



November 15, 2016

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RE: PG16.1: Development Application Review Fee Update

Dear Councillor Shiner and Members of the Planning and Growth Management Committee

We wish to express our support for the staff report proposals to increase fees charged by the City for review of development applications. However we believe that they do not go far enough.

The City of Toronto is far behind in financing the transportation and infrastructure requirements created by new development. We are not opposed to growth of the City, but we strongly believe that it should ensure that sufficient resource are available to provide for appropriate planning, and that those involved pay for the costs they incur, and not be subsidized by taxpayers of the City.

We submit the following detailed comments and recommendations for additional measures.

- 1) City Planning continues to be swamped by the need to review large numbers of development applications, subject to provincially regulated review deadlines, resulting in severe pressures on resources available for needed planning studies. With development effectively out of control in the Downtown and Midtown portions of our city, there is an urgent need for the formulation of an updated Official Plan that takes transportation and other required infrastructure needs into account along with the availability of parkland, schools, and other social service requirements.
We recommend that the additional funds resulting from increases in development application review fees are directed to funding for pro-active planning of Toronto's future development.
- 2) A major element of City of Toronto costs in dealing with large development applications relate to the cost of OMB hearings for appeals related to City OPA, and ZBA decisions.

We recommend that the City institute charges to cover its legal and planning staff costs in dealing with such applications and, if necessary, seek provincial approval for so doing as part of the province's current review of the OMB.

- 3) A major element in determining planning staff resources is the amount of time required for an adequate planning review of minor variance and consent applications submitted to the Committee of Adjustment.

We recommend that the City increase, not decrease, the fees required related to such applications.

- 4) Even after these recommended increases, development charges continue at about one half of those charged in adjacent municipalities. New developments impose a burden on already over-burdened infrastructure which should be reflected in the charges imposed on such developments.

We recommend that the City review and increase development charges for large developments

Thank you for the opportunity to review and comment.

Yours truly,

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Cc:

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.