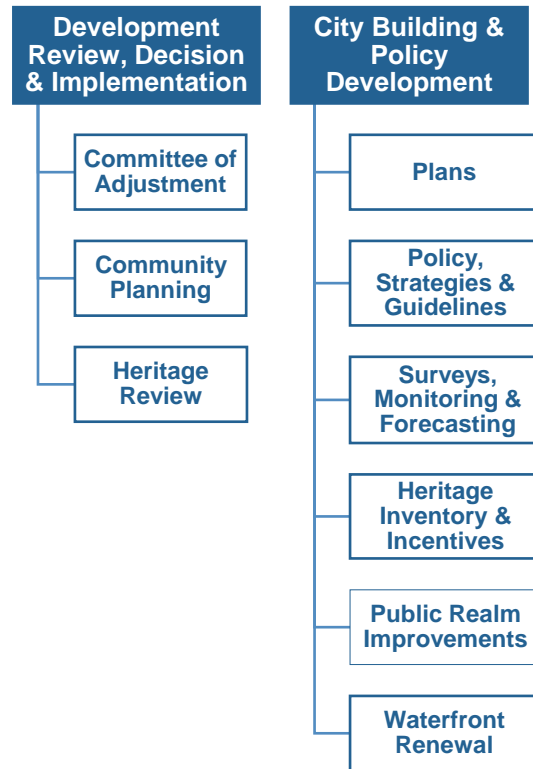


PLANNING SERVICES

PROGRAM MAP



The City Planning Division guides the way the city looks and grows. City Planning works with the community and other City divisions to set goals and policies for development, while addressing important social, economic and environmental concerns

Planning involves:

- Community Planning – offers advice to Council on development projects after consulting with members of the public and City Divisions, and after reviewing and analyzing all parts of a development project.
- Strategic Initiatives, Policy & Analysis – develops the City's Official Plan, Zoning By-law and planning policy based on extensive research on land use, housing, community services and the environment while monitoring and improving Divisional performance.
- Urban Design – promotes high quality design for Toronto's streets, parks and open spaces. It guides how buildings are located, organized and shaped on a particular piece of land. Also administers and promotes heritage preservation projects and programs.
- Transportation Planning – works with governmental partners to plan and implement transit improvements while discouraging automobile dependence and encouraging alternative forms of transportation such as walking and cycling.

SUMMARY OF PERFORMANCE MEASUREMENT RESULTS

Question	Indicator/Measure	Internal Comparison of Toronto's 2016 vs. 2015 Results	External Comparison to Other Municipalities (MBNC) By Quartile for 2016	Chart & Page Ref.			
Service / Activity Level Indicators							
How much is spent on planning services?	Operating Cost of Planning Services per Capita (Service Level indicator)	Decrease Spending for Planning per capita decreased (service level indicator)	4 Lower rate of planning spending per capita compared to others (service level indicator)	25.1 25.2 pg. 4/5			
How many development applications are received?	Number of Development Applications Received per 100,000 Population - (Activity Level indicator)	Increase Number of development applications received increased (activity level indicator)	4 Lower rate of development applications received compared to others (activity level indicator) Reflects larger, more complex proposals with more residential units and space	25.3 25.4 pg. 6/7			
How many community meetings are planning staff organizing?	Number of Non-Statutory Civic Engagement Community Meetings Organized by City Planning Staff – (Activity Level)	Decreased Number of meetings organized decreased (activity level indicator)	N/A	25.5 pg. 8			
Overall Results		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> Service/ Activity Level Indicators (Resources) <div style="font-size: small;"> 1 – Increase 0 - Stable 2 - Decrease </div> 33% stable or increased </td> <td style="width: 50%; text-align: center;"> Performance Measures (Results) <div style="font-size: small;"> 0 - Favorable 0 - Stable 0 - Unfavorable </div> N/A </td> </tr> </table>	Service/ Activity Level Indicators (Resources) <div style="font-size: small;"> 1 – Increase 0 - Stable 2 - Decrease </div> 33% stable or increased	Performance Measures (Results) <div style="font-size: small;"> 0 - Favorable 0 - Stable 0 - Unfavorable </div> N/A	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> Service/ Activity Level Indicators (Resources) <div style="font-size: small;"> 0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 2 - 4th quartile </div> 0% in 1st and 2nd quartiles </td> <td style="width: 50%; text-align: center;"> Performance Measures (Results) <div style="font-size: small;"> 0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 0 - 4th quartile </div> N/A </td> </tr> </table>	Service/ Activity Level Indicators (Resources) <div style="font-size: small;"> 0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 2 - 4th quartile </div> 0% in 1st and 2nd quartiles	Performance Measures (Results) <div style="font-size: small;"> 0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 0 - 4th quartile </div> N/A
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Service/ Activity Level Indicators (Resources) <div style="font-size: small;"> 0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 2 - 4th quartile </div> 0% in 1st and 2nd quartiles	Performance Measures (Results) <div style="font-size: small;"> 0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 0 - 4th quartile </div> N/A						

For an explanation of how to interpret this summary and the supporting charts, please see the Guide to Toronto's Performance Results. These quartile results are based on a maximum sample size of 13 municipalities, 8 of which are single-tier municipalities.

SERVICE LEVELS

Planning Services in Toronto includes community planning, Committee of Adjustment activity, strategic initiatives, policy and analysis, urban design and transportation planning.

25.1 – HOW MUCH IS SPENT ON PLANNING SERVICES IN TORONTO?

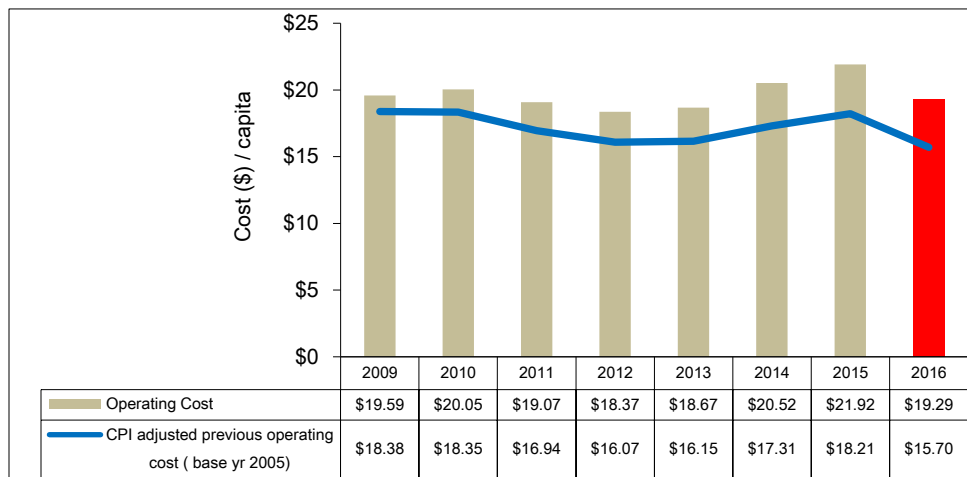


Chart 25.1 reflects Toronto's costs for all of these functions expressed on a cost per capita basis.

Chart 25.1 (City of Toronto) Operating Cost of Planning Services per Capita

From 2012 to 2015 the operating cost has been increasing every year. The operating cost decreased by 12 % in 2016.

To reflect the impact of inflation, Chart 25.1 also provides Consumer Price Index (CPI) adjusted operating costs, which are plotted as a line graph. This adjustment discounts the actual operating cost result for each year by the change in Toronto's CPI since the base year of 2005.

25.2–HOW DOES THE COST OF PLANNING SERVICES IN TORONTO COMPARE TO OTHER MUNICIPALITIES?

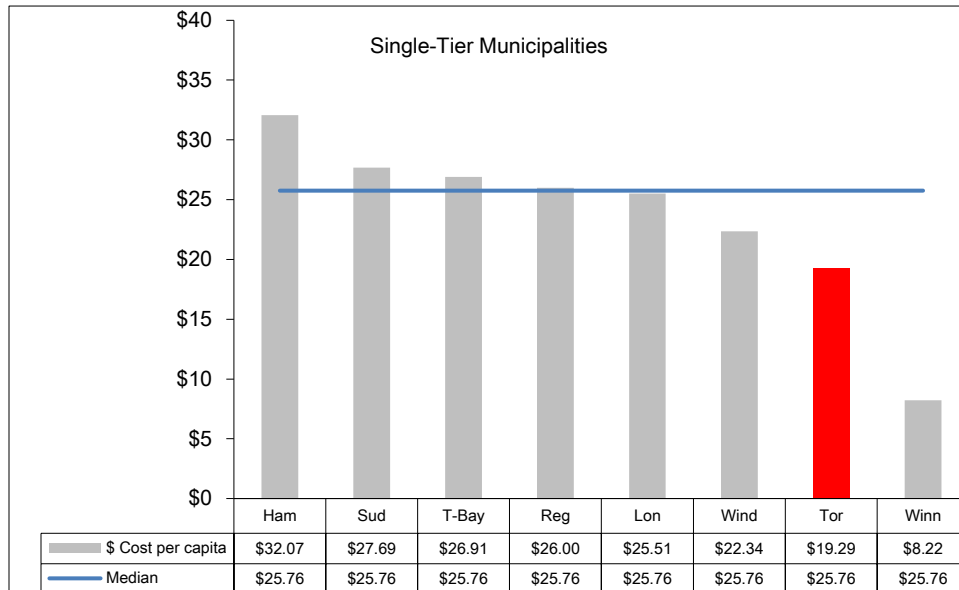
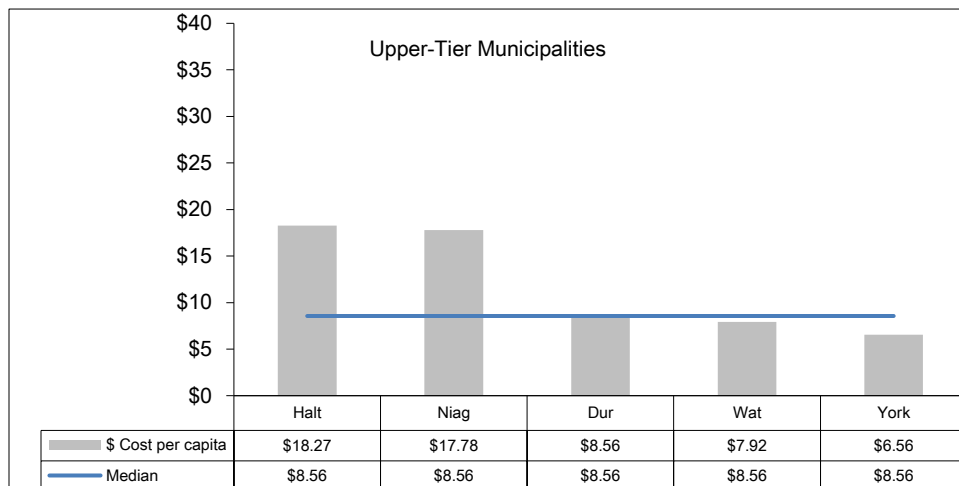


Chart 25.2 compares Toronto's 2016 cost per capita to other municipalities providing an indication of the amount of resources devoted to planning services.



These municipalities have been separated into two groups: upper-tier municipalities, who jointly provide planning services with the local (lower-tier) municipalities; and single-tier municipalities (including Toronto) where that municipality is the sole provider of planning services.

Chart 25.2 (MBNC 2016) Operating Cost of Planning Services per Capita

When compared to other single-tier municipalities, Toronto has the second lowest cost per capita/service levels (fourth quartile), well below the median of single-tier municipalities.

Community planning and the reviewing and processing of development applications are some of the services provided by City Planning. One way of comparing volumes of activity is to examine the number of development applications received. This includes official plan amendments, zoning by-law amendments, subdivision plans, condominium plans, condominium conversion plans, minor variances, and consents, exemptions from part lot control and site plan approvals.

25.3 – HOW MANY DEVELOPMENT APPLICATIONS ARE RECEIVED IN TORONTO PER 100,000 POPULATION?

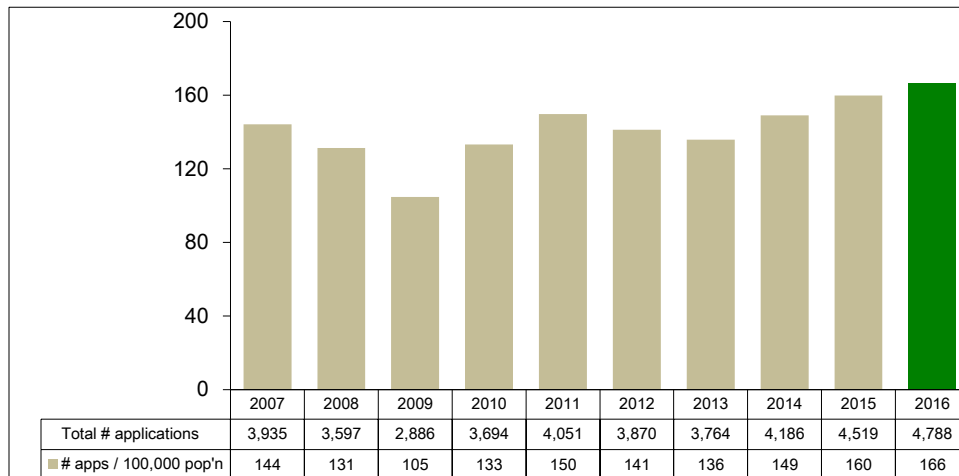


Chart 25.3 shows Toronto's total number and rate of development applications received per 100,000 population, which increased in 2016.

Chart 25.3 (City of Toronto) Number of Development Applications Received per 100,000 Population

The number of applications received is strongly affected by market conditions, changes to Provincial legislation, and the timing of work within the development approvals process, which can span over a year and differ from the year applications are received.

Development activity fluctuates with market conditions. In 2016, completions dropped to 16,027 units from 30,749 in 2015. The year 2015 was anomalous; the average rate of completions over the past ten years in 14,699 units, thus the 2016 level of completions is above average.

Development applications increased to 4,788 applications received in 2016 compared to 4,519 applications received in 2015. A limitation of this measure is that relates to application intake in a calendar year, however the actual work to process the applications may continue long after the year of application intake. Consequently, the pace of application submission can vary significantly from one year to the next, leading to dramatic changes in the result for this measure, but not necessarily reflecting Planning's workload.

25.4 – HOW MANY DEVELOPMENT APPLICATIONS PER 100,000 PEOPLE DOES TORONTO RECEIVE IN RELATION TO OTHER MUNICIPALITIES?

For the purposes of this report, results of the thirteen MBNC members have been separated into two groups; comparisons between municipalities should only be made within those groups. Single-tier municipalities, such as Toronto, deal with a wider range of planning applications within their municipality. Upper-tier municipalities are regional municipalities and their results exclude those of their local municipalities that are also involved in the development review, processing and approval process.

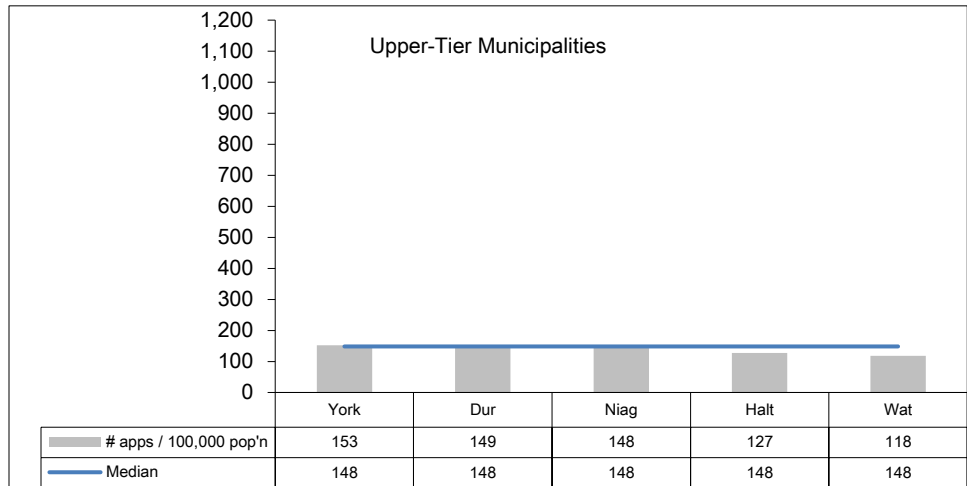
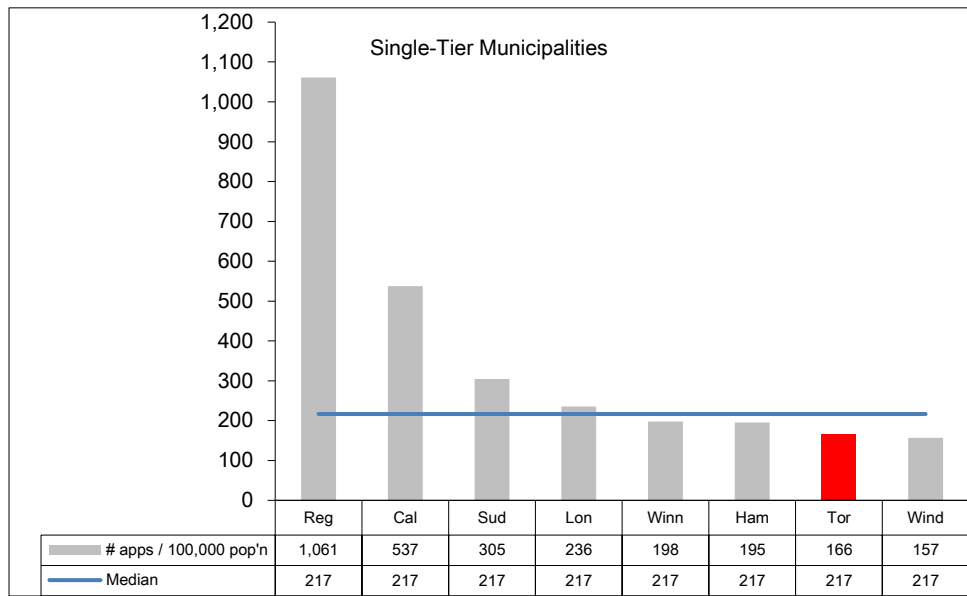


Chart 25.4 compares the 2016 number of development applications received in Toronto to other municipalities.



Of the single-tier municipalities, Toronto ranks seventh of eight (fourth quartile) in terms of having the highest rate of development applications received. This is reflective of the fact that much of the work in Toronto relates to re-development as opposed to new development. The individual development proposals are becoming larger and more complex on average over time, comprised of more residential units and greater gross floor area.

Chart 25.4 (MBNC 2016) Number of Development Applications Received per 100,000 Population

The increasing scope, scale and complexity requires additional staff time to ensure the applications meet all requirements. It should also be noted that the City of Toronto handles

Official Plan Amendments and Rezoning through a single review process, reducing the count of individual applications.

In 2016, the City’s housing starts were about 19,617 or 49% of the Greater Toronto Area. Forty-five percent of the GTA’s housing completions in Toronto at about 16,027. This result is more than double the next highest level of completions among the GTA municipalities. In the past five years, 91,235 units were started and 84,343 units were completed in the City. The review and recommendations for approval of these units represents considerable staff effort.

25.5 – HOW MANY COMMUNITY MEETINGS ARE PLANNING STAFF ORGANIZING IN TORONTO?

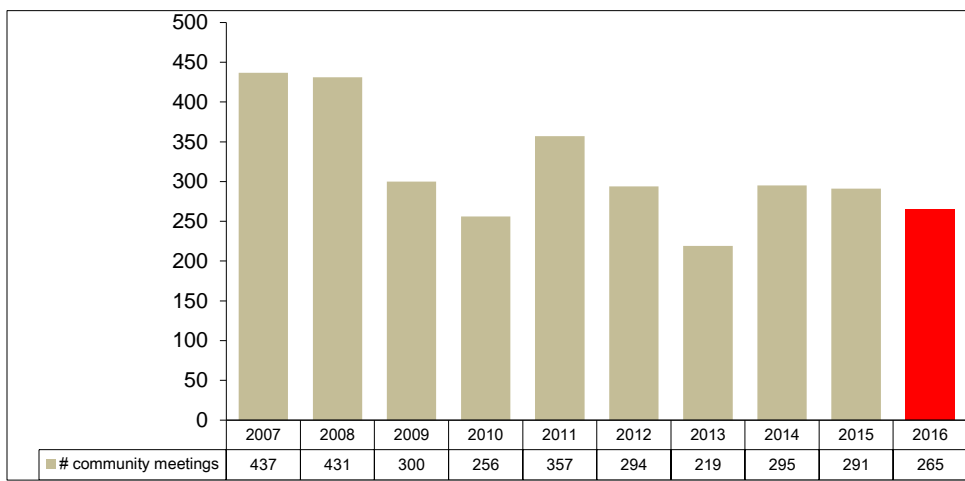


Chart 25.5 shows the number of non-statutory civic engagement community meetings organized by City Planning staff.

Chart 25.5 (City of Toronto) Number of Non-Statutory Civic Engagement Meetings Organized by City Planning Staff

The number of meetings reflects the development activity, studies underway and requests of City Council and its Councillors.

2016 ACHIEVEMENTS AND 2017 PLANNED INITIATIVES

The following initiatives have improved or are intended to further improve the efficiency and effectiveness of Toronto's Planning Services:

2016 Achievements

Development Review, Decision & Implementation

- The 2016 development review cycle included the following major, multi-stakeholder projects that add high quality design, urban infrastructure and public realm enhancements across Toronto:
 - East Harbour, 21 Don Roadway
 - The Well, 410 Front St. West
 - 4065 Steeles Ave. E. mixed use development
 - 3105 Sheppard Ave. E. settlement report
 - William Osler Health Centre, Honest Ed's and Mirvish Village (571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street)

City Building & Policy Development

- "Developing Toronto's Transit Network Plan to 2031" adopted by Council. Report provided a comprehensive update on transit expansion projects currently under assessment.
- Significant progress on TOcore – Planning Toronto's Downtown with Phase 2 report scheduled for November TEYCC.
- Unanimous Council adoption of "Rail Deck Park - Work Plan for Official Plan Amendments and an Implementation Strategy" at Council.
- Other significant projects with milestones in 2016 included Lower Yonge Precinct Plan, Mimico-Judson Secondary Plan and Urban Design Guidelines, Growing Up: Planning for Children in New Vertical Communities, Rooming House Review, Tower Separation, and Updating Tall Building Setbacks in the Downtown.

2017 Planned Initiatives

The 2017 Operating Budget will enable City Planning to:

- Lead growth by advancing proactive city building initiatives
- Continue to process development applications that contribute to the health, growth and tax base of the City
- Undertake a review of the Committee of Adjustment and implement E-service delivery
- Add a new permanent Director position for the Committee of Adjustment that will review current process and implement operational improvements
- Address Ontario Municipal Board appeals
- Undertake significant transportation and transit planning initiatives including: Travel Demand Forecasting, Relief Line Assessment Study, Scarborough Subway Extension, SmartTrack,

Waterfront Transit Reset, Feeling Congested Official Plan Review of Transportation Policies, and Metrolinx Big Move Plan Review and Update.

- Lead interdivisional city building initiatives including significant Area Studies, Heritage Conservation District plans and studies and revitalization initiatives/studies.

Factors Influencing Results of Municipalities

The results of each municipality found in the charts included in this report are influenced to varying degrees by factors such as:

- Application variables: type, mix, and complexity (in terms of scope and magnitude) of applications received.
- Government form: level of municipal governance (i.e., single-tier vs. upper- or two-tier) will impact the review process. Some applications may require dual review while other applications may only require single-tier review as upper-tier governments do not process some types of applications.
- Organizational structure: differences among the municipalities can affect the process of reviewing applications by departments outside of planning (e.g., infrastructure).
- Public consultation: cost to process a given application can be affected by Council's decisions regarding the opportunities for public participation in the planning process.
- Growth management: activities impact workloads and costs of service.
- Legislation: New and/or changes to legislation may impact application volumes, time spent on application and the number of appeals, e.g. Places to Grow, Greenbelt, Provincial Policy Statement.