

Planning and Housing Committee Item PH21.3 - Development Application Fee Review

Presentation by Alex Beheshti,
BURPI, MCIP, RPP- May 8th,
2025



Miracle or Mirage



Development Application Fee

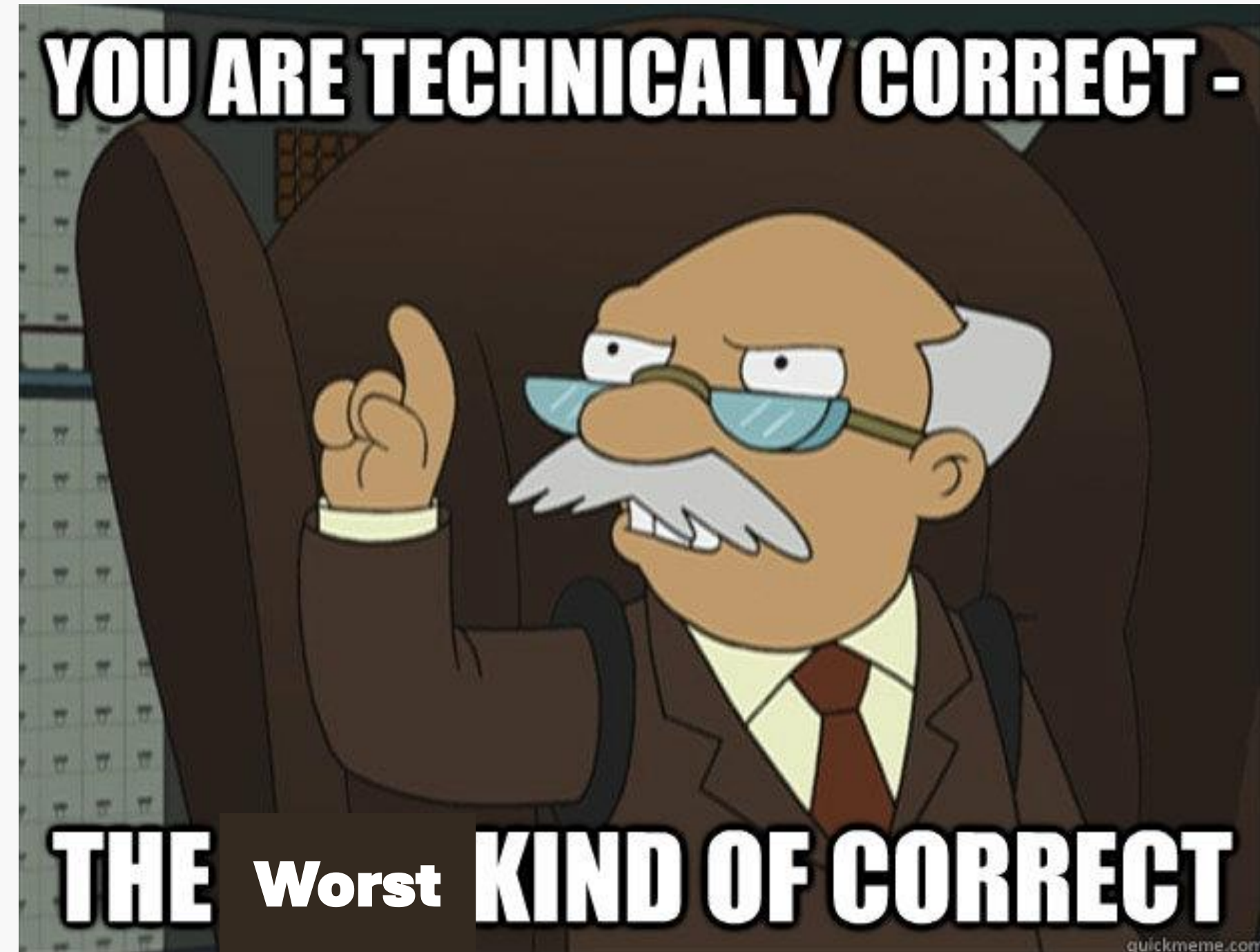
Review Report

- According to the staff report:
 - *...[application] review times have improved by over 80 percent when compared to the previous 5 - year average* (page 2 of 27)
- This statement is used as part of the justification for changes in planning application fees based on claimed performance improvements, therefore focusing on this statement is relevant to the committee discussion today.
- This metric statement uses imprecise language that can easily be misinterpreted by nonprofessional members of the public that there has been significant *improvements* to the applicant experience as understood from the applicant's viewpoint.
- The metric used speaks to a statutory (legal) timeline comparison that ignores the context of significant regulatory changes in the way days are counted.
- Changing the way days are counted ultimately has no bearing on application experience or what really matters - costs.

Development Application Fee

Review Report (cont.)

- It is imperative as part of treating the housing crisis like a crisis that we track the applicant experience to the fulsome extent possible to understand costs.
- This requires using metrics that can be mutually agreed upon between homebuilders and municipal staff as representative of the applicant experience, and conveyed in a way that the public can easily understand the appropriate context.
- If we accept the premise that there have been large performance improvements, as outlined in the staff report, then this gives validation to the harshest critics who are now open to make accusations that here have substantive instances of malpractice occurring regularly within the development review administration over the past period.



Timeline Methodology

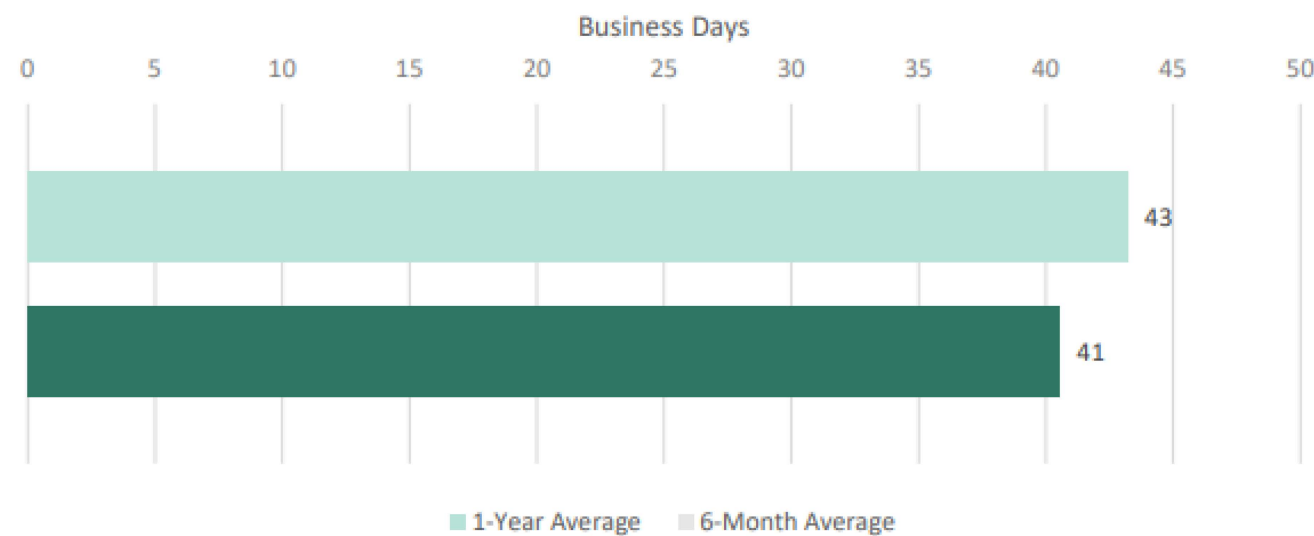
Development Review Timeline Metrics - Q1 2025

All Toronto Districts

 **Toronto** Development Review
February 2025

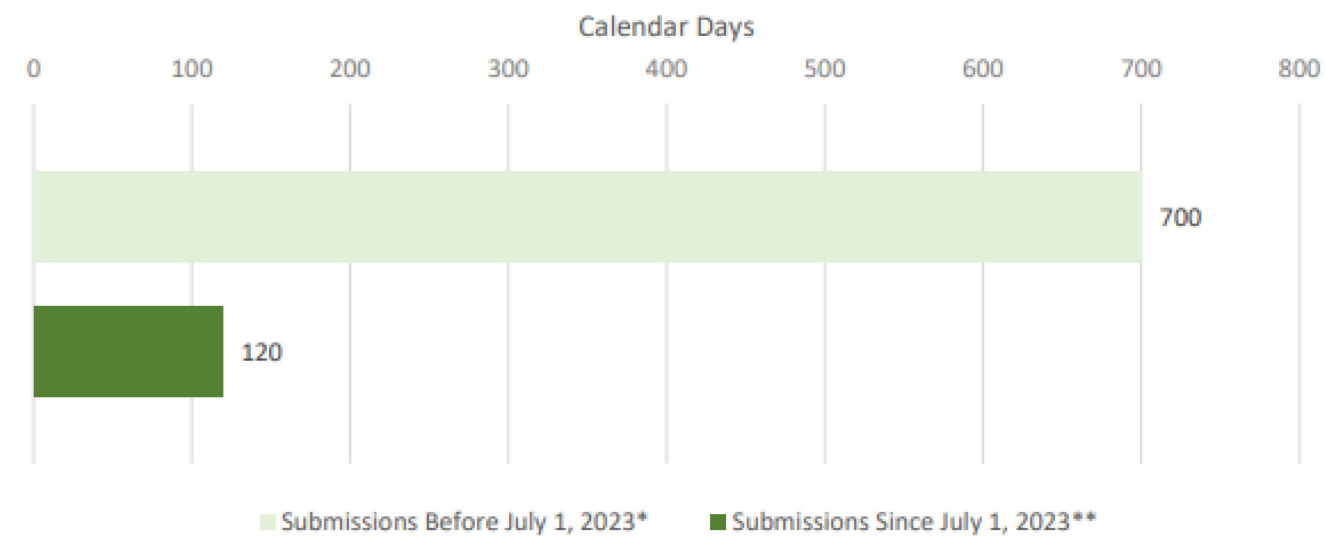
1. Average Time To Complete PAC

Service Standard: 40 Business Days



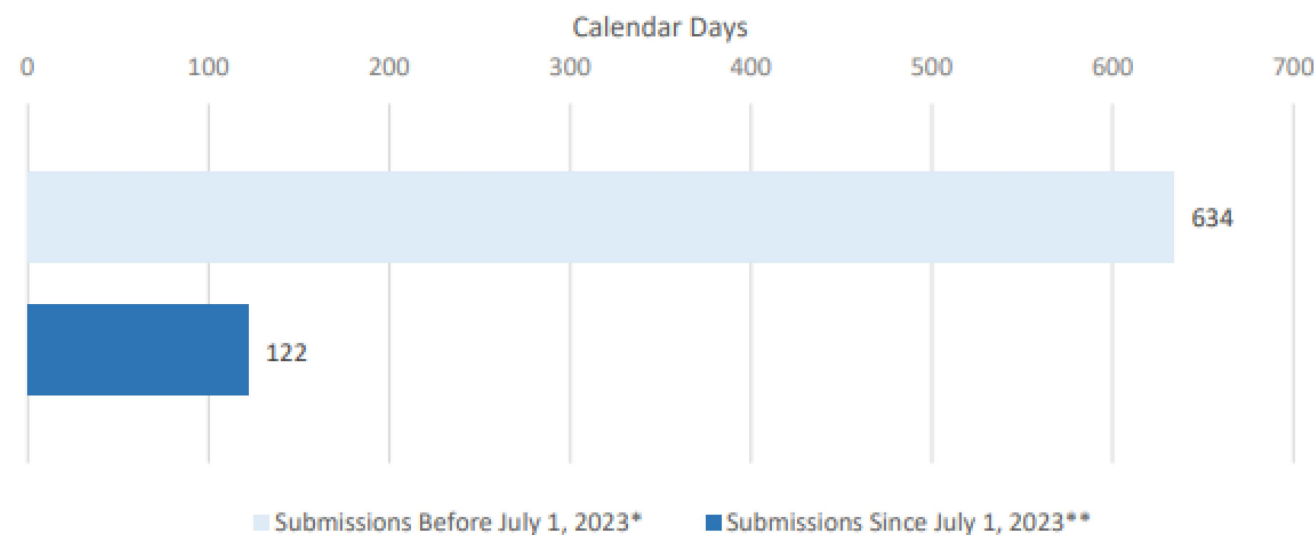
2. Average Time To Decision - Site Plan

Right to Appeal for Non-Decision after 60 Calendar Days.



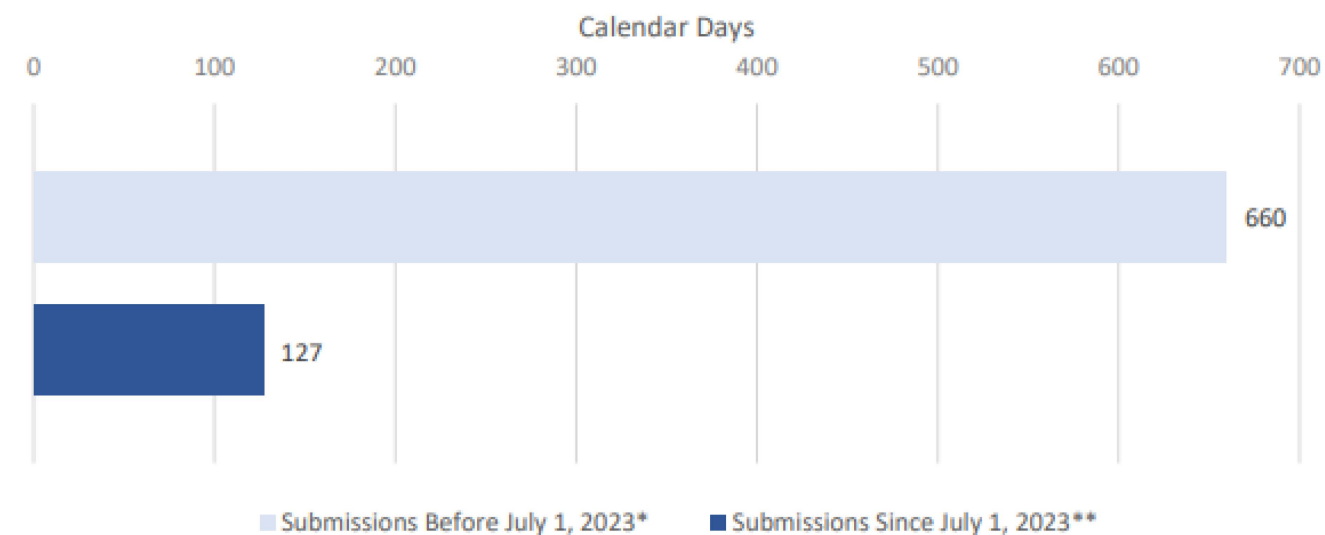
3. Average Time To Decision - Zoning By-law

Right to Appeal for Non-Decision after 90 Calendar Days.



4. Average Time To Decision - OPA / Zoning By-law

Right to Appeal for Non-Decision after 120 Calendar Days.



* 5-year average from July 1, 2018 to June 30, 2023

**On July 1, 2023 provisions related to application fee refunds under Bill 109 came into force and effect. On June 6, 2024, Bill 185 removed those provisions.

CONCLUDING REMARKS

Applicant Measures for Cost (\$)

Traditional Measure used for 5-year
Average

Bill 109 Measure

Time

Note: Diagram not to scale

