

# Development Review 101





# Agenda

- Introductions
- Development Review in City Planning
- Existing Policy Context of King Parliament
- Summary of Development Review Process
- King Parliament Development Activity
- Application Information Centre Overview

# Development Review in City Planning



# DEVELOPMENT REVIEW

ETOBICOKE YORK

36  
community  
planning  
projects

1,203  
Committee of  
Adjustment  
applications

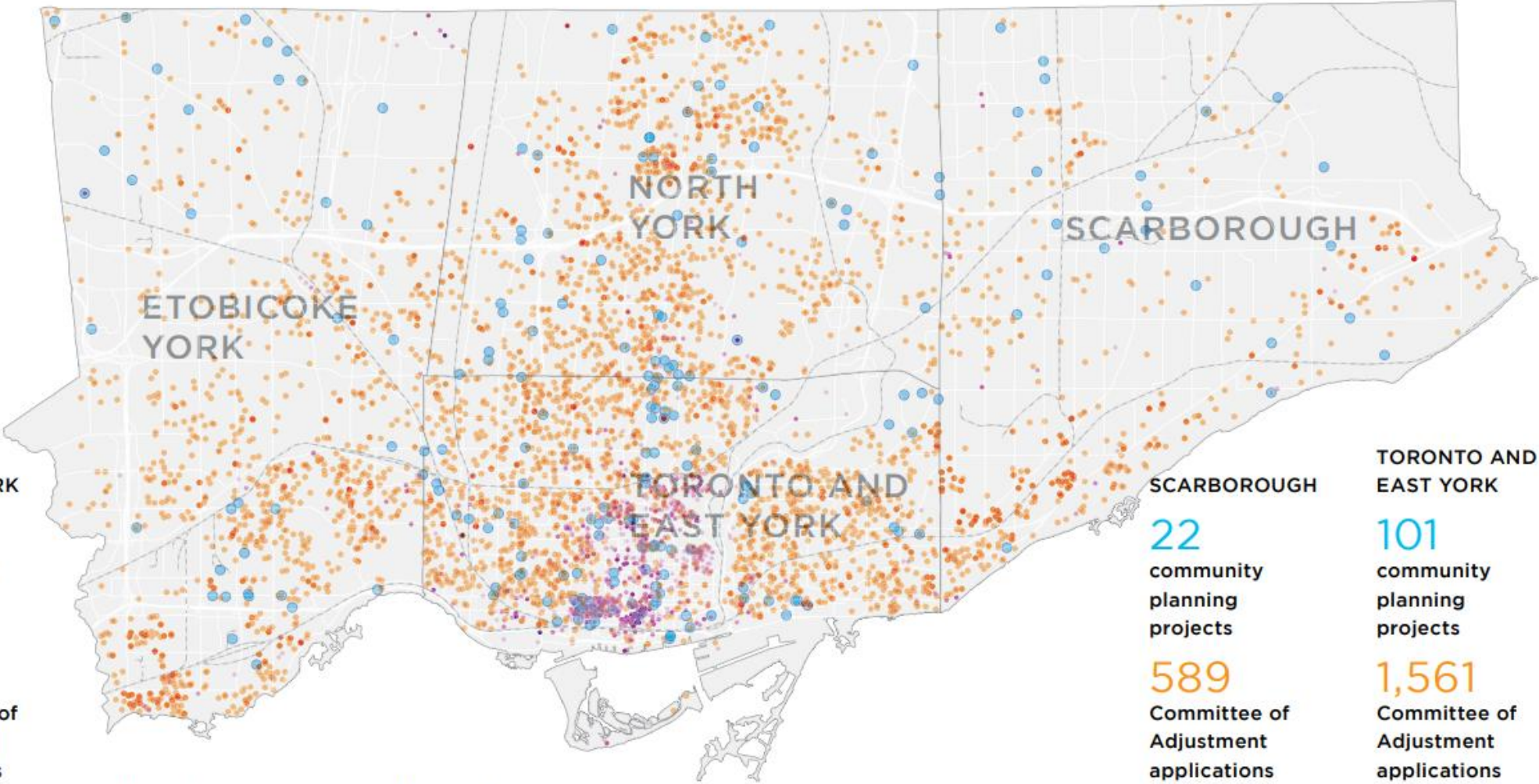
116  
heritage permit  
applications

NORTH YORK

49  
community  
planning  
projects

1,227  
Committee of  
Adjustment  
applications

153  
heritage permit  
applications



This development activity map highlights the City's new projects, Committee of Adjustment applications and heritage permits over the past year across each of our four Planning Districts.

- community planning projects
- Committee of Adjustment applications
- heritage permit applications

SCARBOROUGH

22  
community  
planning  
projects

589  
Committee of  
Adjustment  
applications

59  
heritage permit  
applications

TORONTO AND  
EAST YORK

101  
community  
planning  
projects

1,561  
Committee of  
Adjustment  
applications

2,281  
heritage permit  
applications

# Existing Policy Context in King Parliament





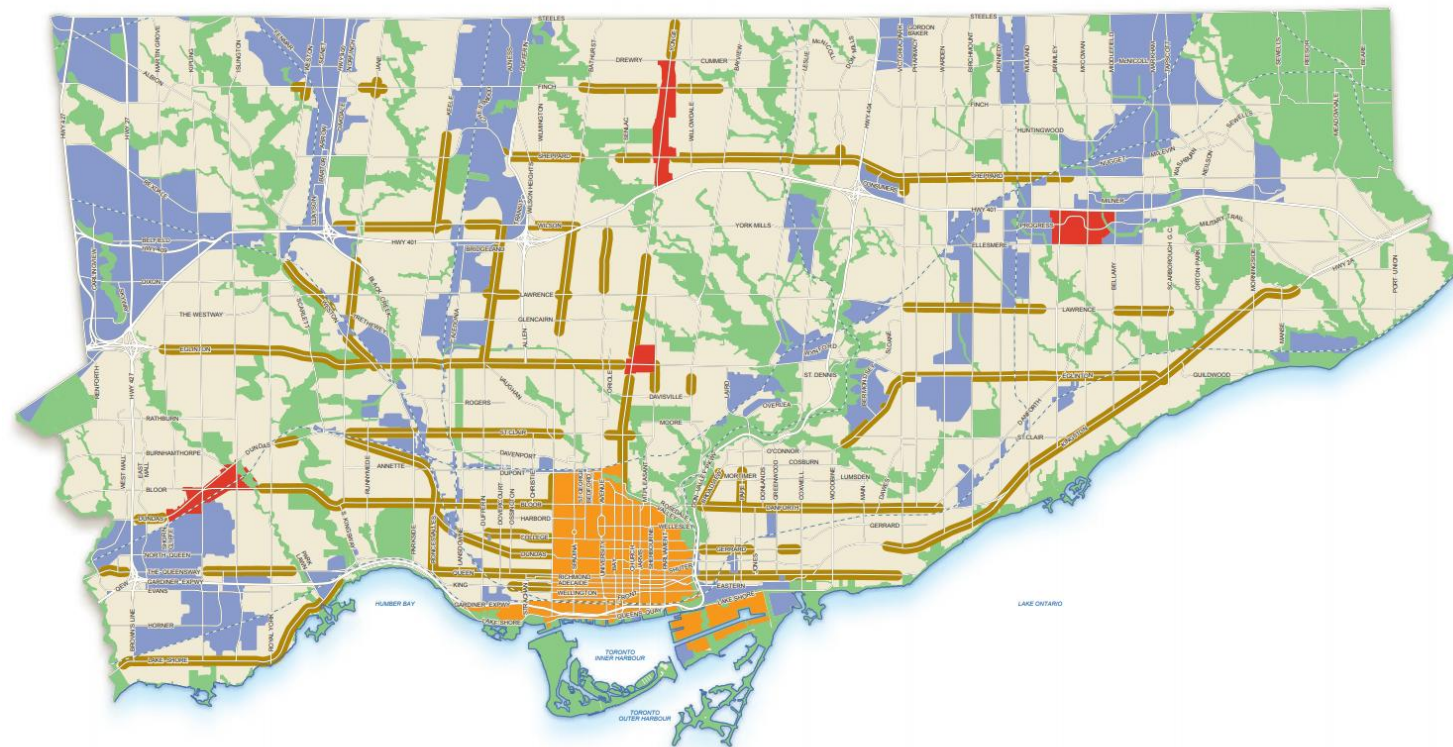
# Official Plan

The vision of the Official Plan is about creating an attractive, diverse, and safe city that evokes pride, passion and a sense of belonging, while offering a dynamic mixture of opportunities for everyone to live, work, learn and play

The Urban Structure Map of the Official Plan defines the following areas:

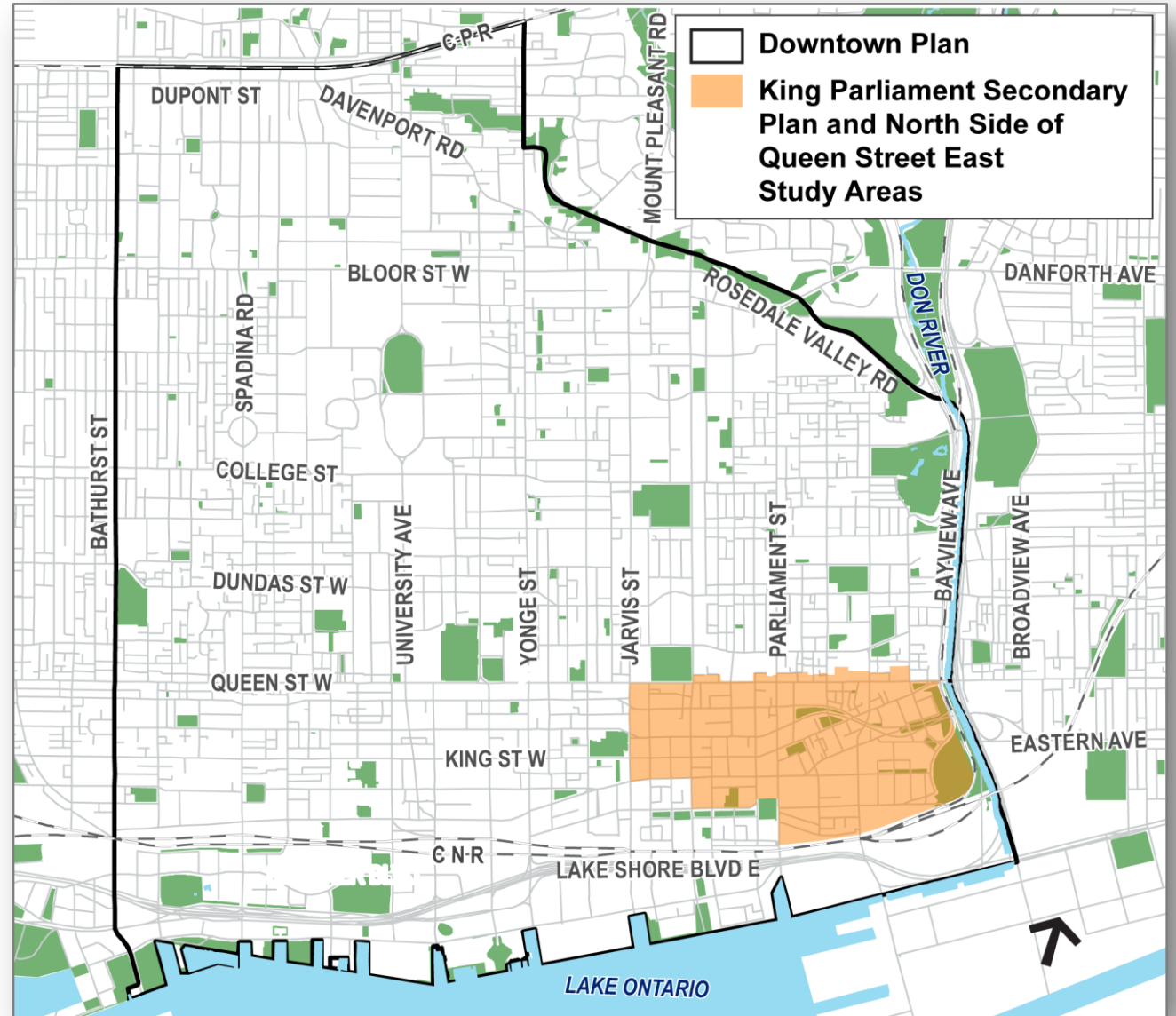
- Downtown and Central Waterfront
- Avenues
- Centres
- Employment Districts
- Green Space System

The King-Parliament area is within the Downtown and Central Waterfront.



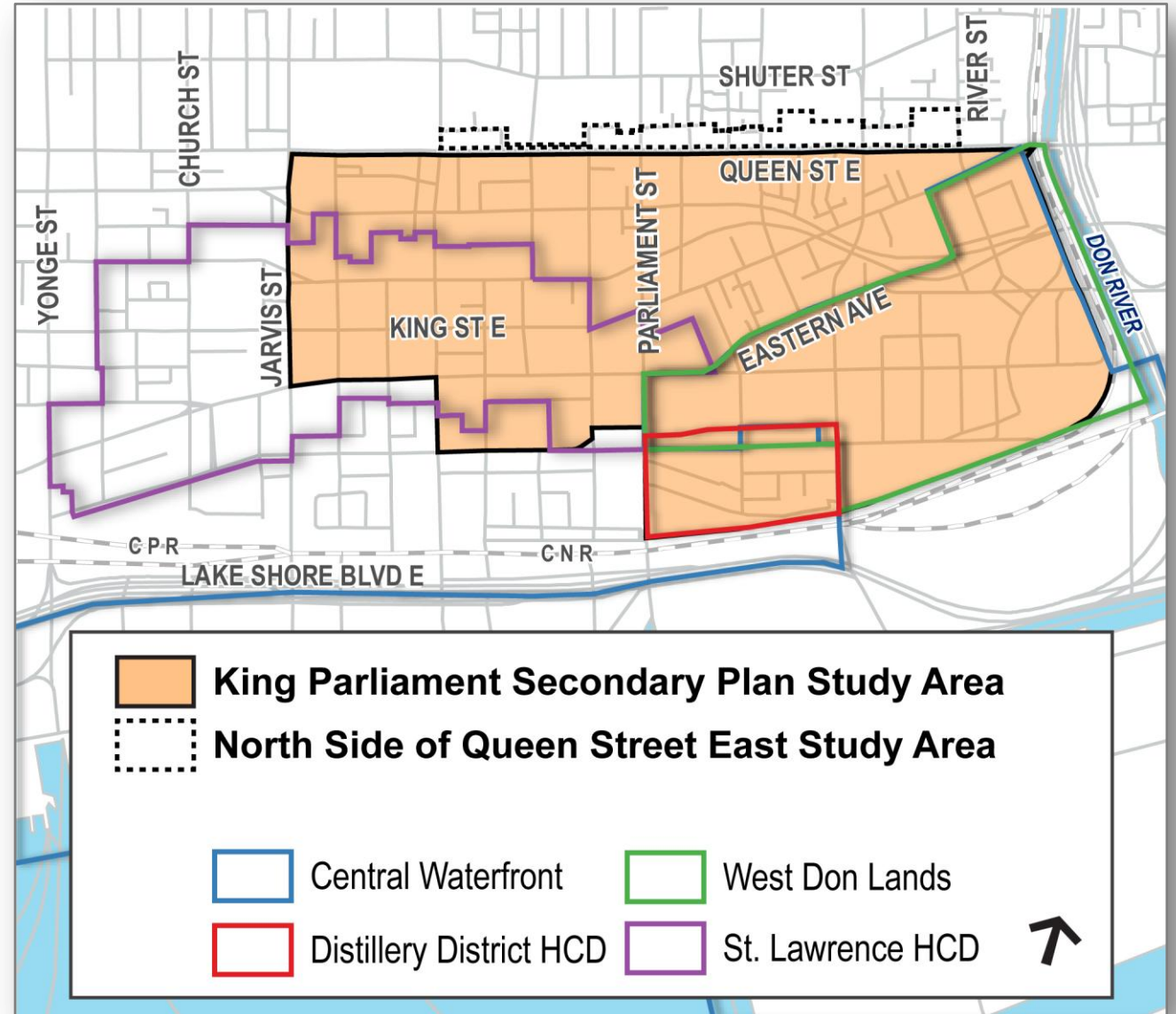
# Downtown Plan

- Covers the entire Secondary Plan Area.
- Redesignates some *Regeneration Areas* to *Mixed Use Areas*.
- Ensures a balance between residential and non-residential uses.
- Establishes a Cultural Precinct in King-Parliament.
- Provides built form and public realm direction.
- Also provides direction on housing, community services & facilities, and mobility.



# King-Parliament Secondary Plan & Urban Design Guidelines

- Adopted in 1996 and currently in-force.
- Encourages a mix of uses that reinforce the historic built form and public realm.
- Reinvestment objectives of the plan have largely been realized over the past 20 years.
- The current scale and intensity of development points to the need for a review of the existing Secondary Plan.





# Summary of Development Review Process



# Amending the Official Plan and Zoning By-law



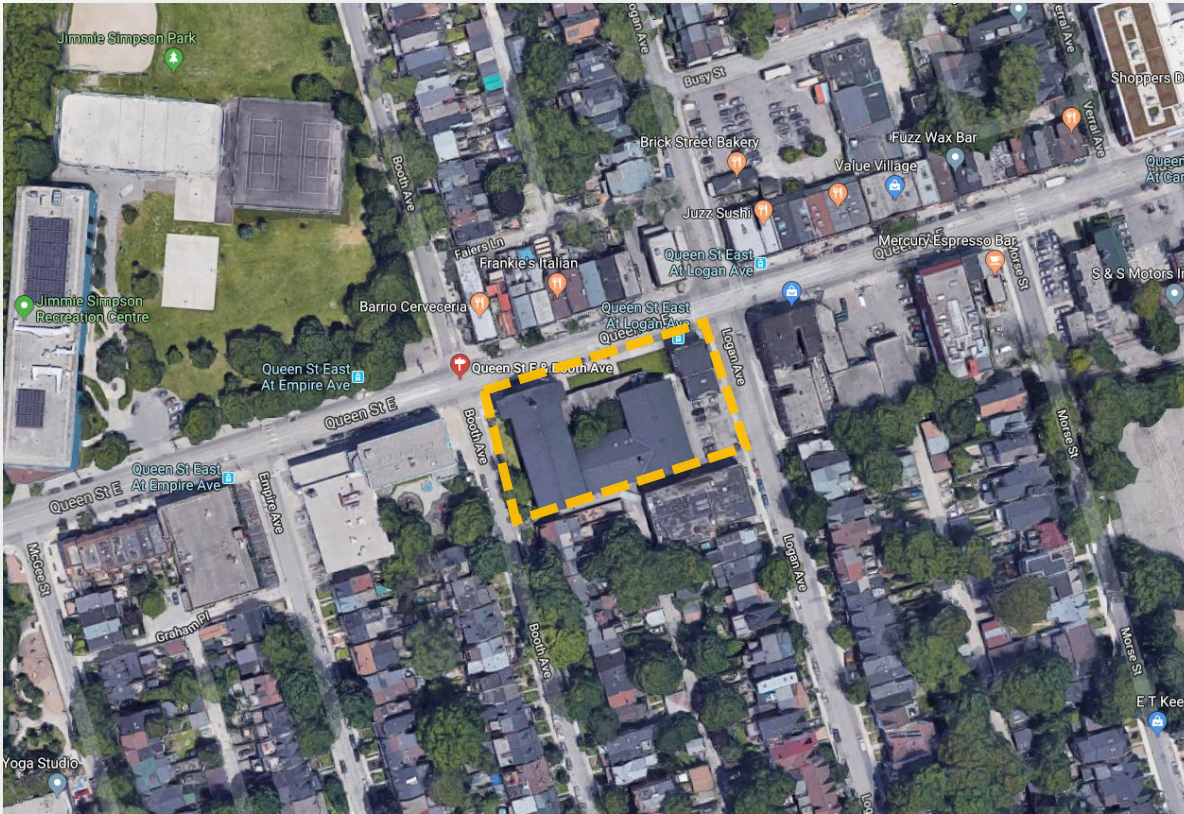
The Planning Act allows anyone to apply to amend the Zoning By-law and/ or Official Plan on a property or area.

The City sometimes initiates amendments to the Official Plan and Zoning By-law.

These applications include consultation with the Community, internal review and an eventual report with recommendations to City Council.

City Council is the approval authority for Zoning by-law and Official Plan Amendments.

# Pre-Application and Application Submission



- A potential applicant contacts City Planning to schedule a pre-application meeting where concept plans for a new development will be discussed.
- The applicant and the City discuss preliminary comments on the plans.
- A checklist of items to submit in support of an application is provided to the applicant.
- The applicant submits the application.



# Circulation and Comments

- City Planning receives the application and sends it out for review to a number of other City and external agencies including:
  - Engineering and Construction Services
  - Parks, Forestry, and Recreation
  - Economic Development and Culture
  - Urban Design
  - Heritage Planning
  - TTC
  - The School Boards
  - TRCA
  - Toronto Hydro
  - Etc.
- These agencies send comments on the application to Planning who then sends the comments to the applicant.



# Community Consultation



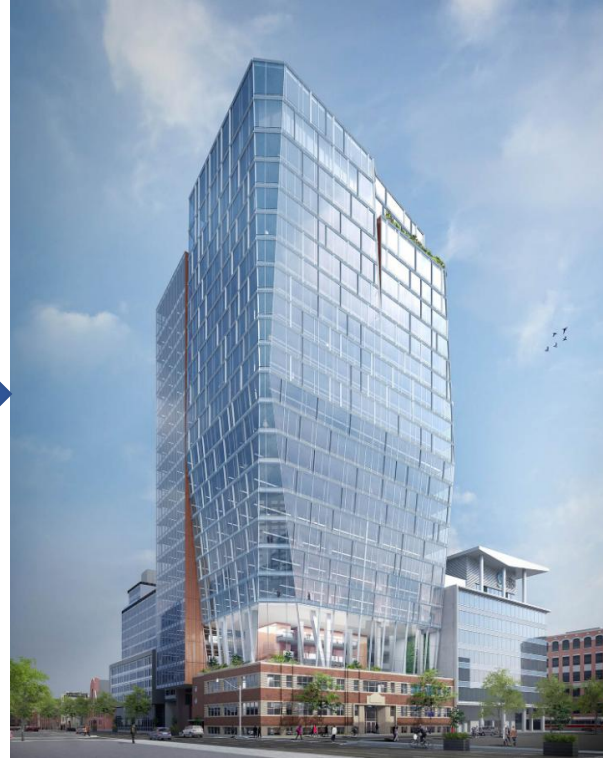
- A community meeting is scheduled to present the application to the community for comments.
- City Staff, the Ward Councillor, and the applicant typically attend these meetings.
- There are a variety of ways these meetings can be run, including: open house, town hall, workshop, etc.
- The community can make written comments, speak with staff and voice their comments in a public forum.



# The Application is Revised



Original Application



Approved Application

Based on the comments received through the internal circulation process, and from the community consultation the applicant revises the application.

The revised application is then circulated again.

Sometimes additional community consultations are held.

# A Final Report is presented at Committee

- When technical and community comments have been addressed by the revised development, City Planning will bring a report with recommendations to Community Council or Planning and Housing Committee.
- The recommendations will be to approve the application, refuse the application, or approve only if certain revisions are made.
- If the application has been appealed by the Applicant to the LPAT the planner will request direction for the LPAT hearing – either to support or be against the proposal.
- These meetings are considered statutory under the Planning Act.

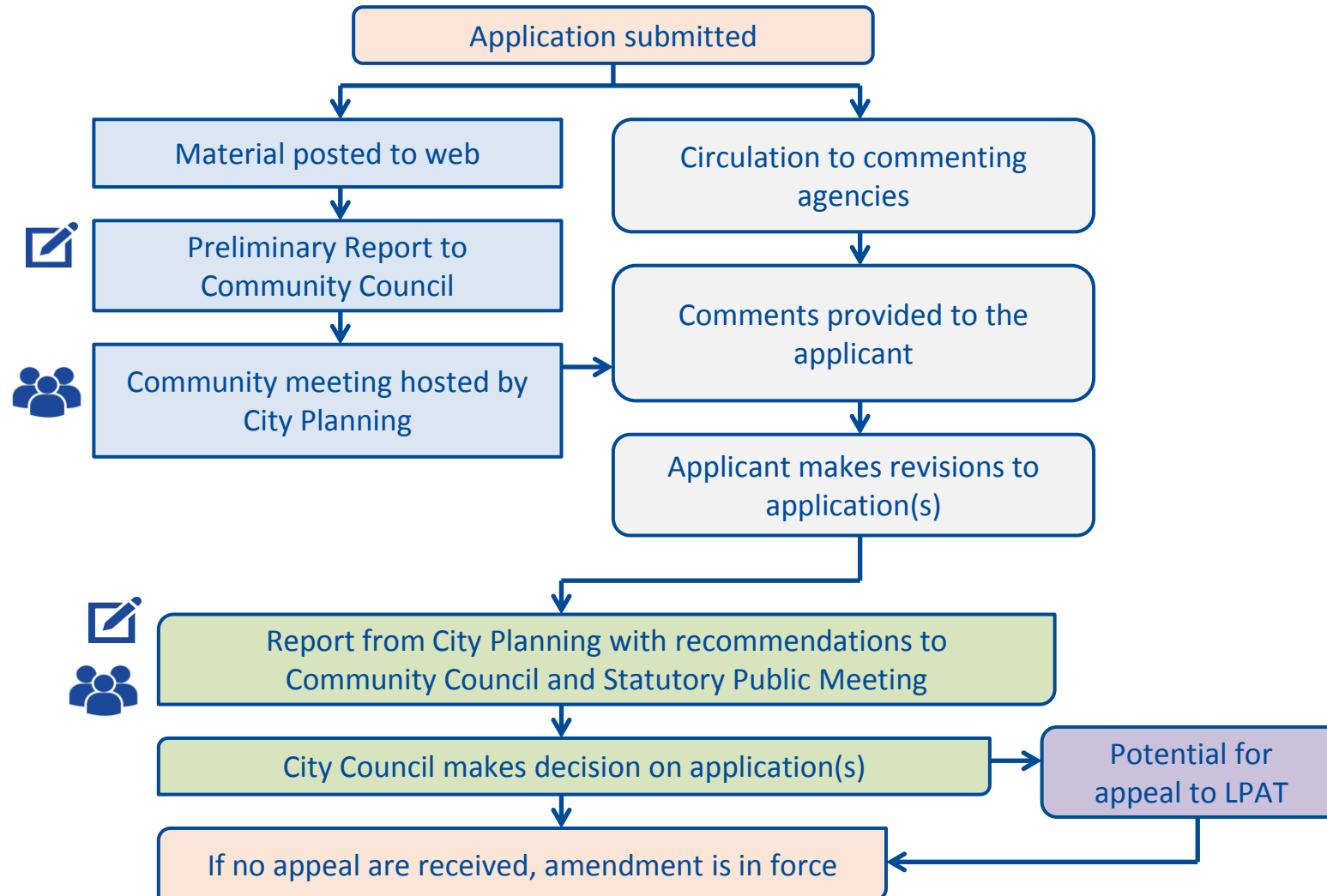


# City Council



- Community Council or Planning and Housing Committee decisions are forwarded to City Council for final decision.
- When Council adopts the item they usually also pass an associated “bill” to amend the Zoning By-law or Official Plan. Often at a separate meeting months later.
- The period to appeal City Council’s decision starts 20 days from when the Clerk gives notice of the Bill being passed.
- If no appeals are received within the appeal period, then the bill is in force and effect and the application(s) is closed.

# Amending the Official Plan and Zoning By-law

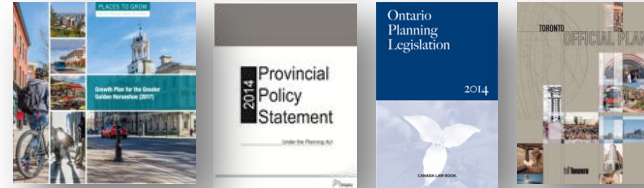






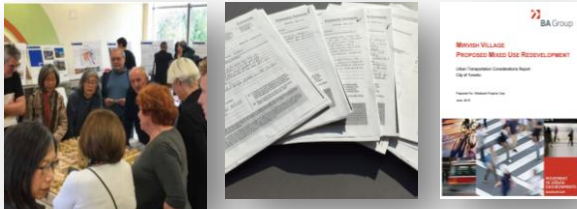
## Planning Policies

Provincial Policy Statement,  
Growth Plan, Official Plan



## People

Applicant, City Agencies,  
Councillors, Community



# City Planning Recommendations

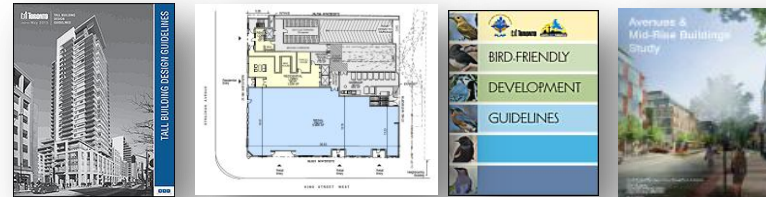
## Law

Zoning Bylaw, Other  
Bylaws, Council decisions,  
Local Planning Appeals  
Tribunal



## Facts & Figures

Details of development  
proposal, physical context





# Appeals to the LPAT

Appeals can be filed to the LPAT for indecision by Council, or on the decision of Council.

Under existing regulations that incorporate Bill 139, the *Building Better Communities and Conserving Watersheds Act*, appellants appealing the decision of Council must demonstrate Council's decision is not consistent with the Provincial Policy Statement, and that the existing Zoning By-law is inconsistent with the Provincial Policy Statement.

Bill 108, the *More Homes, More Choice Act*, the Province is proposing to change the existing regulations on appeals, including:

- Reducing timeframes for municipalities to consider a development application
- Returning the appeal process to a de-novo hearing
- Eliminating appeal tests to solely guided by adherence to provincial policy and plans.

# What comes after a Rezoning Application?

## Site Plan Approval

- Examines the design and technical aspects of a proposed development to ensure it is attractive and compatible with the surrounding area.
- Site Plan review includes:
  - Building design
  - Site access and servicing
  - Waste storage
  - Parking
  - Loading
  - Landscaping

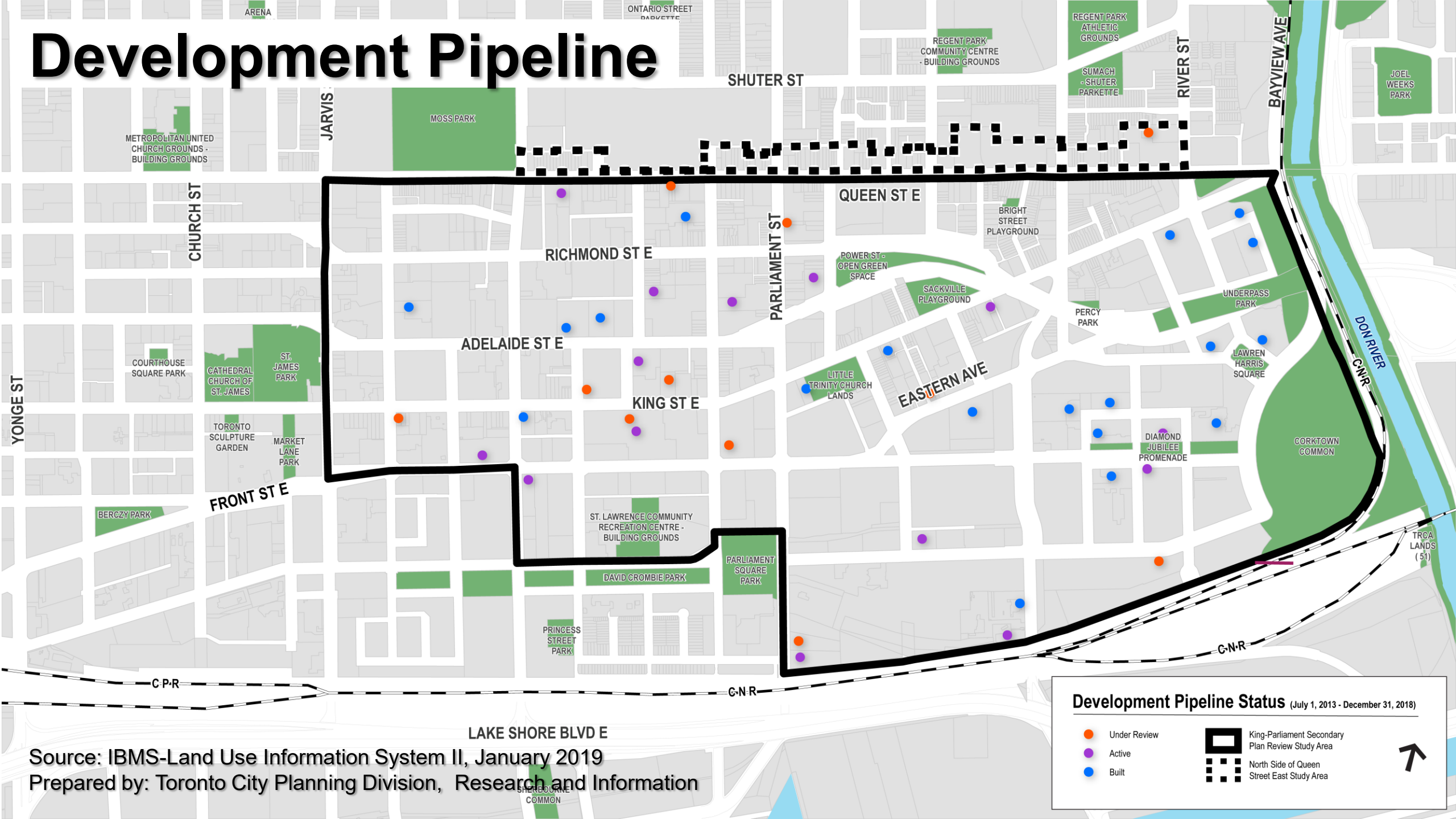
## Plan of Condo or Plan of Subdivision

- Establishes the individual parcels or units for ownership, based on the previously approved zoning.

# Summary of Development Activity



# Development Pipeline



## Development Pipeline Status (July 1, 2013 - December 31, 2018)

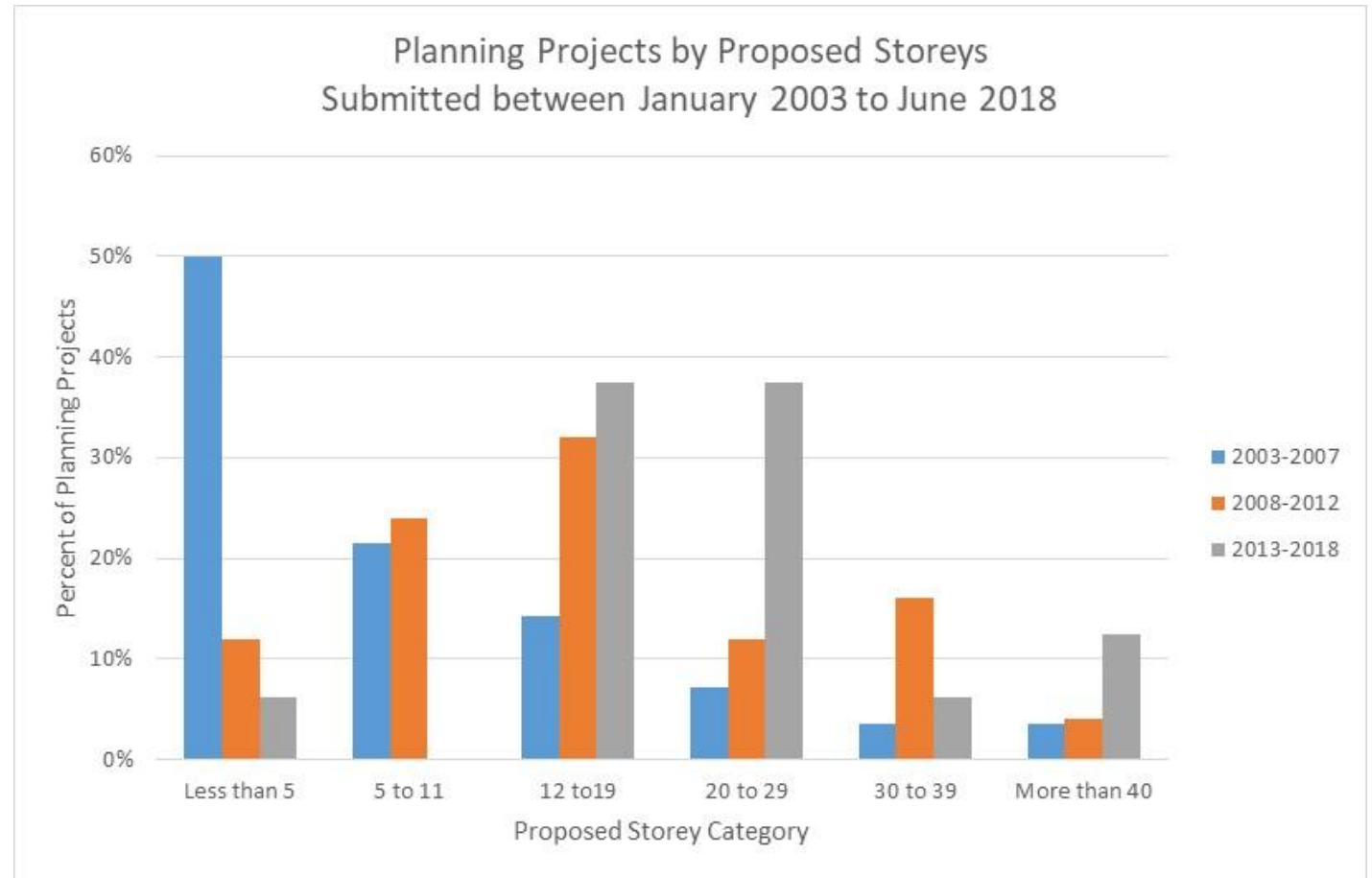
- Under Review
- Active
- Built
- King-Parliament Secondary Plan Review Study Area
- North Side of Queen Street East Study Area



Source: IBMS-Land Use Information System II, January 2019  
 Prepared by: Toronto City Planning Division, Research and Information

# Development Activity - Trends

- Between January 2003 and June 2018, the overall number of proposed planning projects increased.
- During the same time period, the number of storeys being proposed also increased.
- The majority of proposed planning projects fall within the 12-19 storey range.





# Application Information Centre



Search Planning Applications

☒ Community Planning
 ☐ Committee of Adjustment
 ☐ Toronto Local Appeal Body

City District:

Ward:

Address:

Application Number:

Reference File:

New development:

Application Status:

Hearing Date:

Reset

Search

Applications found:

Address

Ward

Date



### Search Planning Applications

- ☒ Community Planning
- ☐ Committee of Adjustment
- ☐ Toronto Local Appeal Body

City District:

Ward:

Ward 13: Toronto Centre

Address:

Application Number:

Reference File:

New development:

Application Status:

Hearing Date:

Reset

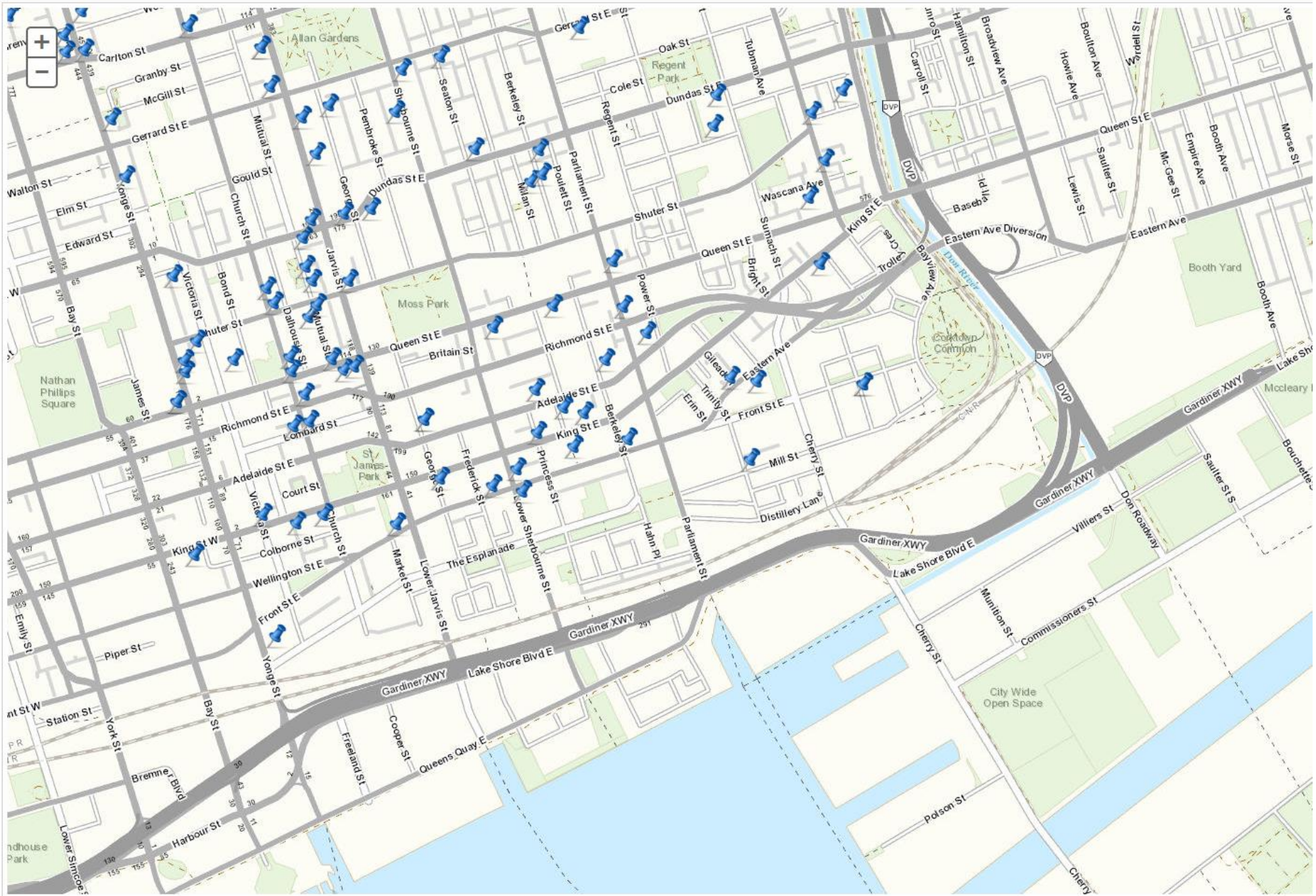
Search

Applications found: 115

Address	Ward	Date
424 ADELAIDE ST E	28	Jul 8, 2010
951 BAY ST	27	Mar 7, 2012
1075 BAY ST	13	Feb 14, 2019
35 BELSHAW PL	28	Mar 18, 2004
93 BERKELEY ST	28	Apr 28, 2014
238 BERKELEY ST	13	Mar 4, 2019
255 BERKELEY ST	28	Jul 29, 2016
387 BLOOR ST E	27	Dec 7, 2012
30 BOND ST	27	May 2, 2016
2 CARLTON ST	27	Oct 4, 2016
70 CARLTON ST	27	Mar 18, 2013
55 CHARLES ST E	27	Apr 16, 2018
89 CHURCH ST	28	Apr 19, 2016
114 CHURCH ST	28	Oct 26, 2017
139 CHURCH ST	27	Jun 8, 2018
193 CHURCH ST	13	Feb 11, 2019
111 CHURCH ST	27	Aug 11, 2015

Map Layers


Links





Development Applications - Google Chrome

Not secure | app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRs...

Development Applications

48 POWER ST

Ward 13 - Tor & E.York District

[View All Properties](#)

Site Plan Approval to construct a 19 and 22-storey mixed-use building consisting of a 5-storey podium and 2 towers, with retail uses on the first 2 storeys (4,024 sq. m. NGFA) and residential uses above (43,793 sq. m. RGFA). 520 dwelling units, 248 parking spaces. 15 existing rental units are proposed to be replaced within the new building.

Proposed Use

# of Storeys

# of Units

Applications:

Type	Number	Date Submitted	Status
Site Plan Approval	17 118464 STE 28 SA	Feb 17, 2017	Under Review
<a href="#">Supporting Documentation</a>			
Rezoning	13 181685 STE 28 OZ	Jun 5, 2013	OMB Appeal
<a href="#">Supporting Documentation</a>			
<a href="#">Additional Information</a>			


Contact Information

Henry Tang

Senior Planner

(416) 392-7572

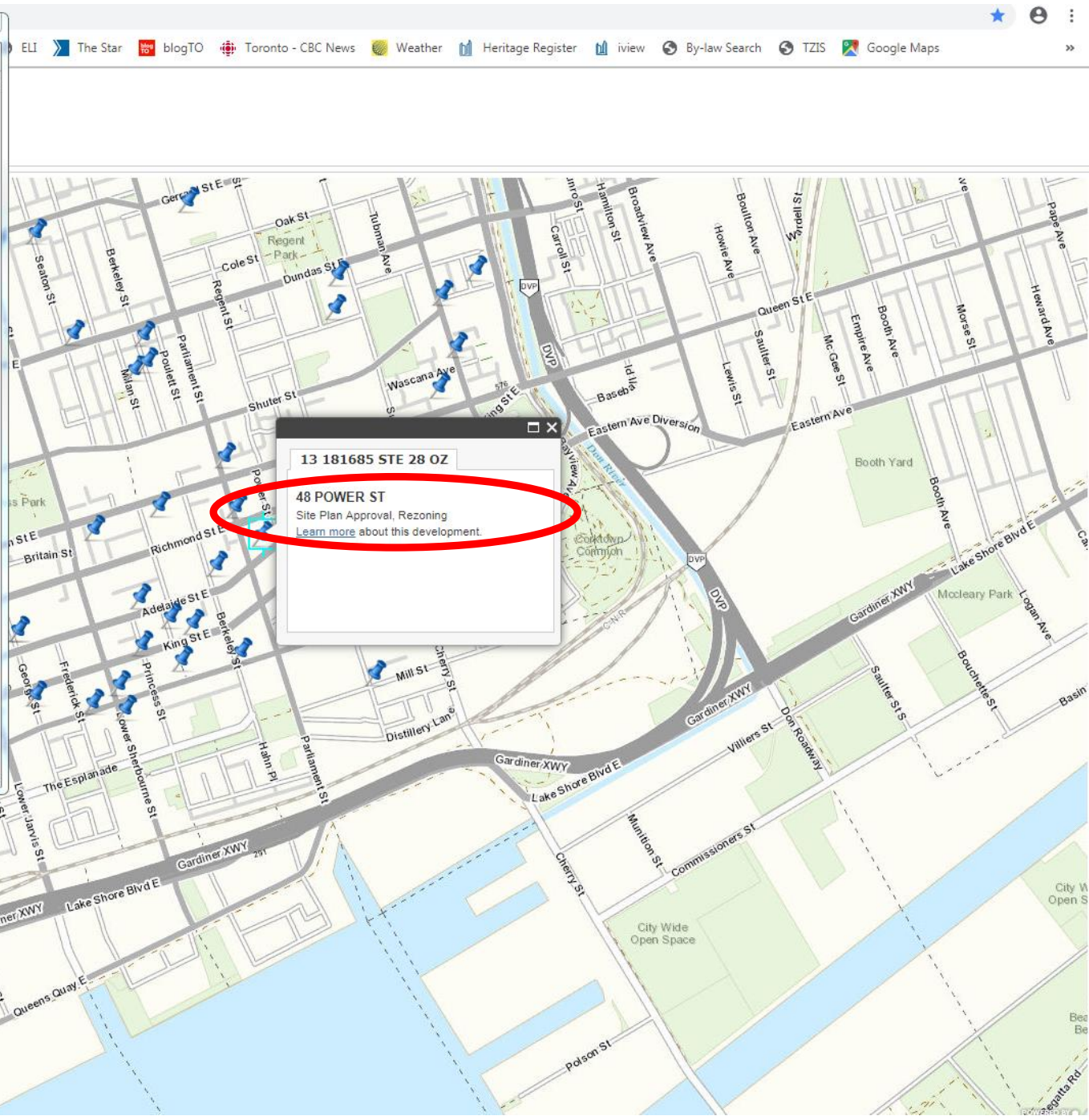
[Henry.Tang@toronto.ca](mailto:Henry.Tang@toronto.ca)



The consultation period for this application is not open. Please contact the planner directly for further information

Meeting Dates

Community Meeting Date Jan 28, 2016



The figure is a screenshot of a web browser displaying a map of Toronto. The browser's address bar shows the URL 'app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRs...'. The page header includes the Toronto logo and the text 'Development Applications'. Below this, a blue banner displays '48 POWER ST' and 'Ward 13 - Tor & E.York District', with a link to 'View All Properties'. The main content area describes a 'Site Plan Approval' for a 19 and 22-storey mixed-use building. It includes a table of applications with columns for Type, Number, Date Submitted, and Status. Two applications are listed: 'Site Plan Approval' (17 118464 STE 28 SA, Feb 17, 2017, Under Review) and 'Rezoning' (13 181685 STE 28 OZ, Jun 5, 2013, OMB Appeal). Links for 'Supporting Documentation' and 'Additional Information' are provided for each. Contact information for Henry Tang, Senior Planner, is also shown. A 'Meeting Dates' section indicates a community meeting on Jan 28, 2016. A red circle highlights the 'Supporting Documentation' link for the rezoning application. A map of Toronto is displayed on the right, with a red circle highlighting a specific location. A popup window shows the address '13 181685 STE 28 OZ' and the text '48 POWER ST Site Plan Approval, Rezoning Learn more about this development.' The map shows various streets and landmarks, including the Gardiner Expressway and Lake Shore Blvd E.

A black and white aerial photograph of a city skyline, likely New York City, viewed from a high vantage point. The image shows a dense cluster of skyscrapers and buildings, with a body of water visible in the background. The text "THANK YOU" is overlaid in large, white, sans-serif capital letters across the lower portion of the image.

THANK YOU