



Danielle Chin, Director, Policy & Advocacy, BILD
Deputation to the Planning and Housing Committee
PH 16.4 Addressing the Committee of Adjustment COVID-19 Related Application
Backlog, September 22, 2020

Good day Chair, and members of the Committee,

My name is Danielle Chin, and I am the Director of Policy & Advocacy at the Building Industry & Land Development Association.

With over 1,500 member-companies, BILD is the voice of the land development, home building and professional renovations industry in the GTA. Today, I am here on behalf of the members of the BILD Toronto Chapter and Renovators' Council to address item PH 16.4 Addressing the Committee of Adjustment COVID-19 Related Application Backlog.

You may recall that my colleague Paula Tenuta, SVP at BILD and Jon-Carlos Tsilfidis who is on BILD's Board of Directors and Executive Committee spoke to this committee on the Committee of Adjustment Panel size and structure in April of last year. So the operations of the Committee of Adjustment has been of on-going interest to our members for quite some time.

To begin, I would like to take a moment to express our industry's thanks to Deputy Mayor Minnan-Wong for his leadership and action with this matter. Given the backlog of applications that occurred during the emergency period, it was evident that the Committee of Adjustment required service efficiencies and organizational adjustments that are now largely reflected in recent practice, as noted in the staff report.

By continuing to implement these efforts we hope that it will help us move with agility through these very uncertain times and we appreciate Deputy Mayor Minnan-Wong's effort to support the local economy.

We have carefully reviewed the staff recommendations of the report and I am pleased to say that we are very supportive of the additional measures that City Staff have outlined. And we hope that through these additional efforts the backlog will be cleared before the end of the year. Implementing these measure well also ensure a level of preparedness for an impending second wave of covid-19.

Over the years, it has become more and more difficult to achieve the legislative timeframe to schedule a hearing within the 30-day requirement of the Planning Act. More recently, pre covid-19, the average timeframe was about 2-months and since covid-19 has grown to 3-4 months depending on the application.

We recommend that even beyond the covid-19 recovery efforts - these measures should continue to be put into practice, which will support the ability to achieve the legislative requirement of 30-days to schedule a hearing.

We also recommend that the City continue to monitor its service standards so that if the backlog does not clear before the end of the year, it will be recognized sooner this time and additional measures (i.e. hiring more members, adding more meetings or consent agendas) could be considered.

Thank you for your time and attention to these remarks. I'd be happy to answer any questions that you may have.