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Development application review fees

Federation of North Toronto Residents Associations
Presentation to Planning and Growth Management Committee
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The problem

- Planning department is understaffed
- Swamped by flood of development applications
- Result: Inadequate resources for planning

- City's Official Plan is outdated
- Development in Central Area (downtown and midtown) exceeds capacity of transportation system, infrastructure
- Lack of secondary plans encourages OMB appeals

Principles

Persons (individuals/corporations/developments)
creating costs should pay for them

Taxpayers should not have to bear the burden of costs
created by new development

Application review fees

- Should pay for all of the direct costs of handling applications
- Should also pay for costs of formulating City plans for handling new development
- Additional funds resulting from increases in application review fees should be allocated to **funding pro-active planning** for Toronto's future development

Costs of OMB appeals

- OMB appeals impose substantial burden on City legal and planning departments
- All costs to City of applications to change City Official Plans should be borne by applicants, not taxpayers
- City should charge fees to cover costs to City of handling OMB appeals
- Should seek **authority to do so** as part of current provincial OMB review

Minor variance costs

- Fees for minor variance and consent applications should cover Committee of Adjustment administrative costs as well as required planning review
- Same for costs of appeals to Local Appeal Board
- City should **increase, not decrease**, fees required for such applications/appeals

Development charges

- Costs of transportation and other infrastructure required to support development should be borne by that development
- City development charges still well below level in adjacent municipalities
- City should **review and increase** development charges for large developments