

Implementing Bill 109

Executive Committee

December 6, 2022



Bill 109 Report

The report is in three Parts:

Part 1 – Approach to Implementation: This section details the new operating model and provides the rationale for:

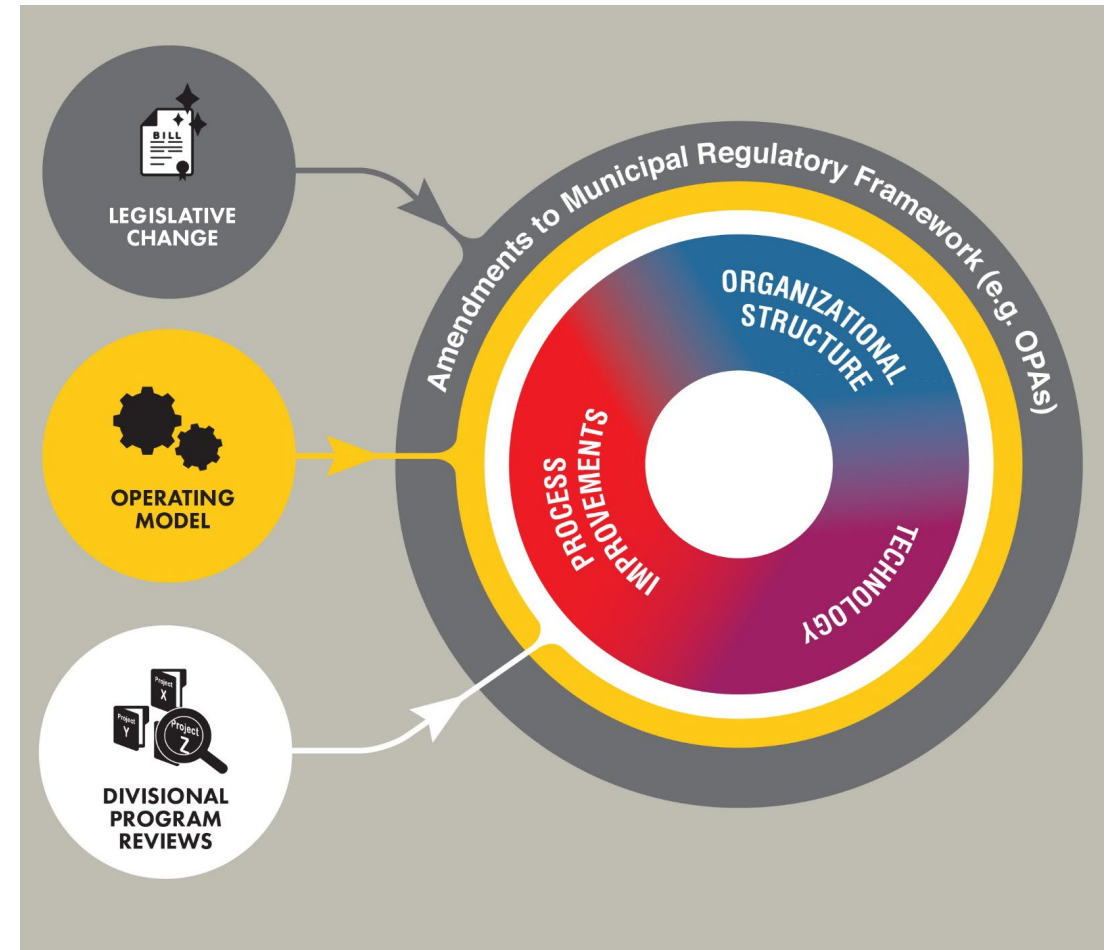
- **right-sizing staff complement within the team-based structure,**
- continuing to advance a systemic approach to process improvements,
- new software to support development review.

Part 2 – Policy Measures: This section outlines the **technical Official Plan Amendment and Municipal Code amendments** required to bring the City’s policy documents into conformity with the legislation.

Part 3 – Process Improvements: This section details **six near-term process improvements** that are being tested and/or implemented in late 2022/early 2023.

Part 1 – Approach to Implementation

- The new operating model consists of three key components:
 - Improved **organizational structures** including interdivisional teams made up of staff from various divisions and review partners to enable collaboration, coordination and communication in the review process
 - **Process improvements** to develop improved workflows to reduce process and administrative burden on staff
 - Introduction of **new technology** to support development review



Part 2 – Policy Measures

Official Plan Chapter 5.5 & Schedule 3

- The report outlines technical amendments required to address new complete application provisions for Site Plan, and potentially, direction regarding community consultation.
- A statutory meeting on the recommended OPA is targeted for the February meeting of Planning & Housing Committee

Municipal Code Amendments

- A series of technical amendments to Chapter 415 Development of Land are recommended to clarify existing delegated authority provisions for Site Plan
- An additional Municipal Code amendment related to right-of-way permits is being explored to better enable applicants to meet application requirements as laid out in the City's Terms of Reference

Part 3 – Process Improvements

Front-end Improvements

More consistent use of front-end tools enables:

- Opportunities for community consultation earlier in the process;
- Earlier identification and communication of site-specific issues and opportunities;
- Improved staff and applicant understanding of and accountability for application requirements;
- An increased number of higher quality applications submitted following pre-application consultation; and
- Administrative process improvements (e.g., meeting scheduling) to ensure certainty and consistency, while saving time.

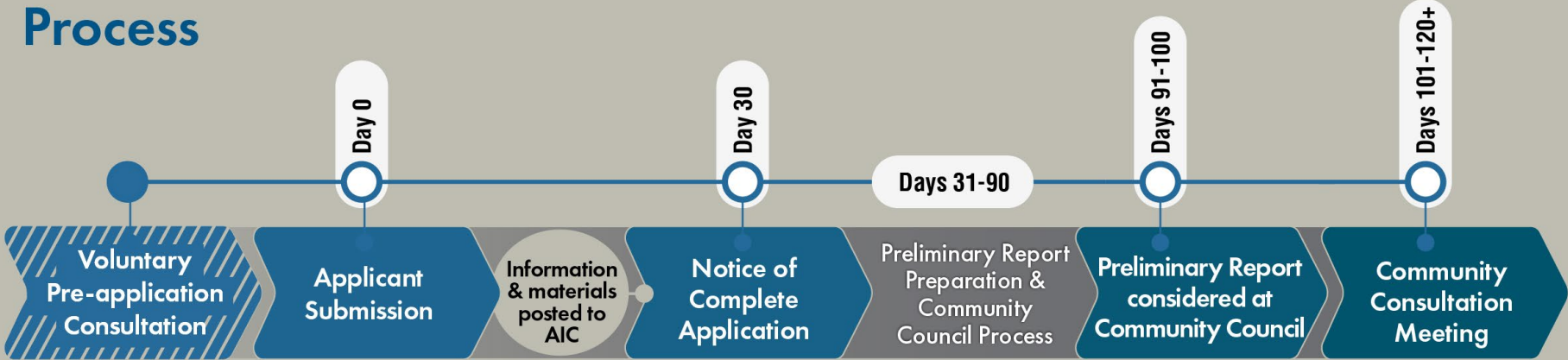
The front-end improvements described in the report support a development review system that is increasingly underpinned and supported by legislative and policy tools (e.g., mandatory pre-application consultation) over non-legislated practices (e.g., Preliminary Reports).

Six Near-term Impacts

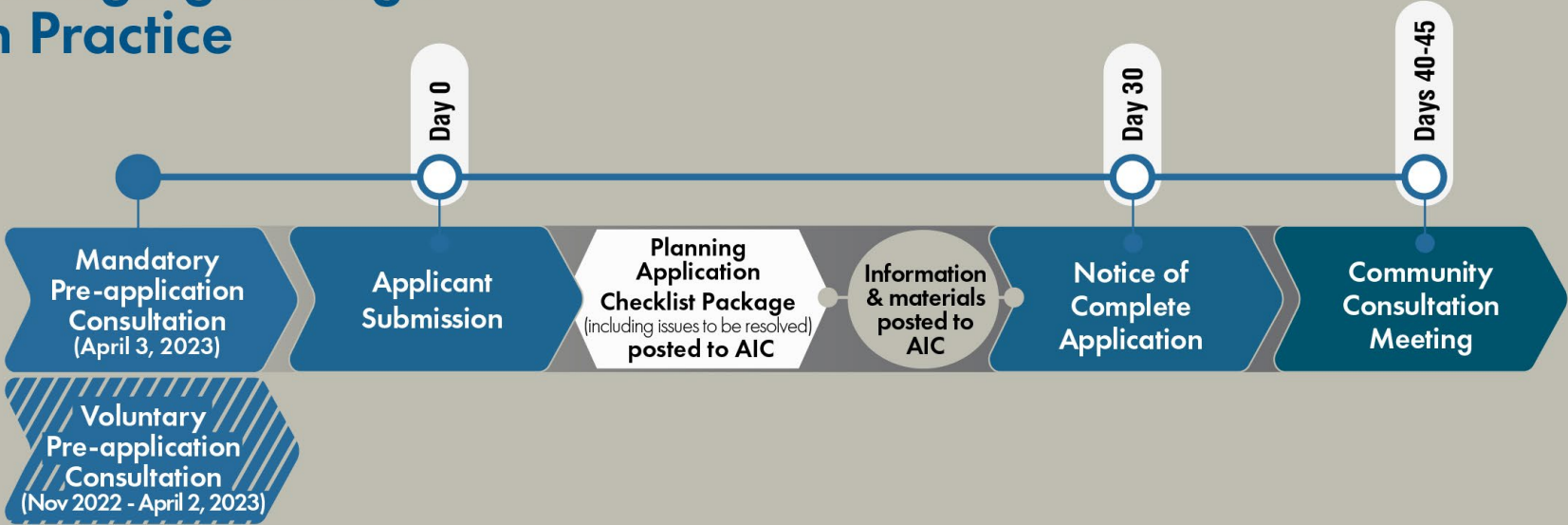
Late 2022 & Early 2023

1. Mandatory Pre-application Consultation (PAC)
2. Complete Application
3. STAR Timelines
4. Preliminary Reports
5. Community Consultation Meetings (CCMs)
6. Site Plan Control Process

Current Front-end Process



Emerging Change in Practice





Thank You