

# Planning and Building Updates

June 23, 2020 Council Meeting



# New Provincial Policy

## More Homes More Choices: Ontario's Housing Supply Action Plan



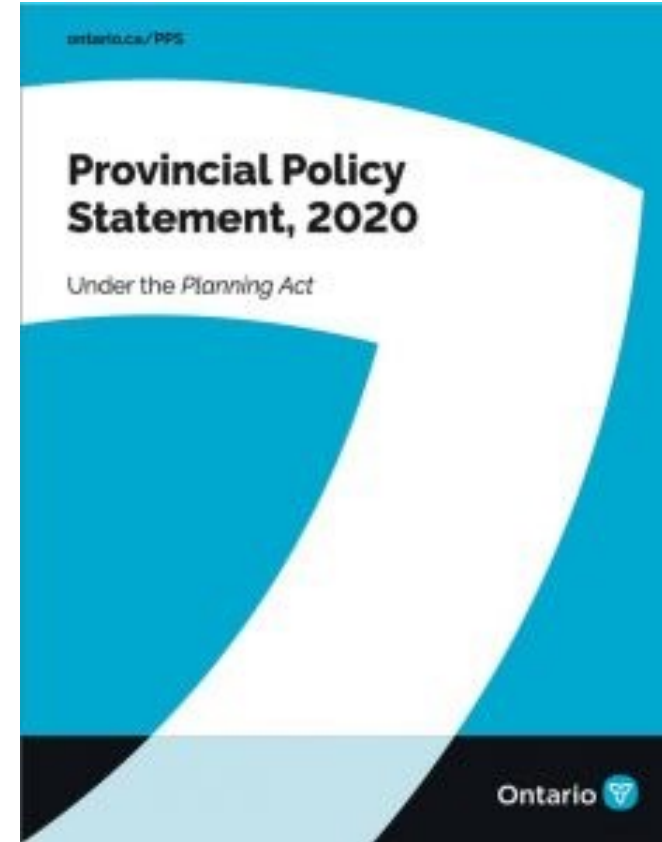
# Planning Policy

- Greater Golden Horseshoe Growth Plan
  - 2006 – 100,000 people by 2031
  - 2017 - 107,000 people by 2041
  - 2019 – 117,000 people by 2051
- Increase in growth plan population numbers means that there could be:
  - Settlement area boundary expansions; and
  - increased employment land needs to be accommodated



# Planning Policy

- Provincial Policy Statement Amended May 2020. Some of the more impactful changes include:
  - Matching changes to the Growth Plans such that Official Plans must increase the time horizon from 20 years to 25 years;
  - Requiring municipalities to have services in place (water and sewer) to accommodate the projected growth in the Growth Plan;
  - Recognizing a greater variety of housing options such as tiny homes, coop housing, life lease communities;
  - Ability to allow conversion of employment lands prior to a comprehensive review; and
  - Allowing settlement boundary expansions by adjusting the boundary (taking land out in certain areas so you can expand in other areas)



# Building Policy

September 2019 the Province released a homeowner guide



# Building Department Covid Work Arounds

- Presently, the majority of Building Inspectors are working successfully and efficiently from home.
- All the satellite offices are closed so all inspectors are working out of 180 Kent.
- Doing all external inspections on site and any inspections that require them to go inside a building are done by video.
- Working with Health and Safety staff to develop health protocols for internal inspections.
- Building Department short three staff so inspectors have been redeployed to cover the City.



# Building Department

## Building and Sewage System Permits

Permit type	2015	2016	2017	2018	2019	2019 to June 18	2020 to June 18
Building Permits	1071	1161	1241	925	1194	478	279
Sewage Permits	265	307	341	310	317	142	118
Sewage Reviews	156	129	140	121	129	66	66
Grading Plan Reviews	--	--	--	71(Q3/4)	178	--	35
Compliance Letters	--	--	--	235	345	--	118

# Building Department

## Building Permits for New Residential – By Type

Type of unit	Singles	Semis	Towns	Apartments	Total	Value of Construction
2015	177	2	30	1	210	\$108,174,2017
2016	260	0	0	38	298	\$134,493,300
2017	287	6	12	47	352	\$152,783,878
2018	119	4	4	90	217	\$42,292,400
2019	122	0	0	2	124	\$40,759,520
2019 to June 18	--	--	--	--	55	\$18,806,020
2020 to June 18	42	0	0	9	51	\$15,916,000



# Planning Department Covid Work Arounds

- With limits on the number of staff permitted in the office, Planning Staff are splitting their work time effectively between home and office.
- Able to handle all the public inquiries over the phone or by email.
- Caught up on compliance letters.
- Accepting applications at City Hall.
- Pre-consultation meetings for OP and Rezoning applications done through digital referrals and Zoom meetings.
- Pre-screening meetings for variances happening on the phone or in Zoom meetings
- Committees have been scheduled for July and August with public able to participate on Zoom meetings or submit written comments



# Planning Department

## Planning Stats

Application	2014	2015	2016	2017	2018	2019	2 <sup>nd</sup> Qtr 2020
Official Plan Amendment (D01)	4	10	7	8	6	7	4
Zoning By-Law Amendment (D06)	29	21	37	32	32	38	22
Minor Variance (D20)	50	72	57	49	68	57	17
Consent (D03)	54	34	38	47	27	43	19
Site Plan (D19)	24	7	9	16	10	10	4
Subdivisions, Redline Revisions and Part Lot Control (D05)	2	10	5	4	4	2	0
Condominiums (D04)	0	0	1	2	1	1	0
Compliance Letters	547	508	561	468	341	329	94
Consent Inquiries	35	19	21	21	30	22	9
Pre-Consultation Applications (D38)	73	63	64	87	93	96	34
Pre-Screening Applications				50	60	60	22
Deeming Bylaws	2	2	9	9	16	6	2
Telecommunication Applications						3	1
Development/Counter Enquiries	-	-	-	-	3,861	2,497	618

# Planning Department

- Applications Coming to Council
  - May 26, 2020
    - Multi-family development Fenelon Falls 86 units
    - Townhouse development North Lindsay 152 units
    - Cell Tower
  - June 23, 2020
    - Gas station/2 restaurants and convenience store in Coboconk
    - Cell Tower
  - July 28, 2020
    - Midrise apartment building behind Loblaws in Lindsay 220 units

# Planning Department

- Planning Advisory Committee meetings
  - July 2020 – 4 agenda items
  - August 2020 – 6 Agenda items
  - September 2020 – 9 agenda items

# Planning Department

- Committee of Adjustment
  - July 2020 – 11 items on the agenda
  - August 2020 – 6 items on the agenda

# Planning Department

- Applications presently processing
  - 20 OP/Zoning amendments
  - 13 Site Plans
  - 36 Minor Variances and Consents
  - 2 subdivisions

# Planning Department

- Totals for Ongoing Applications
  - 938 residential units
  - 30,282 sq m (325,963 sq ft) of Commercial Development
  - 6,385 sq m (68,730 sq ft) of Industrial/Institutional