



C2K Connect

Your industry update on the latest Concept 2 Keys (C2K) developments
August 28, 2023

In this edition:

- [Public open house – changes to Site Plan Control application requirements](#)
- [File Circulation Tool update](#)
- [Development & Growth Services update](#)
- [C2K's transition to Development & Growth Services](#)
- [Transportation Impact Study Terms of Reference update](#)
- [Changes to Planning and Housing Committee's membership](#)
- [Housing Now ground-breaking at 5207 Dundas Street West](#)

Public open house – changes to Site Plan Control application requirements

The [June 2023](#) edition of C2K Connect included information about the City's change in practice related to concurrent OPA/ZBA/SPC and ZBA/SPC applications. To support this change, the City is advancing an Official Plan Amendment to require in-effect zoning compliance as a complete application requirement of Site Plan. The OPA will be considered at the September 28th meeting of Planning and Housing Committee, with a virtual public open house scheduled for Thursday, September 7 from 6:30 to 8 p.m. [Register](#) to take part and have your say.

File Circulation Tool update

Selected after consultation with applicants and testing with staff, the City's new File Circulation Tool (FCT) will reduce staff workload, improve productivity and allow applicants to use the tool to review and respond to City comments and to resubmit development applications. Reporting features have also been built into the FCT to enable the City to track the progress of applications and key performance indicators in real time.

The C2K team will support applicants with FCT resources and are planning to hold information sessions. We'll announce dates for the sessions in this newsletter and through City Planning's social media accounts.

Development & Growth Services update

Since taking on the new role of Deputy City Manager, Development & Growth Services (DGS), on August 22, Jag Sharma has been meeting with senior leaders, the DGS project team and other staff involved in development review at the City. He is currently reviewing work that has been done to date on a proposed organizational structure for DGS and plans for transitioning staff to the new service area.

C2K's transition to Development & Growth Services

As previously communicated, C2K will be joining Development & Growth Services (DGS). Divisions and commenting partners will be moving into DGS one at a time, with the Housing Secretariat being the first to be moved over in mid-September. C2K is looking forward to working with DGS Deputy City Manager Jag Sharma and helping support the transition to the new service area.

Transportation Impact Study Terms of Reference update

The Transportation Impact Study [Terms of Reference](#) will be updated to align with supporting policies, guidelines and procedures, effective November 1.

The Transportation Impact Study is used to evaluate the multi-modal effects of a development or redevelopment on the transportation system, suggest any transportation improvements necessary to accommodate travel demands and impacts generated by the development and protect the safe operation and maintenance of existing and future transit infrastructure, including for higher-order transit.

The following Terms of Reference have been consolidated to be included as a conditional chapter of a Transportation Impact Study: Traffic Operations Assessment, Vehicular Parking Assessment (previously identified as Parking Study) and Loading Assessment (previously identified as Loading Study). The required contents for each chapter have also been updated and should be reviewed by the applicant prior to an application submission.

The following conditional chapters have been added to the Transportation Impact Study Terms of Reference: Travel Demand Management Plan, Transit Assessment, High-Order Transit Assessment and Bicycle Parking Assessment. Criteria for when each conditional chapter is required is outlined in the Terms of Reference.

Changes to Planning and Housing Committee's membership

Mayor Olivia Chow appointed the chairs and vice-chairs for various committees, boards and external bodies, and City Council confirmed the appointments on July 10. Changes made to Planning and Housing Committee include Mayor Chow's appointment of Councillor Gord Perks as Chair and Councillor Brad Bradford as Vice-Chair. Councillors Jamaal Myers, Frances Nunziata, Josh Matlow and Michael Thompson have also been appointed to the committee.

A full list of all appointments can be found [here](#).

Housing Now ground-breaking at 5207 Dundas Street West

Through its [Housing Now](#) initiative, the City recently celebrated the ground-breaking of 725 new rental homes, including 218 affordable rental homes, at 5207 Dundas Street West. The Housing Now initiative activates City-owned lands to stimulate the development of affordable rental housing within transit-oriented, mixed-income, mixed-use and complete communities.

The development at 5207 Dundas Street West is part of C2K's Priority Development Review Stream (PDRS), which prioritizes and expedites approvals of selected development applications to deliver the City's key strategic priorities as directed by Council. The current intent of the PDRS is to support one of the City's key strategic priorities of maintaining and creating housing that is affordable, as well as supporting the implementation of the [HousingTO 2020-2030 Action Plan](#). The PDRS interdivisional review team did an excellent job expediting the review of this development and getting it to the ground-breaking stage so quickly.

The site will deliver 725 residential homes, including 30 per cent affordable rental homes, 218 units and 507 market rental homes. Rents for affordable homes will range from 40 per cent to 100 per cent of the Average Market Rent (AMR). This means that the homes will be affordable to a range of households, including those in need of deeply affordable rental housing. Read more in the City's [news release](#).

How to Connect with the C2K Team

- ❖ Learn more at toronto.ca/C2K
- ❖ Contact Concept2Keys@toronto.ca with any questions
- ❖ Upload new applications on the [Application Submission Tool](#)
 - ❖ Issues resolution information can be found [online](#)
- ❖ Contact C2KIssues@toronto.ca to submit an issue or use the online issues [form](#)

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