



PLANNING SERVICES

PROGRAM MAP

City Planning



Development Review, Decision & Implementation

City Building & Policy Development

The City Planning Division is helping to build Toronto's future by managing the growth and physical form of the city – how it looks, feels, and moves, and the opportunities it provides in terms of jobs and services to its residents. City Planning delivers the following services:

- City Building & Policy Development
- Development Review, Decision & Implementation

The role of City Planning is to guide and manage the City's physical changes and growth, and the effects on the social, economic and natural environment while seeking to enhance the quality of life for Toronto's diverse residential and business communities.

SUMMARY OF PERFORMANCE MEASUREMENT RESULTS

Question	Indicator/Measure	Internal Comparison of Toronto's 2017 vs. 2016 Results	External Comparison to Other Municipalities (MBNC) By Quartile for 2017	Chart & Page Ref.
How much is spent on planning services?	Operating Cost of Planning Services per Capita (Service Level indicator)	Increase Spending for Planning per capita increased (service level indicator)	3 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)	Stable Number of meetings organized was relatively stable (activity level indicator)	N/A	25.5 pg. 8

SUMMARY OF OVERALL RESULTS

Internal Comparison of Toronto's 2017 vs. 2016 Results	Internal Comparison of Toronto's 2017 vs. 2016 Results	External Comparison to Other Municipalities (MBNC) By Quartile for 2017	External Comparison to Other Municipalities (MBNC) By Quartile for 2017
Service/ Activity Level Indicators (Resources)	Performance Measures (Results)	Service/ Activity Level Indicators (Resources)	Performance Measures (Results)
2 - Increase 1 - Stable 0 - Decrease	0 - Favorable 0 - Stable 0 - Unfavorable	0 - 1st quartile 0 - 2nd quartile 1 - 3rd quartile 1 - 4th quartile	0 - 1st quartile 0 - 2nd quartile 0 - 3rd quartile 0 - 4th quartile
100% stable or increased	N/A	0% in 1st and 2nd quartiles	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 15 municipalities, 10 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?

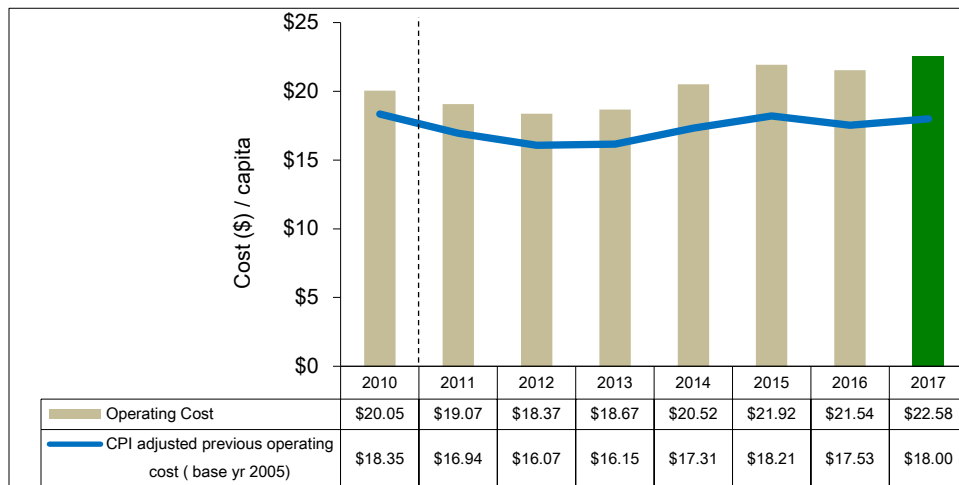


Chart 25.1 reflects Toronto's costs for all of these functions expressed on a cost per capita basis. The results for 2010 and prior years are not based on the revised population estimates.

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

The operating cost increased by 5% in 2017.

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?

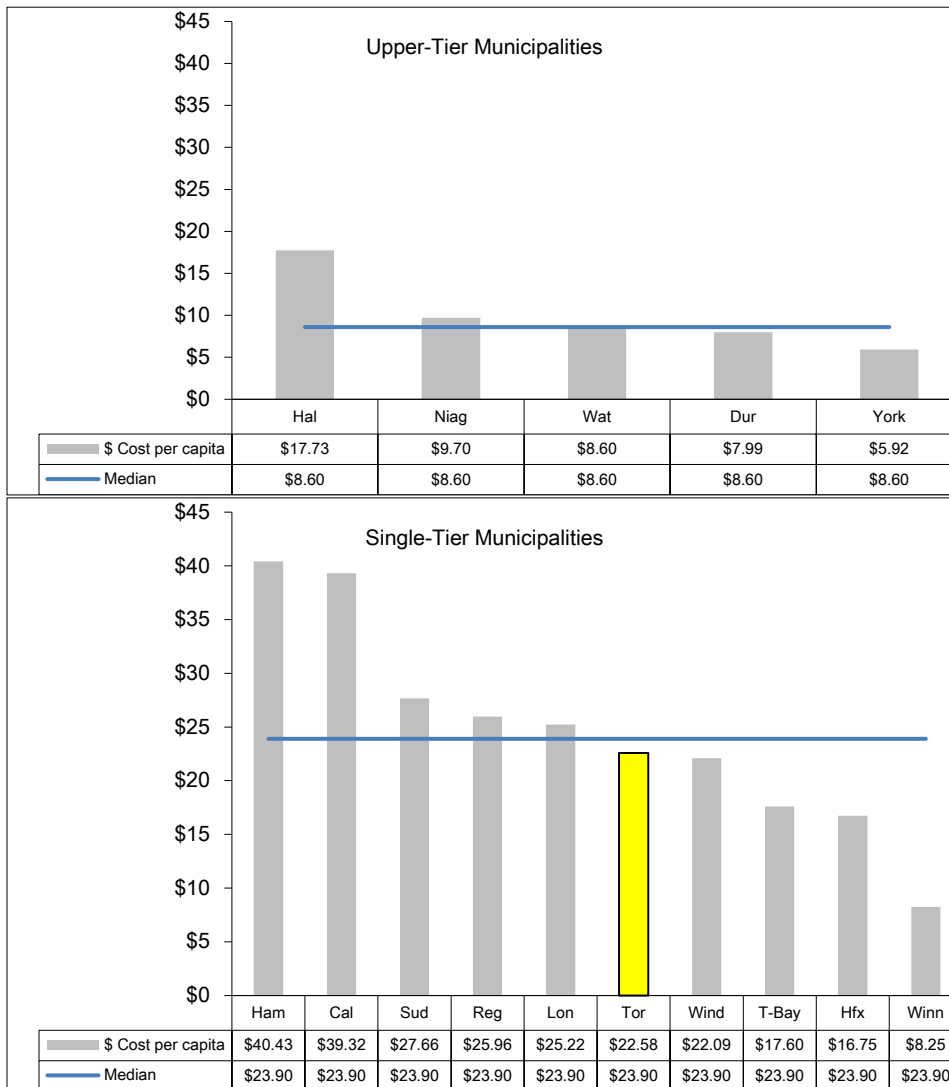


Chart 25.2 compares Toronto's 2017 cost per capita to other municipalities providing an indication of the amount of resources devoted to planning services.

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 2017) Operating Cost of Planning Services per Capita

When compared to other single-tier municipalities, Toronto ranked sixth of ten in terms of highest cost per capita/service levels (third quartile).

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?

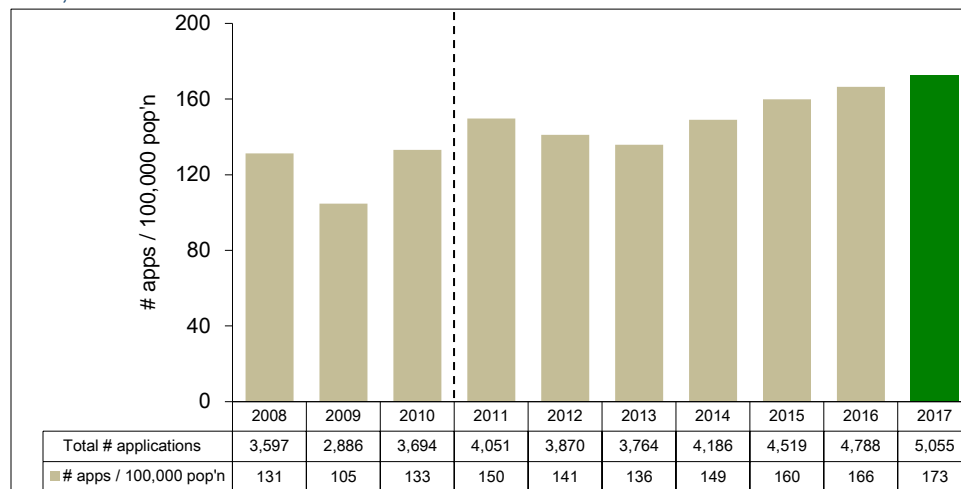


Chart 25.3 shows Toronto's total number and rate of development applications received per 100,000 population, which increased in 2017 by 4%. The results for 2010 and prior years are not based on the revised population estimates.

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 2017, number of new Residential units in 2017 were 14,171. In 2016, completions dropped to 16,027 units from 30,749 in 2015. The average rate of completions over the past ten years in 15,409 units.

Development applications increased to 5,055 applications received in 2017 compared to 4,788 applications received in 2016. 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.

The 2017 result includes development applications related to Official Plan Amendments (OPA), rezonings, subdivision plans, condominium plans, condominium conversion plans, minor variances, consents, severances (part lot control), site plan approvals, telecommunication tower applications, and rental housing demolition and conversion applications. The results exclude recirculated applications, cancelled and created in error applications (but includes withdrawn applications).

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.

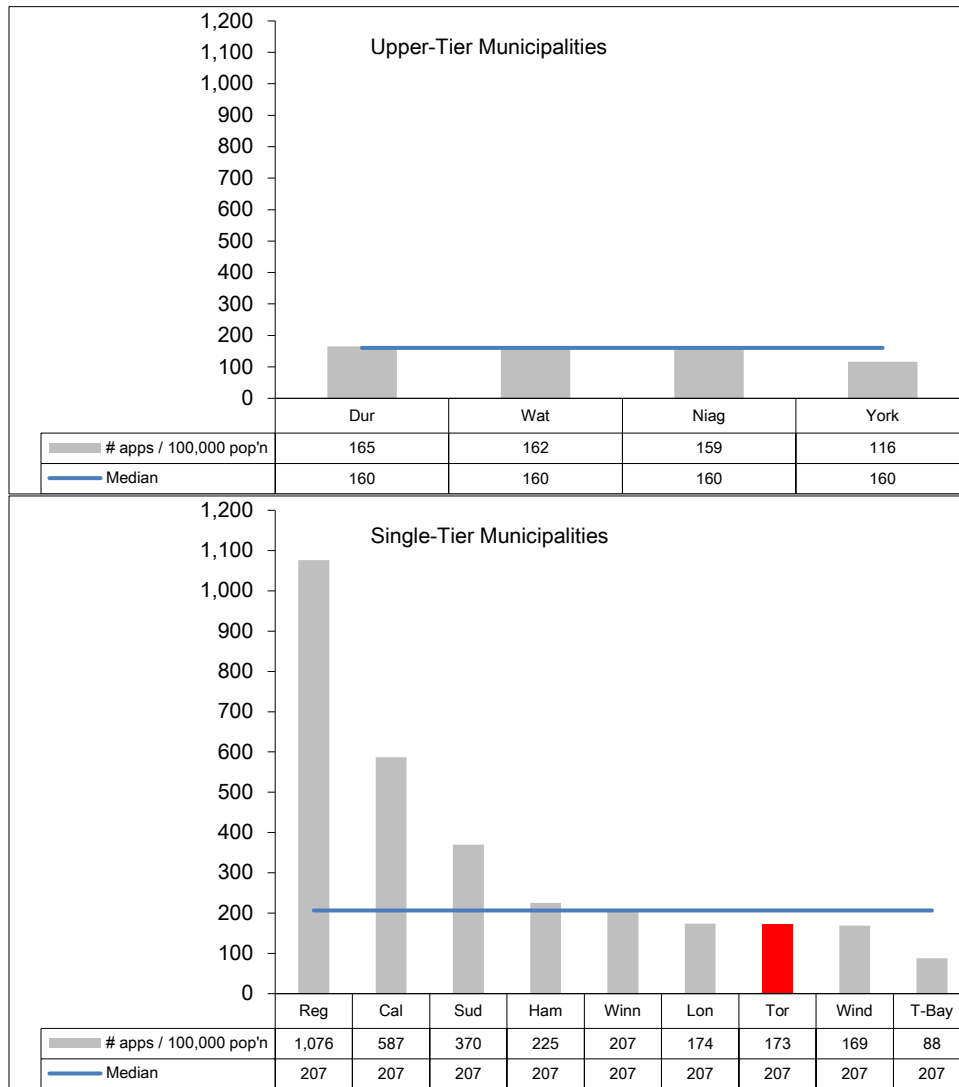


Chart 25.4 compares the 2017 number of development applications received in Toronto to other municipalities.

Of the single-tier municipalities, Toronto ranks seventh of nine (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.

Chart 25.4 (MBNC 2017) Number of Development Applications Received per 100,000 Population

The individual development proposals are becoming larger and more complex on average over time, comprised of more residential units and greater gross floor area.

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 2018, the City’s housing starts were about 22,761 or 52% of the Greater Toronto Area. Forty-one percent of the GTA’s housing completions in Toronto at about 16,086. This result is more than double the next highest level of completions among the GTA municipalities. In the past five years, 88,074 units were started and 86,584 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?

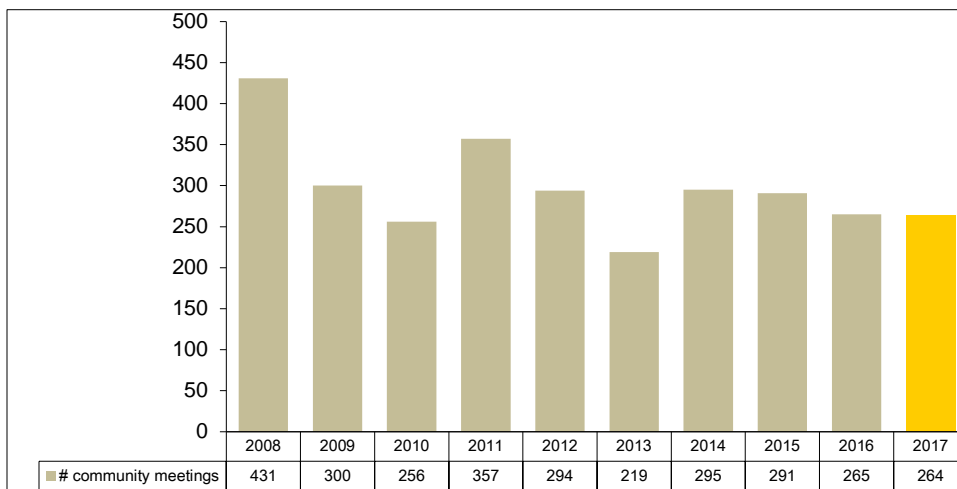


Chart 25.5 shows the number of non-statutory civic engagement community meetings organized by City Planning staff.

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. In 2017, between January and September there were 264 sessions.

2017 ACHIEVEMENTS AND 2018 PLANNED INITIATIVES

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

2017 Achievements

City Building & Policy Development

- "Draft Growing Up: Urban Design Guidelines" adopted by Council and currently in use for development review.
- Port Lands Planning Framework, Don Mills Crossing Planning Framework, and Midtown in Focus Secondary Plan were adopted by Council.
- Inclusion on the City of Toronto's Heritage Register – Midtown in Focus – Phase 1: Main Street Properties
- Advanced planning reviews for significant redevelopment proposals at Woodbine Racetrack, Unilever, and Celestica sites.
- Completed the King-Spadina HCD and advancing the first phases of HCDs in Queen Street West and Kensington Market.
- Advancing transportation priorities with Council adoption of a number of key initiatives including the King Street Pilot, Scarborough Subway Project Assessment, and the planning and design for the Relief Line and Yonge Extension.
- Achieved significant project milestones in TOcore Proposed Official Plan Amendment, Smart Track station concepts and authority to proceed, Etobicoke Civic Centre Relocation, and the City-Wide Heritage Survey.
- The Heritage Register has grown by approximately 7,000 since the Heritage Management Plan was adopted in 2007 and now contains close to 13,000 listed and designated properties.
- Completed Civic Improvements at College Street parkettes, Danforth Avenue - Phase 2, tree protection fences, Humber Bay Shores, phase 1, Palace Pier node, and Lower Don Improvements - Pottery bridge and trail nodes.
- Long Branch Neighbourhood Character Guidelines adopted by Council.
- Completion of the Baby Point Gates Planning Study.
- Ministry approved the Official Plan Amendment to bring the Official Plan into conformity with the Provincial Greenbelt Plan in 2017, policies are currently in effect.

Development Review, Decision & Implementation

- The 2017 development review cycle included the following major multi stakeholder projects that add high quality design, urban infrastructure and public realm enhancements across Toronto:
 - 2 Gibbs Road
 - 939 Eglinton Avenue East
 - 2035 Kennedy Road
 - West Park Health Care Centre at 82 Buttonwood Drive

Service improvements were made to the Committee of Adjustment:

- Implemented new email submission option for Committee of Adjustment applications through the eService Delivery Program.
- Launched Online Research Request website for past Committee of Adjustment Decisions.

2018 Planned Initiatives

- Lead growth by advancing proactive city building initiatives including significant Area Studies,
- Heritage Conservation District plans and studies, and city-wide policy initiatives.
- Improve the effectiveness and efficiency of the Committee of Adjustment (CoA)
- Complete the implementation of eService delivery.
- Undertake a review of notice protocols for CoA.
- Review the CoA process for operational improvements.
- Review work volume trends, skill set requirements and staffing resources.
- Continue the End to End Development Review process in conjunction with the Chief Transformation Officer.

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:** The type, mix and complexity (in terms of scope and magnitude) of applications received and the nature of applications under applicable legislation, may include applications that are not under The Planning Act.
- **Complexity:** The scope and magnitude of application.
- **Government Structure:** Single-tier vs. two-tier local government structures can influence comparisons between municipalities, since upper-tier municipalities do not process all types of applications.
- **Legislation:** Differences or variations in the applicable legislation and policy may impact application volumes, time spent on applications and the number of appeals. Examples might include: Planning Act, Places to Grow, Greenbelt, Niagara Escarpment Planning Area.
- **Organizational Form:** Differing models can affect both the application review process, i.e. departments outside of Planning, and the number of activities beyond application processing including growth management.
- **Timing:** The average time to process a given type of application, scope of participation over and above the requirements of the Planning Act and regulations under the Municipal Act, and the involvement of other commenting and approval authorities.