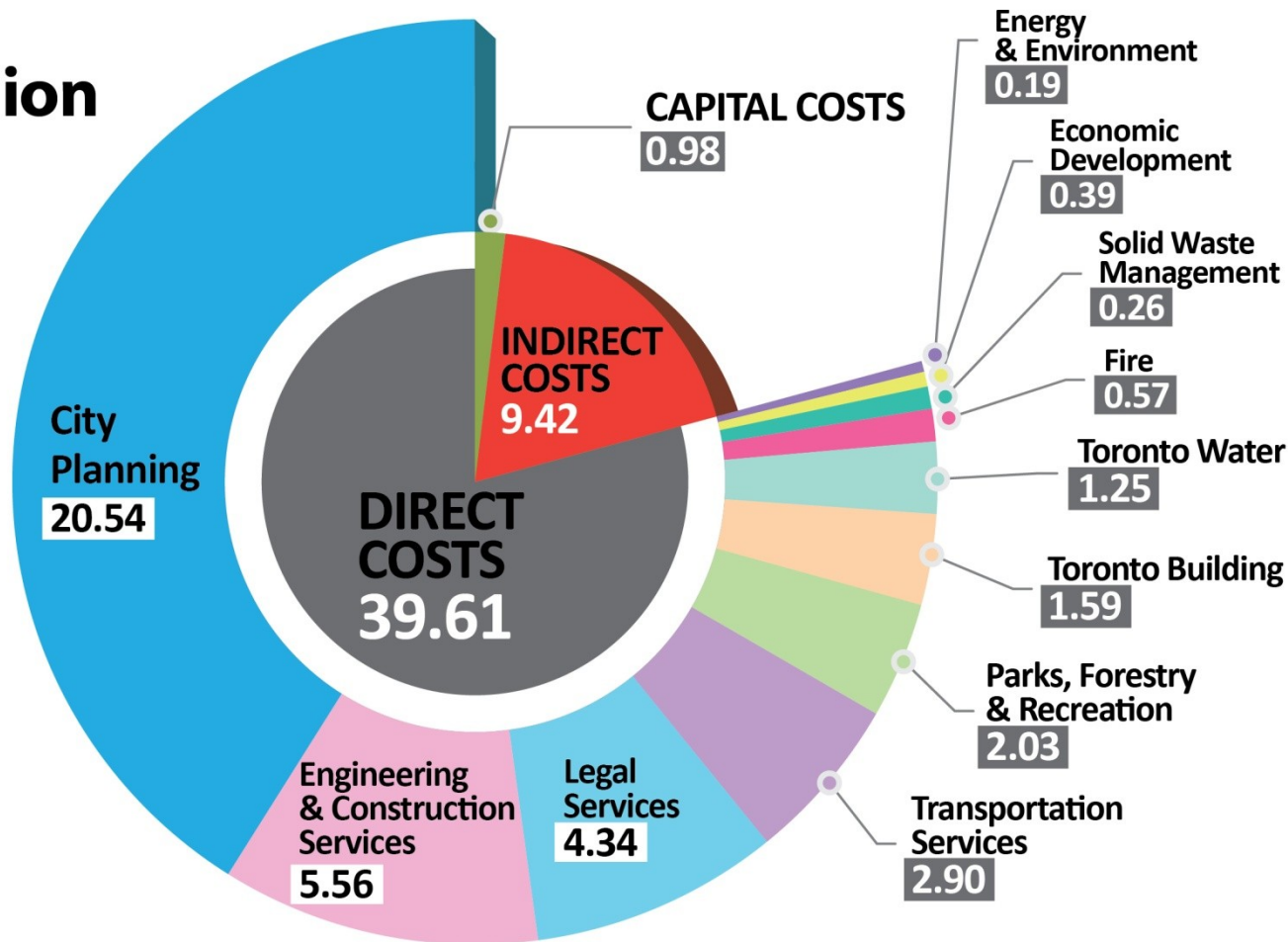


The decision before you today is to move the cost of development review from the tax base to a user fee.

Budget to Budget Comparison



\$50 Million



Why the Increase in Costs

**Fee review reveals
increasing costs**



staff capacity



project complexity



divisions



business units



staff involved
in processing
application



process

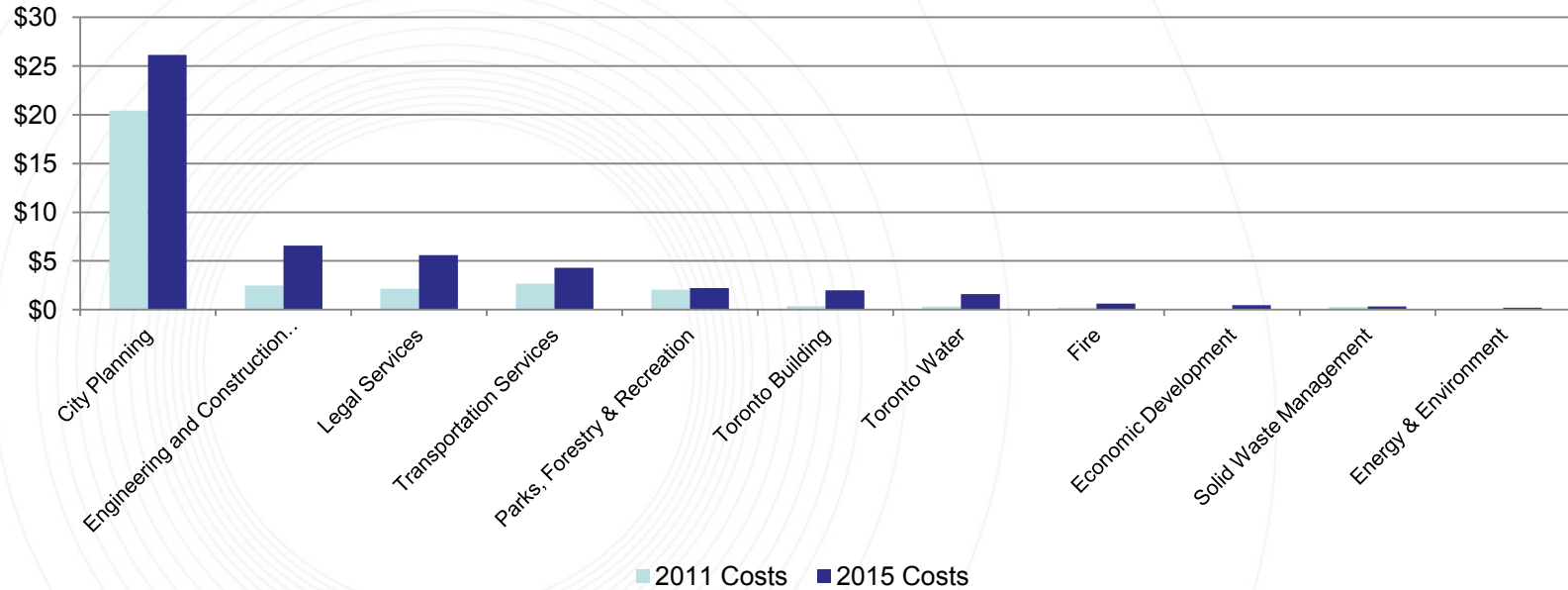


priorities

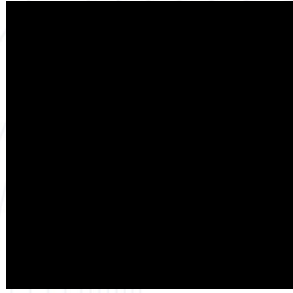


indirect cost
increase

Cost Allocation by Division



Cost Model Approach Benefits



Application Fees



Review Process



Review Cost

Development Fee Review Objective

- Determine today's cost to provide the service
- Service level enhancements/improvements were out of scope



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Questions ?