

Attachment 2 - Pre-application Consultation Principles to be addressed in Chapter 415 of the Municipal Code

The Chief Planner and Executive Director, City Planning proposes that the existing requirements prescribed in Chapter 415 be updated to require pre-application consultation prior to the submission of a planning application to the City pursuant to Sections 22, 34 and 51 of the *Planning Act* or Section 114 of the City of Toronto Act.

Principles to be addressed by the by-law are described below. These principles and matters related to administrative details and implementation are subject to consultation. A by-law detailing amendments to the Municipal Code will be included in a final report to Council in Q4 2021.

Consultation

- Pre-application consultation with City staff shall be required, including external commenting agencies as may be required, for all applications under Sections 22, 34 and 51 of the *Planning Act*.
- Pre-application consultation with City staff shall be required, including external commenting agencies as may be required, for all applications under Section 114 of the *City of Toronto Act, 2006*.
- Applicants will attend at least one pre-application consultation meeting with relevant City staff and external agencies, as necessary. Applicants may be required to attend additional meetings at the discretion of City staff.
- For applicants submitting more than one application related to a single development proposal, one pre-application consultation meeting may satisfy the requirement for consultation. Additional meetings may be required at the discretion of City staff;
- Applicants will request a pre-application consultation meeting in writing. At the time of requesting a meeting, applicants will provide supporting materials, as identified by the City, for City staff review.

Effective Date & Transition

- Matters related to transition and the effective date.