

# Public Open House

Improving Community Consultation in the  
Development Review Process

Michelle Drylie, Project Director, Business Transformation

March & April 2024





# Agenda



6:30 p.m.

**Introductions**



6:35 p.m.

**Presentation**



7:00 p.m.

**Open House Continues, Q&A**

# Improving Community Consultation



# What We Know

- Community consultation plays a critical role in supporting City Planning's work program and advances strategic objectives related to access, diversity, equity and inclusion.
- Consultation provides valuable input into the development review process to support informed recommendations.
- Shorter review timelines under current legislation (Bill 109, Bill 97) make meaningful consultation and collaboration more difficult to achieve within the formal review process.

# Determining the Public Interest



## Facts & Figures

Details of development proposal, physical context



## Planning Policies

Provincial Policy Statement, Growth Plan, Official Plan

## City Planning Evaluation And Recommendation



## Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Municipal Board, Committee of Adjustment



## People

Applicant, City Departments & Agencies, Local Community, Other Stakeholders

# What We Want to Know More About

Staff are seeking input on improving consultation practices at two points in the development review process: 1) Pre-application consultation; and 2) Community Consultation Meetings (CCM).

Themes for consideration include:

- Roles & Responsibilities (members of the public, City staff, Councillors, applicants, other stakeholders)
- Method of Consultation (meeting formats, online tools)
- Timing of Meetings\* (during the PAC process, during formal review)
- Language (consultation, engagement, information, etc.)
- Tools (AIC, other technology, signage)

\*potentially affected by ongoing legislative change

# Legislative Change

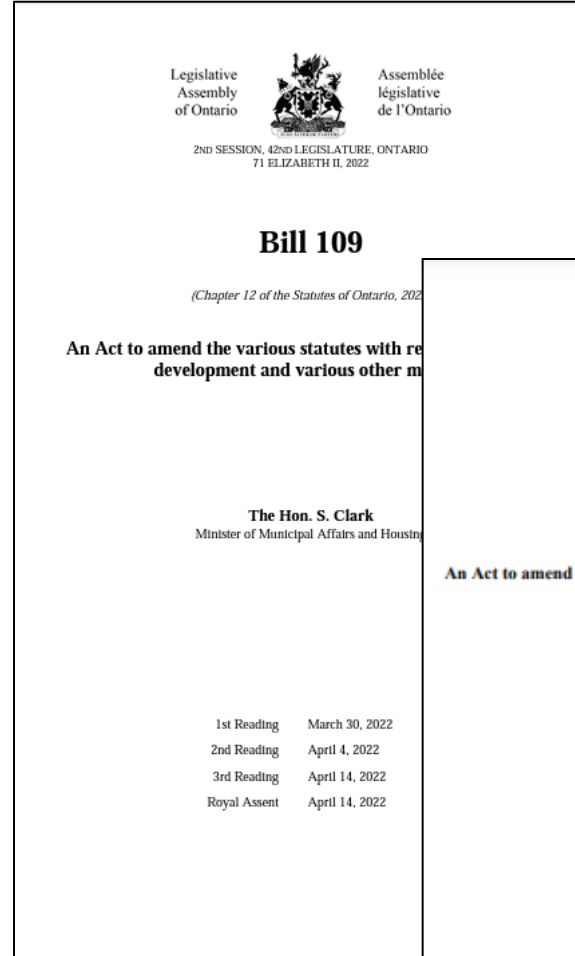
*Bill 109, More Homes for Everyone Act, 2022*

*Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023*

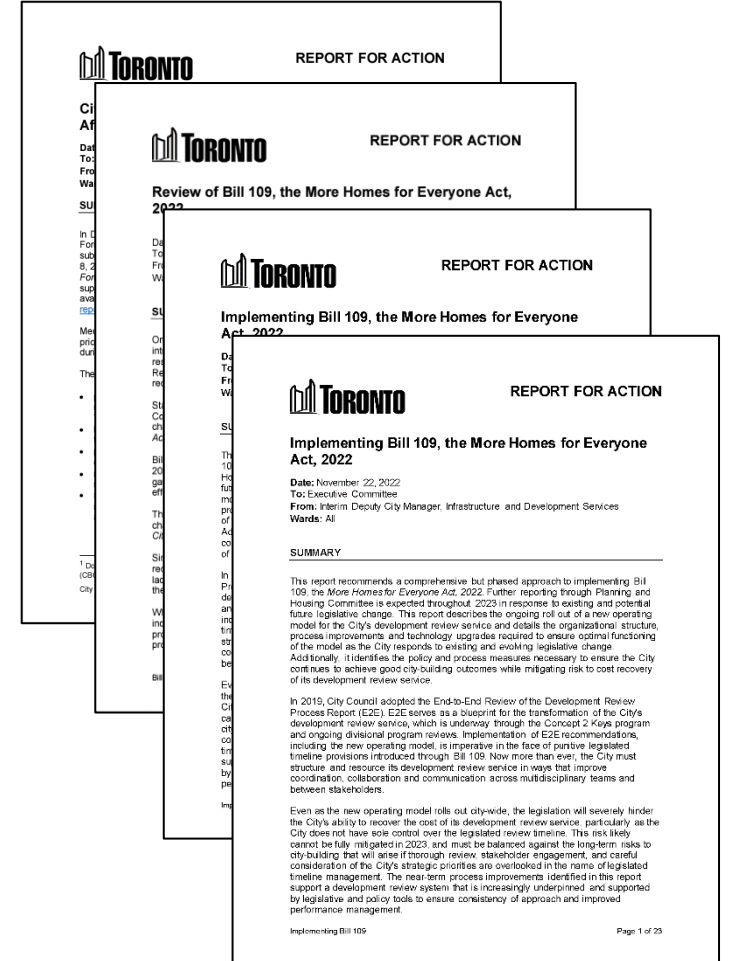
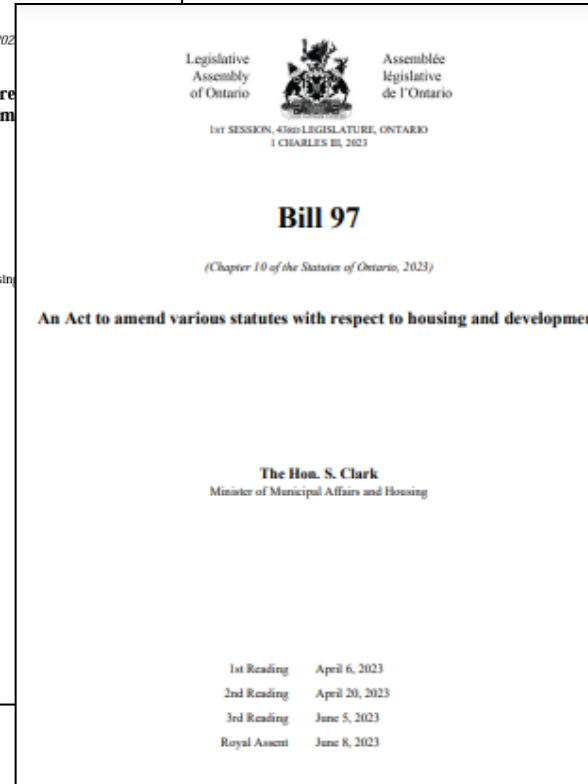




- Released February 8, 2022
- Includes 55 recommendations to increase Ontario’s market housing supply



- Bill 109 Received Royal Assent on April 14, 2022
- Stated intent is to reduce “red tape,” accelerate review timelines and streamline approvals
- Bill 97 (June 8, 2023) modified the implementation of application fee refund provisions under Bill 109

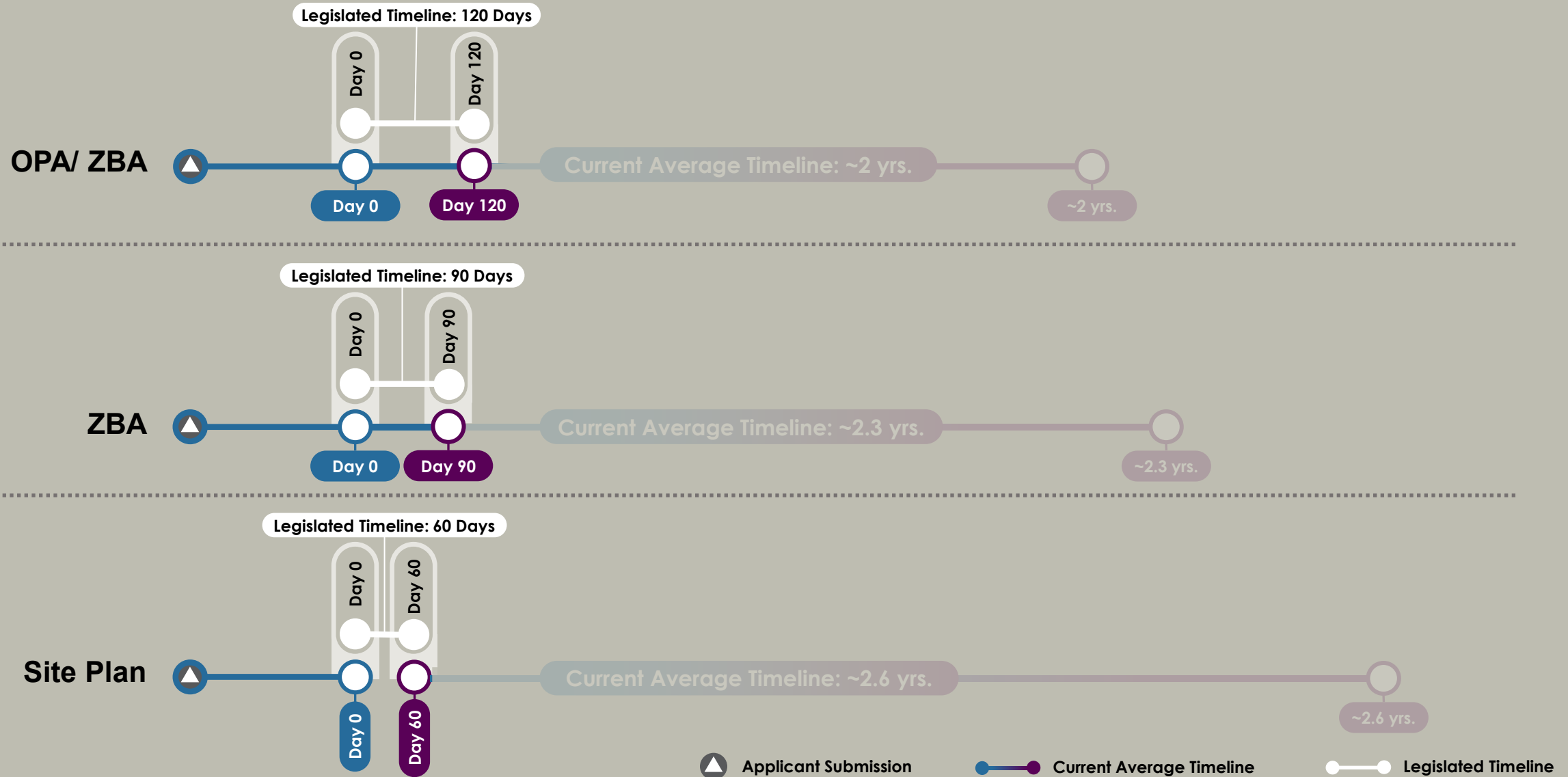


- Eight Staff Reports to Executive Committee and Planning & Housing Committee since April 2022
- Implement changes to the City’s operating model (organizational structure, policy, process, technology).

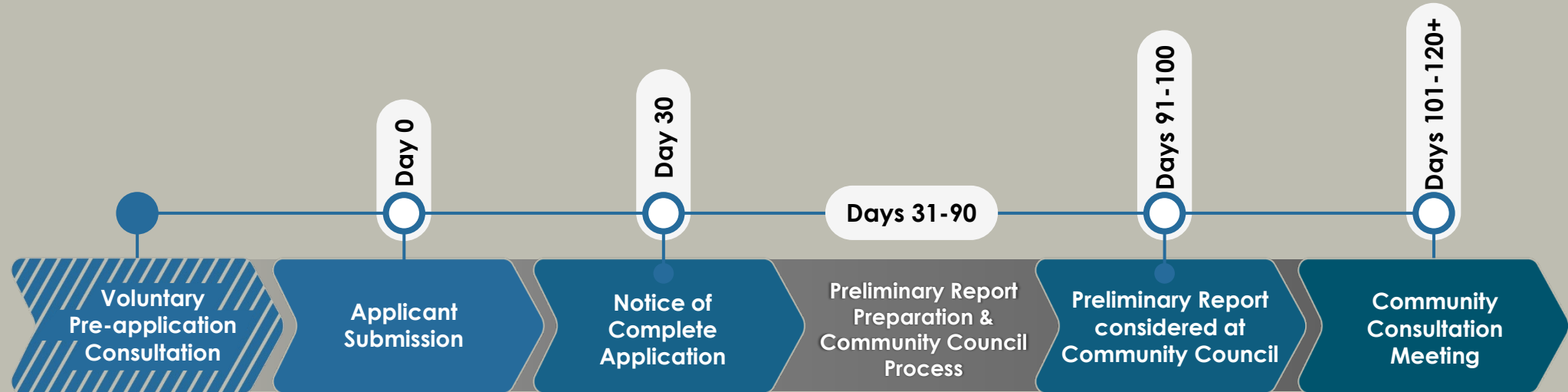


# Time to Decision or Approval

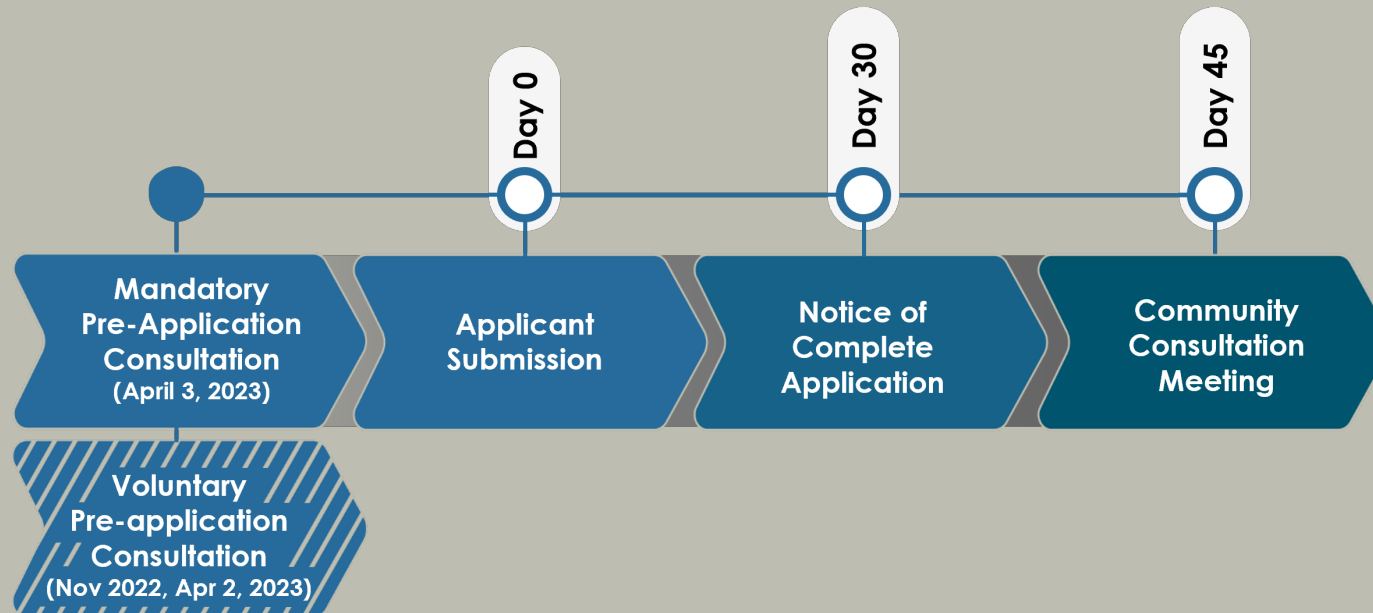
Currently in force under the legislation



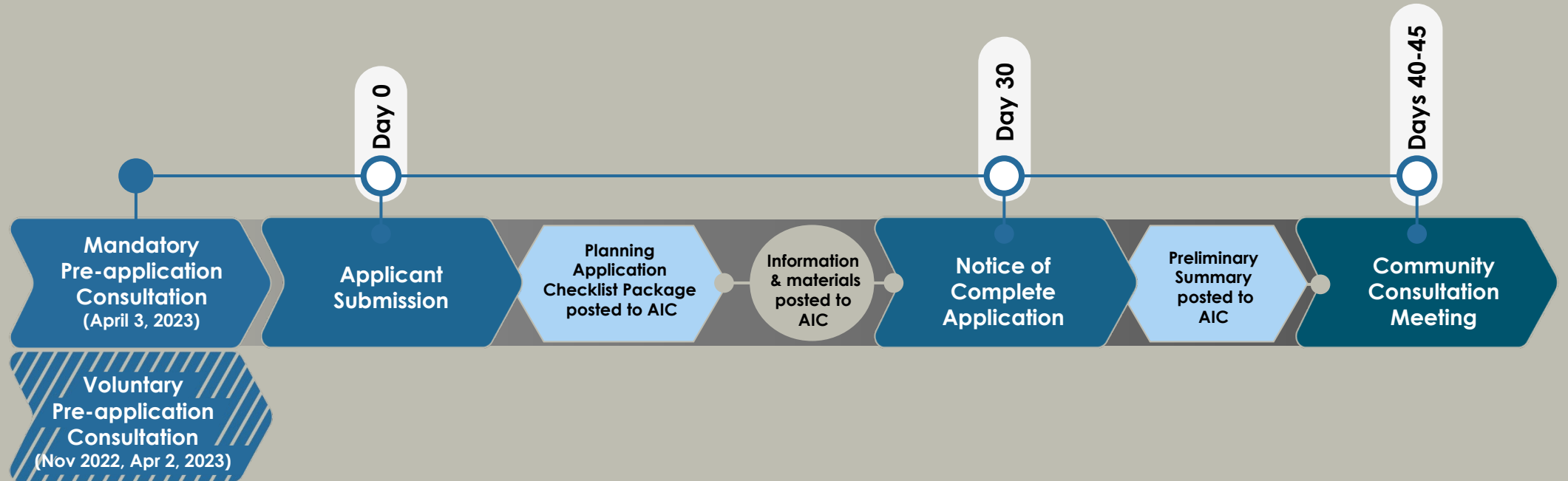
# Pre-December 2022 Front-end Process



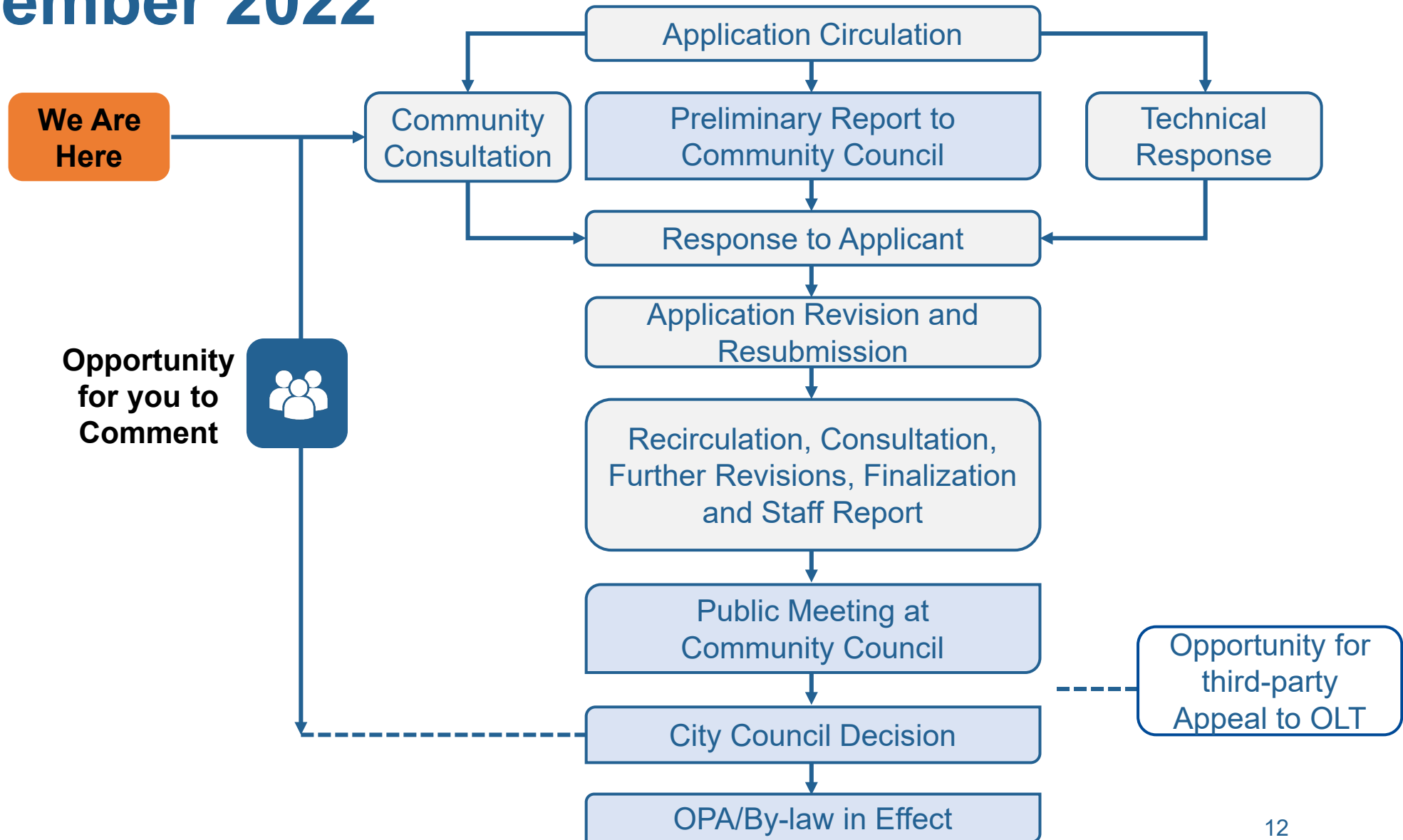
# 2023 Change In Practice



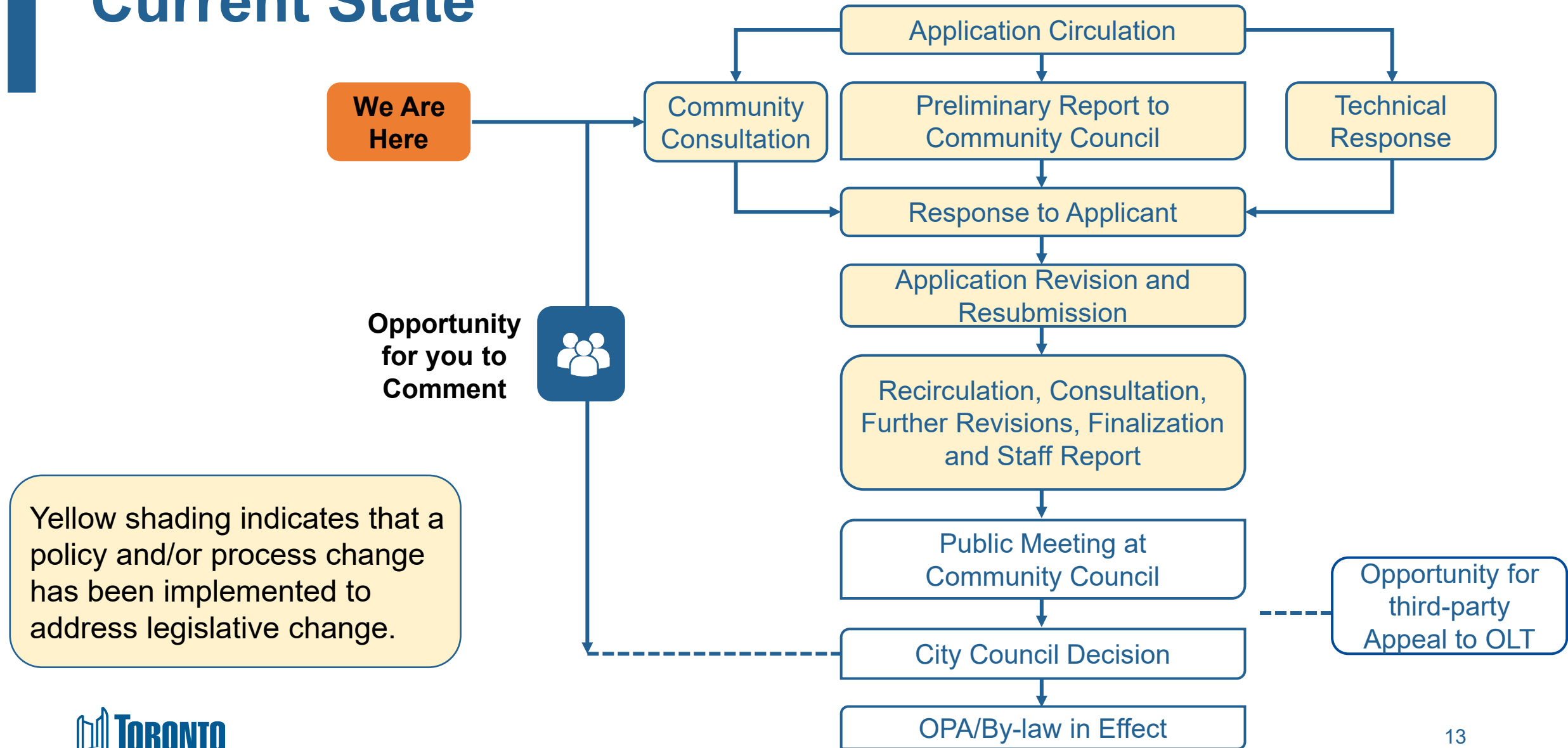
# 2023 Change In Practice



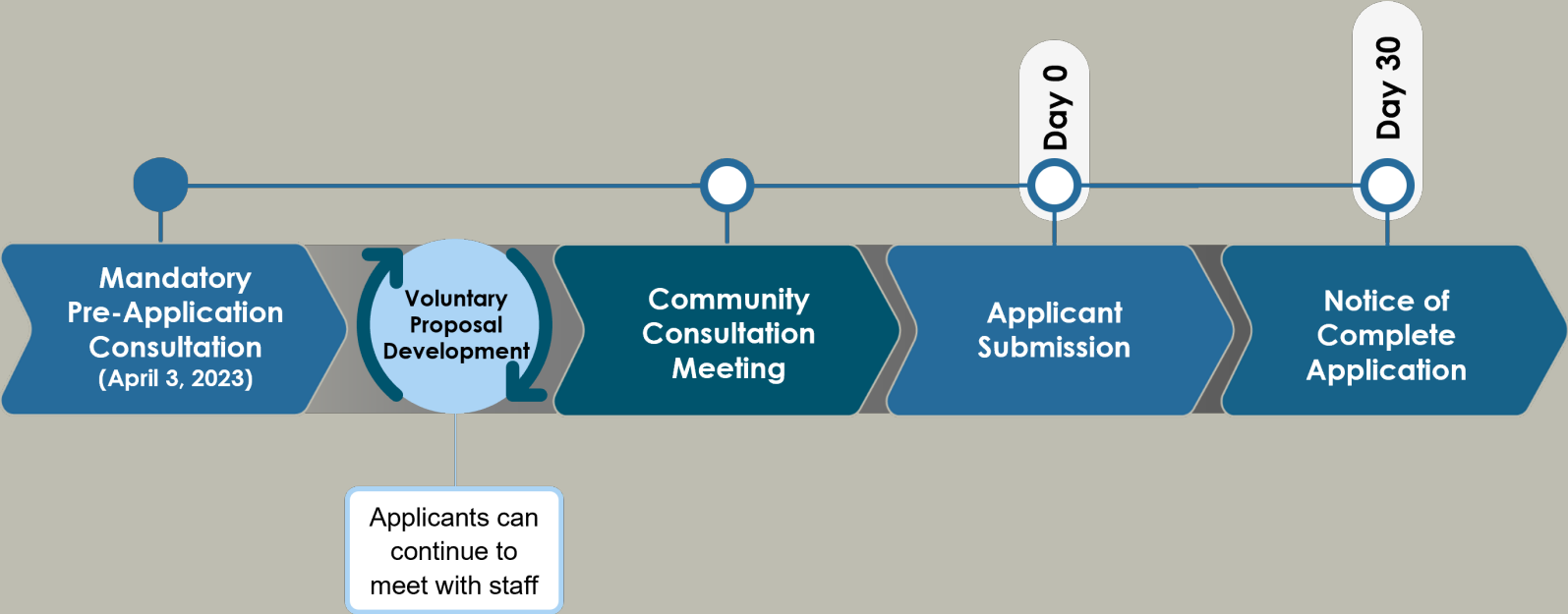
# Pre-December 2022



# Current State



# Ongoing Change - For Discussion



# From Legislation & Policy to Practice





# Types of Pre-Application Consultation

## Pre-Application Consultation

Consultation Type	Application Type	Legislative or Policy Basis	Requirements	Current Practice
Mandatory Pre-Application Consultation (PAC)	<ul style="list-style-type: none"> <li>• Official Plan Amendment (OPA)</li> <li>• Zoning By-law Amendment (ZBA)</li> <li>• Plan of Subdivision (SUB)</li> <li>• Site Plan (SPA)</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Planning Act</i></li> <li>• City's Mandatory PAC By-law</li> </ul>	A <b>required</b> meeting between City staff and an applicant prior to submitting a development application.	<ul style="list-style-type: none"> <li>• Structured process</li> <li>• 40 business day service standard</li> <li>• Results in a Planning Application Checklist Package</li> </ul>
Voluntary Pre-Application Consultation	All	Official Plan Chapter 5	Applicants are <b>encouraged</b> to consult with the Councillor and local community prior to submitting a development application.	Informal process

# Types of Community Consultation

## Non-Statutory Consultation

Consultation Type	Application Type	Legislative or Policy Basis	Requirements	Current Practice
Community Consultation Meeting (CCM)	<ul style="list-style-type: none"><li>• OPA</li><li>• ZBA</li></ul>	Official Plan Chapter 5	At least one CCM in the affected area prior to Council approval.	<ul style="list-style-type: none"><li>• Letter mail notice within 120m radius of the site (can be expanded)</li><li>• Newspaper ad two weeks prior to CCM</li><li>• Other forms of notice (e.g., email, social media)</li><li>• Sometimes multiple CCMs for non-Bill 109 files</li></ul>
Other Consultation Formats (e.g. Working Group)	<ul style="list-style-type: none"><li>• OPA</li><li>• ZBA</li></ul>	N/A	N/A	Various, depending on need

# Types of Community Consultation

## Statutory Consultation

Consultation Type	Application Type	Legislative or Policy Basis	Requirements	Current Practice
Statutory Public Meeting	<ul style="list-style-type: none"> <li>OPA (S.17 or S.26)</li> <li>ZBA</li> <li>SUB</li> </ul>	<ul style="list-style-type: none"> <li><i>Planning Act</i></li> <li>O.Reg. 543/06</li> <li>O.Reg. 544/06</li> <li>O.Reg. 545.06</li> <li>Official Plan Chapter 5</li> </ul>	<ul style="list-style-type: none"> <li>Development Application Sign posted on site</li> <li>Letter mail notice of Statutory Public Meeting within 120m radius of the site (can be expanded)</li> <li>Newspaper notice of Statutory Public Meeting (20 days)</li> <li>Notice to required persons &amp; public bodies</li> <li>Information &amp; materials made publicly available (20 days for OPA)</li> <li>All participants have an opportunity to make representations</li> <li>Additional public Open House (S. 26 OPA)</li> <li>Alternative Measures may apply where in force under a municipality's Official Plan</li> </ul>	<ul style="list-style-type: none"> <li>All legislated requirements</li> <li>Other forms of notice (e.g., email, social media)</li> <li>Statutory meeting held at Community Council</li> </ul>

# Potential Outcomes



# Potential Outcomes

## Near Term:

1. Potential Official Plan Amendment to Chapter 5
  - Non-policy text related to the pre-application consultation process.
  - Policy text related to Public Involvement (5.5.1) and Mandatory Pre-Application Consultation (5.5.2).
  - Policy text related to Alternative Measures (5.1.10)
2. Potential Municipal Code amendments related to the Mandatory Pre-Application Consultation by-law (415-19.2).

## Longer Term:

3. Operating model changes, including organizational structure, process and technology improvements.

## Policies

### 1. Public Involvement

A fair, open and accessible public process for amending, implementing and reviewing this Plan will be achieved by:

- a) encouraging participation by all segments of the population, recognizing the ethno-racial diversity of the community and with special consideration to the needs of individuals of all ages and abilities;
- b) promoting community awareness of planning issues and decisions, through use of clear, understandable language and employing innovative processes to inform the public, including the use of traditional and electronic media; and
- c) providing adequate and various opportunities for those affected by planning decisions to be informed and contribute to planning processes, including:
  - i. encouraging pre-application community consultation;
  - ii. holding at least one community meeting in the affected area, in addition to the minimum statutory meeting requirements of the *Planning Act*, for proposed Official Plan and/or Zoning By-law amendments prior to approval;
  - iii. ensuring that information and materials submitted to the City as part of an application during the course of its processing are made available to the public; and
  - iv. ensuring that draft Official Plan amendments are made available to the public for review at least twenty days prior to statutory public meetings, and endeavouring to make draft Zoning By-law amendments available to the public for review at least ten days prior to statutory public meetings, and if the draft amendments are substantively modified, further endeavouring to make the modified amendments publicly available at least five days prior to consideration by Council.

### 2. Mandatory Pre-Application Consultation and Complete Applications

A pre-application consultation meeting with City staff shall be required prior to the submission of an application for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Control Approval, in accordance with the pre-application consultation by-law pursuant to the *Planning Act* and the *City of Toronto Act*. Applications to amend the Official Plan, to amend the Zoning By-law and applications for Plan of Subdivision, Site Plan Control Approval, Plan of Condominium or Consent to Sever will comply with the City's minimum application requirements. For all lands in the City of Toronto, the Official Plan requirements are identified in Schedule 3 of the Official Plan and Chapters 2 to 4 of the Official Plan. For specified lands, additional Official Plan requirements may also be contained within applicable Secondary Plans and Site and Area Specific Policies.

# Reporting

Staff are targeting the July 11<sup>th</sup> meeting of Planning & Housing Committee for a Recommendations Report

# How to Stay Involved

## In-Person Open Houses:



### NORTH YORK

Date: Tuesday, March 5, 2024  
Time: 6:00 PM - 8:00 PM  
Presentation: 6:30 PM  
Venue: Memorial Community Hall



### ETOBICOKE

Date: Wednesday, March 20, 2024  
Time: 6:00 PM - 8:00 PM  
Presentation: 6:30 PM  
Venue: Meeting Rooms 1 & 2  
Etobicoke Civic Centre



### DOWNTOWN

Date: Tuesday, March 12, 2024  
Time: 6:00 PM - 8:00 PM  
Presentation: 6:30 PM  
Venue: Rooms 308/309  
Metro Hall



### SCARBOROUGH

Date: Tuesday, March 26, 2024  
Time: 6:00 PM - 8:00 PM  
Presentation: 6:30 PM  
Venue: Rotunda  
Scarborough Civic Centre



[toronto.ca/ImproveConsultations](https://toronto.ca/ImproveConsultations)

## Virtual Open Houses:

### LUNCH HOUR

Date: Thursday, March 21, 2024  
Time: 12:00 - 1:00 p.m.

[Register](#)

### LUNCH HOUR

Dates: Tuesday, April 9, 2024  
Time: 12:00 - 1:00 p.m.

[Register](#)

### EVENING

Date: Wednesday, April 10, 2024  
Time: 6:30 - 8:00 p.m.

[Register](#)

## Take our SURVEY



Scan Here

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