

Implementing Bill 109

2023 Annual Update

Planning & Housing Committee

November 30, 2023





Today's presentation:

1. Taking stock of what has changed in 2023:
 - Organizational Structure
 - Policy
 - Process and Technology
2. Front-end process overview
3. 2024 reporting outlook

2023 in Review

Organizational Structure

Closed the vacancy gap in every division and implemented a team-based structure to support transition to Development & Growth Services.

- ✓ Hired 89 new development review staff in 2023. Sixty-one positions in active recruitment.
- ✓ Rolled out core review team structure city-wide (Community Planning, Urban Design, Transportation Planning, ECS, Transportation Services, PFR)

Policy

Building a process underpinned by legislative and policy tools vs. non-legislated practices. The process is getting clearer, more streamlined, less open to interpretation.

- ✓ Expanded delegated authority (e.g., Lift of Hold, Site Plan).
- ✓ Ongoing by-law updates (e.g., Site Plan exemptions, Mandatory PAC).

Process & Technology

Introduced new tools at the front-end of the process, removed or consolidated non-legislated activities, automated manual tasks, and improved transparency for stakeholders..

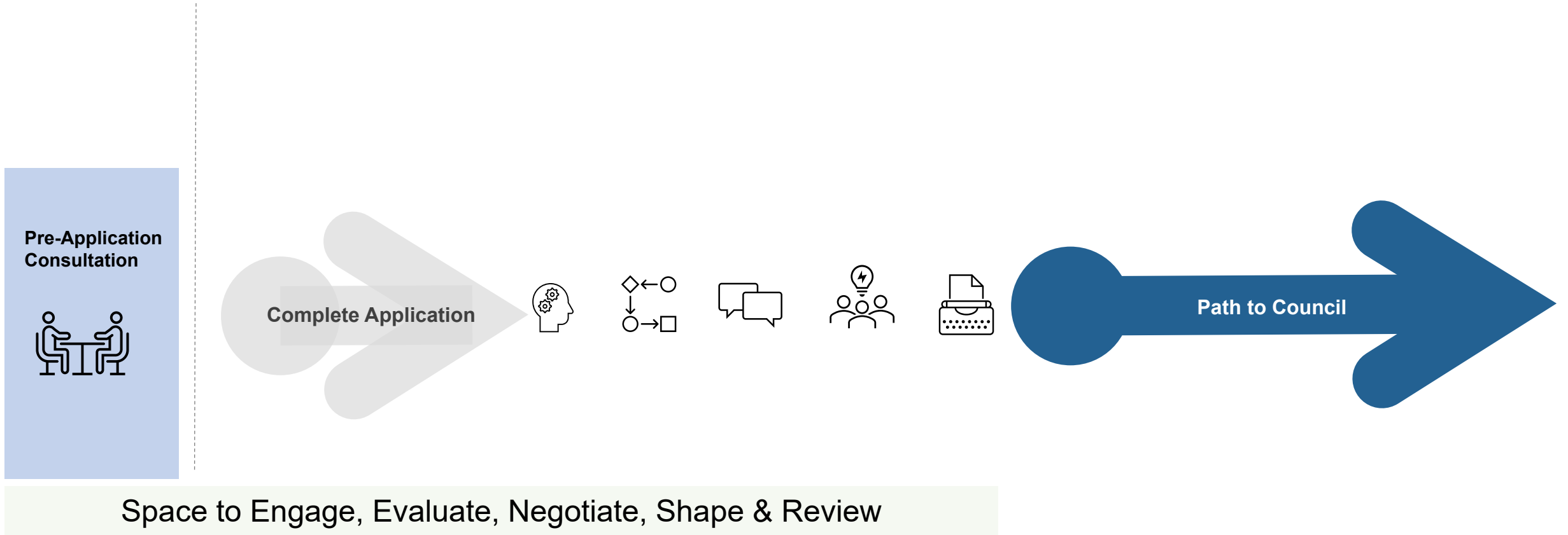
- ✓ Rolled out new Application Information Centre (AIC) platform.
- ✓ More public information, earlier in the process (Checklist, Preliminary Summary, earlier CCM).

Lessons Learned

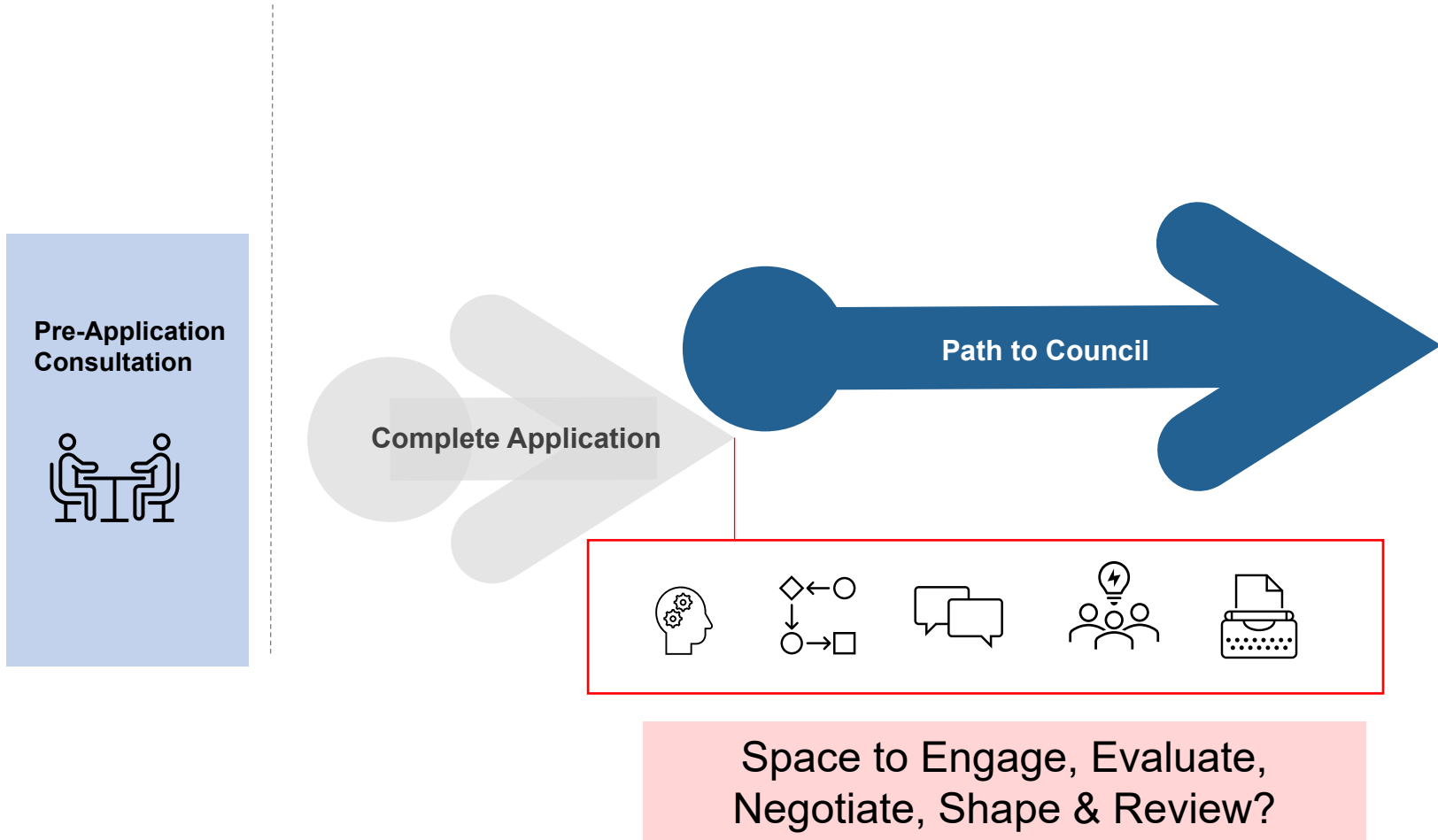
In 2023, we learned that:

- Bill 109 is a catalyst and driver for change.
- Legislative change carries unintended consequences, including the need to balance financial and city-building risks. Further legislative change is needed to address these consequences.
- With or without legislative change, continuous improvement is needed to reduce systemic frustrations for all stakeholders.

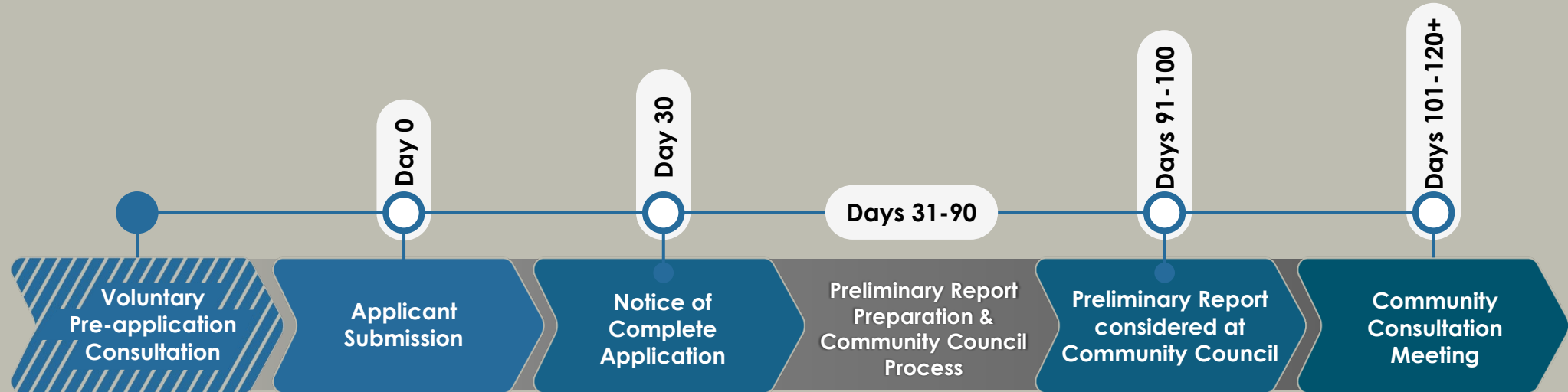
Application Review Workflow (Pre-Bill 109)



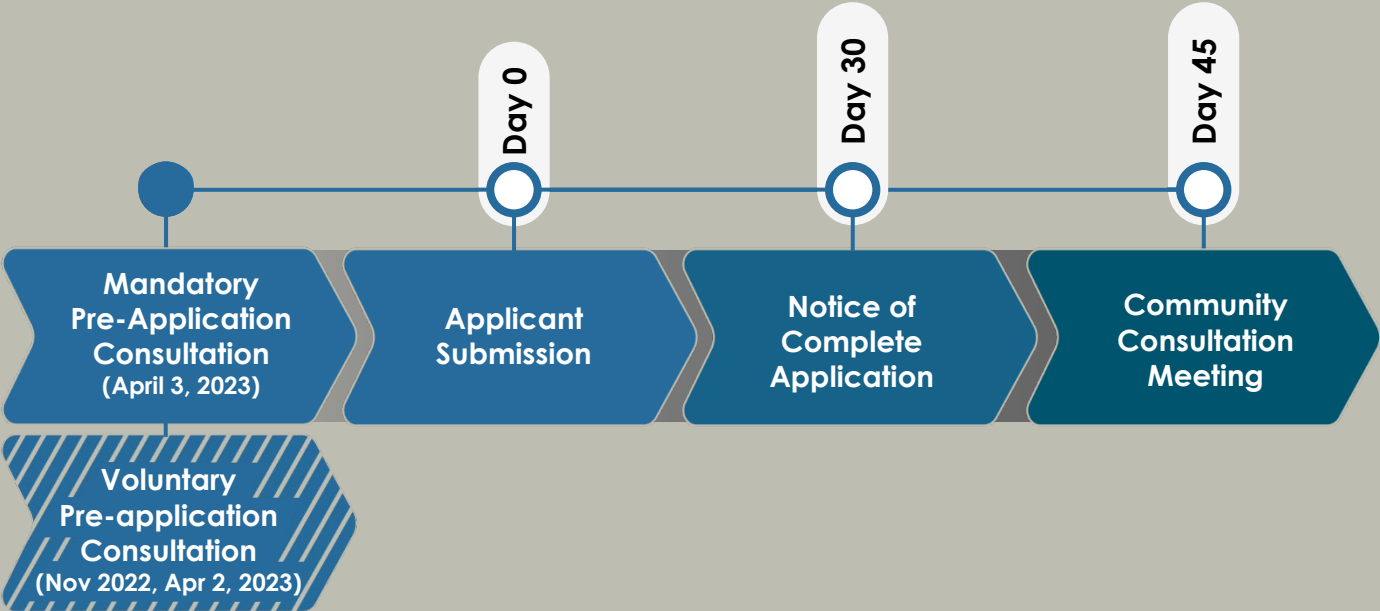
Application Review Workflow (Bill 109)



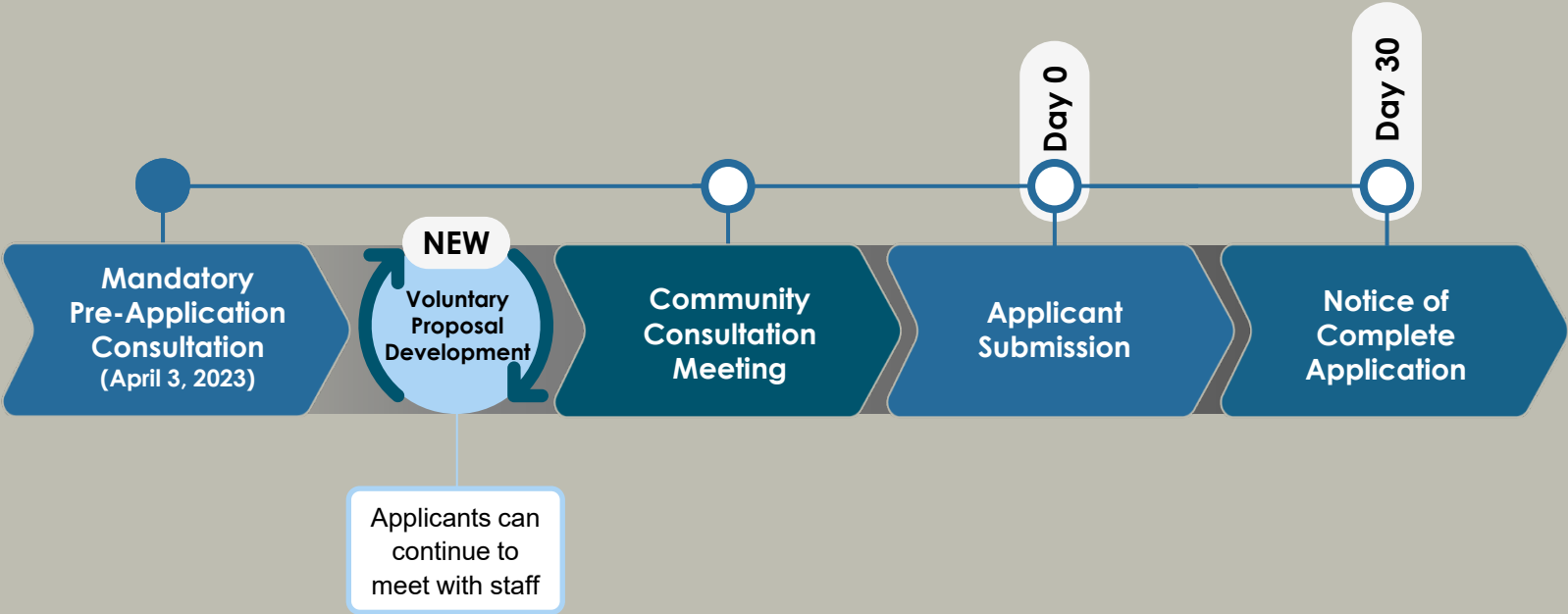
Pre-December 2022 Front-end Process



Change in Practice, 2023



Emerging Change in Practice, 2024



2024 Reporting Outlook

January PHC

- Proposals Report – Direction to consult on PAC and CCM practices
- Quarterly Development Review KPIs

April PHC

- Statutory Meeting – Official Plan Amendment to update application requirements (Schedule 3)
- Quarterly Development Review KPIs

July PHC

- Statutory Meeting – Official Plan Amendment to update consultation policies (Chapter 5)
- Quarterly Development Review KPIs



Thank You!

Questions?