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



People

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



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



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)



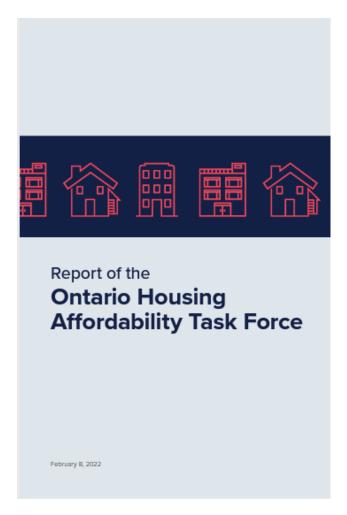
Legislative Change

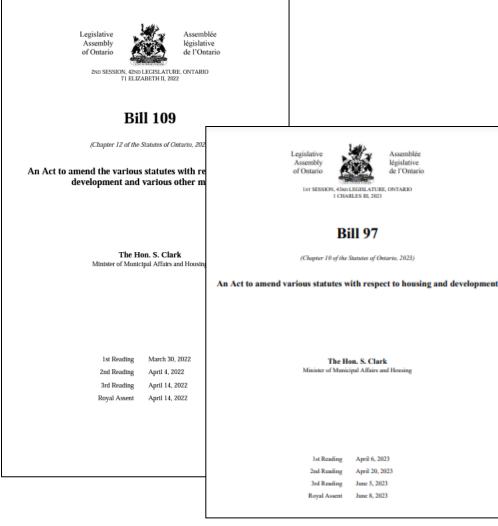
Bill 109, More Homes for Everyone Act, 2022

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023









M Toronto REPORT FOR ACTION **M** Toronto REPORT FOR ACTION Review of Bill 109, the More Homes for Everyone Act, **M** TORONTO REPORT FOR ACTION Implementing Bill 109, the More Homes for Everyone REPORT FOR ACTION Implementing Bill 109, the More Homes for Everyone Act. 2022 To: Executive Committee From: Interim Deputy City Manager, Infrastructure and Development Services SHIMMARY This report recommends a comprehensive but phased approach to implementing Bill. The report recommends a comprehensive but phased approach to implementing B1.

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fusine ligitative change. This record describes the organizer of all of a rev operating
fusine ligitative change. This record describes the organizer of all of a rev operating
model for the City's development review senter and desire the organizer of the record in process improvements and technology upgrades required to ensure optimal functioning
of the model as the City responds to estimating and evaluating legislative changes. Additionally, it identifies the noticy and process measures necessary to ensure the City confinues to achieve good city-building outcomes while mitigating risk to cost reci of its development review service. In 2019, City Council adopted the End-to-End Review of the Development Review Process Report (E2E). E2E serves as a blueprint for the transformation of the City's development review service, which is underway through the Concept 2 Keys program and ongoing divisional program reviews. Implementation of E2E recommendations, including the new operating model, is imperative in the face of puritive legislated timeline provisions infroduced through Bill 109. Now more than ever, the City must structure and resource its development review service in ways that improve coordination, collaboration and communication across multidisciplinary teams and Even as the new operating model rolls out city-wide, the legislation will severely hinder the City's ability to recover the cost of its development review service, particularly as the City does not have sole control over the legislated review timeline. This risk likely cannot be fully mitigated in 2023, and must be balanced against the long-term risks to city-building that will arise if thorough review stakeholder engagement, and careful consideration of the City's strategic priorities are overlooked in the name of legislated timeline management. The near-term process improvements identified in this report support a development review system that is increasingly underginned and supported by legislative and policy tools to ensure consistency of approach and improved performance management. Implementing Bill 109

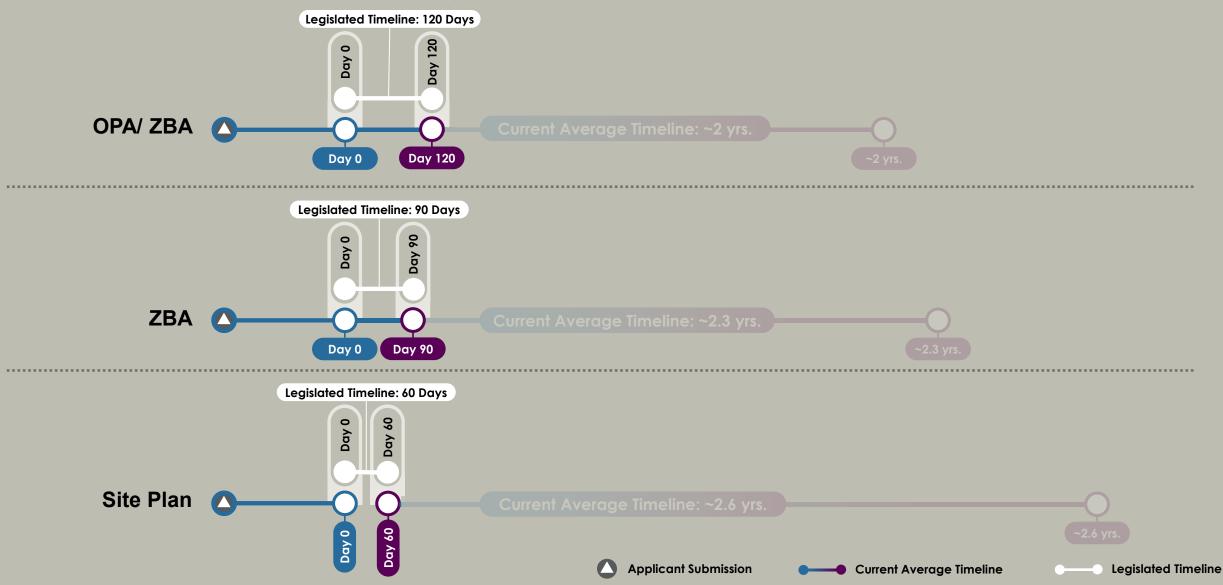
- Released February 8, 2022
- Includes 55 recommendations to increase Ontario's market housing supply

- 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

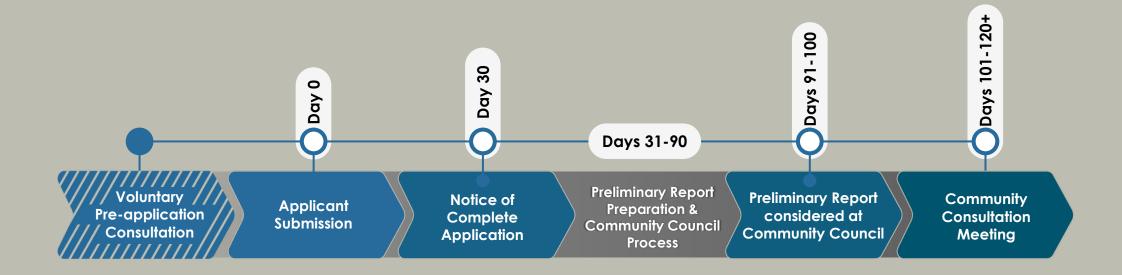
- Eight Staff Reports to Executive Committee and Planning & Housing Committee since April 2022
- Implement changes to the City's operating model (organizational structure, policy, process, technology).

Time to Decision or Approval

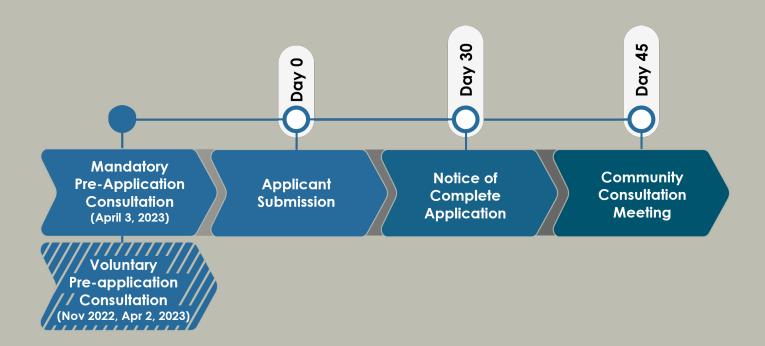
Currently in force under the legislation



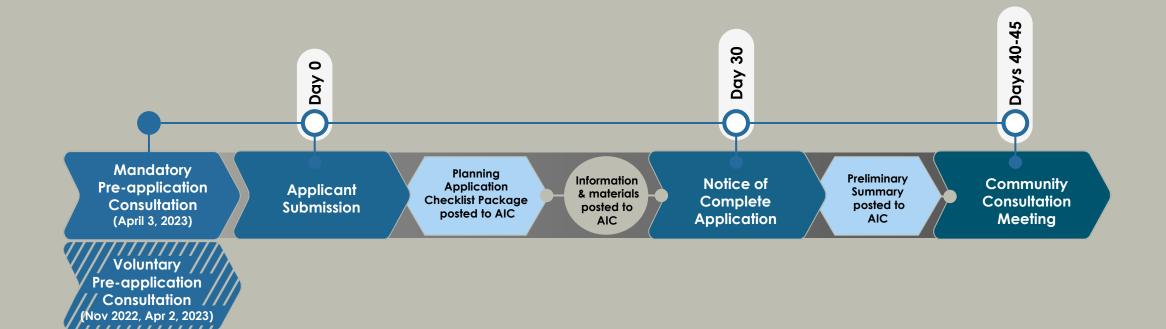
Pre-December 2022 Front-end Process

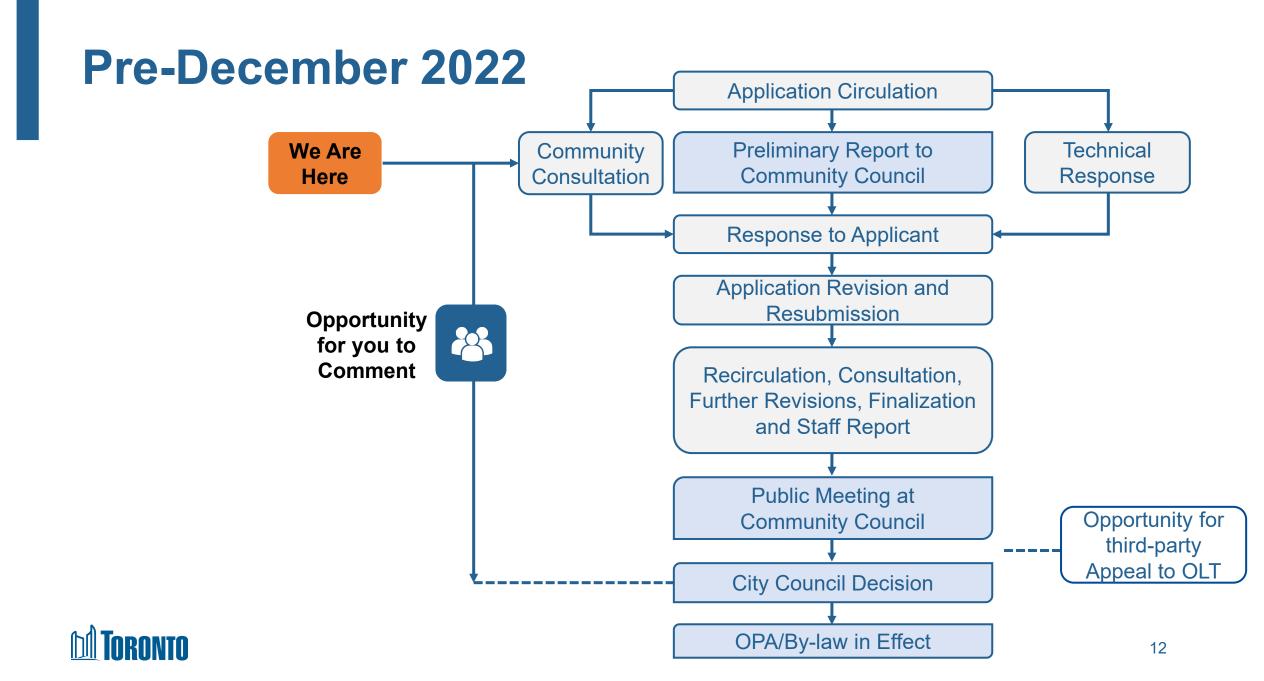


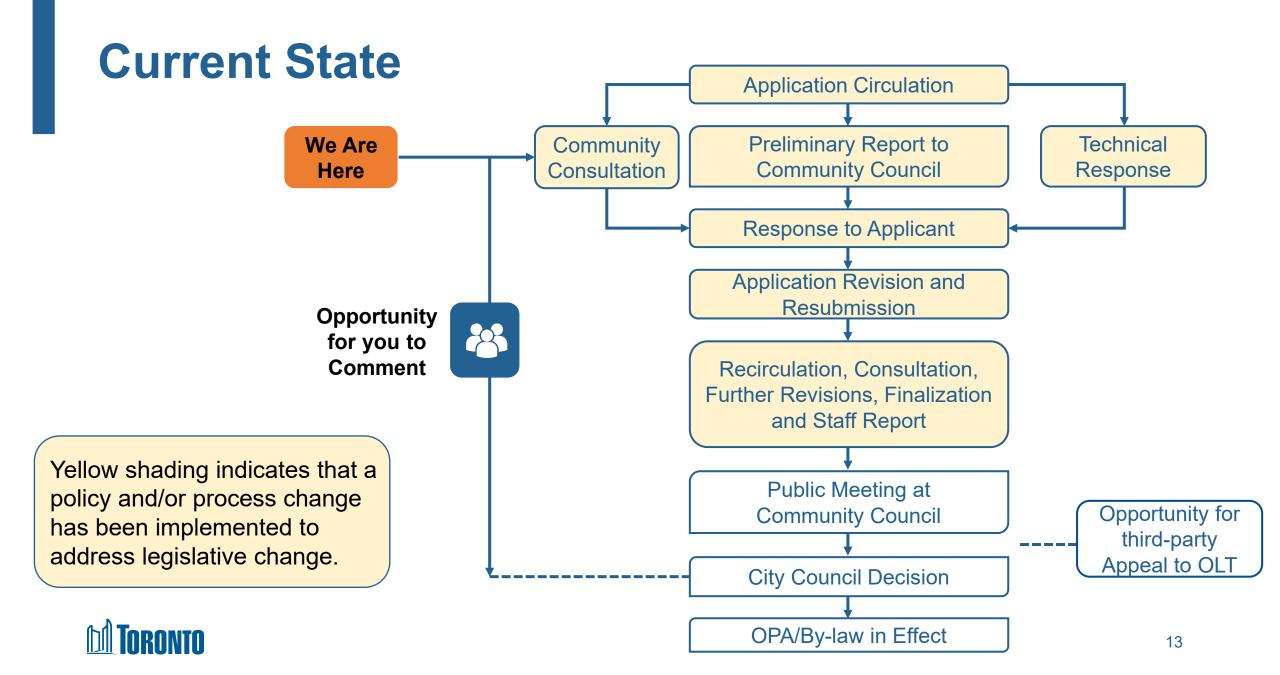
2023 Change In Practice



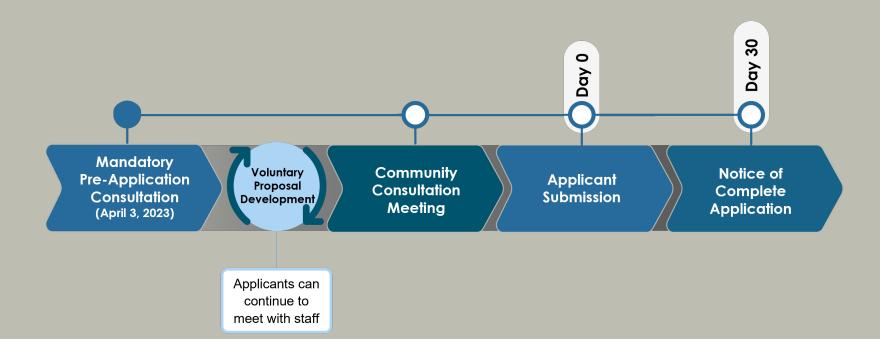
2023 Change In Practice







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)	 Official Plan	 Planning Act City's Mandatory PAC By-law 	A required meeting between City staff and an applicant prior to submitting a development application.	 Structured process 40 business day service standard Results in a Planning Application Checklist Package
Voluntary Pre- All Application Consultation		Official Plan Chapter 5	Applicants are encouraged 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)	• OPA • ZBA	Official Plan Chapter 5	At least one CCM in the affected area prior to Council approval.	 Letter mail notice within 120m radius of the site (can be expanded) Newspaper ad two weeks prior to CCM Other forms of notice (e.g., email, social media) Sometimes multiple CCMs for non-Bill 109 files
Other Consultation Formats (e.g. Working Group)	OPAZBA	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	 OPA (S.17 or S.26) ZBA SUB 	 Planning Act O.Reg. 543/06 O.Reg. 544/06 O.Reg. 545.06 Official Plan Chapter 5 	 Development Application Sign posted on site Letter mail notice of Statutory Public Meeting within 120m radius of the site (can be expanded) Newspaper notice of Statutory Public Meeting (20 days) Notice to required persons & public bodies Information & materials made publicly available (20 days for OPA) All participants have an opportunity to make representations Additional public Open House (S. 26 OPA) Alternative Measures may apply where in force under a municipality's Official Plan 	 All legislated requirements Other forms of notice (e.g., email, social media) Statutory meeting held at Community Council

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;
 - 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;
 - 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 11th 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



DOWNTOWN

Date: Tuesday, March 12, 2024

Time: 6:00 PM - 8:00 PM Presentation: 6:30 PM Venue: Rooms 308/309

Metro 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



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

Take our SURVEY

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





Staff Contacts

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