



# Update on City of Toronto Development Review, Permit and Inspection Services

May 29, 2020

## News and Service Updates

As we embark on Week 12 following the mandated scaling-back of all non-essential services due to the COVID-19 pandemic, we are pleased to report that all City Planning and Toronto Building Services have resumed, albeit they are being delivered differently in some cases to ensure the health and safety of residents and employees.

Many of our services are being offered online only, or via staff who are teleworking. Staff continue to be available via phone and email. Contact information for both City Planning and Toronto Building staff is available in the [online staff directory](#) (email address format of `firstname.lastname@toronto.ca`); you can find a map of [area City Planning staff](#) online as well.

As noted in the chart on the following pages, while all services have resumed, some are at full service, while others remain modified.

### Full service:

While we may have changed where we are working, in some cases we have not substantially changed how we are working – and as a result there is limited or no impact to some services. For example, the number of permits issued per week is now approaching pre COVID-19 levels. Starting June 1, we are also now accepting, in a full service capacity, applications for Draft Plan of Subdivision; Official Plan and Zoning By-law Amendments; Rental Housing Demolition and Conversion; and Telecommunication Towers.

### Modified service:

In other cases, some services, such as inspections of occupied homes and Committee of Adjustment (CoA) are being offered, but at modified service levels, as we continue to determine how best to deliver them in this new world. Additionally, the COVID-19 service disruption has resulted in a backlog of some applications. In an effort to clear backlogs, we have prioritized efforts to move critical projects forward, and deployed significant technology resources. However, with many of our services, some backlogs remain.

### Committee of Adjustment update:

As noted in our last update, after clearing regulatory, logistic and technology hurdles, the CoA has scheduled its first hearing for June 3 with subsequent hearings booked to July 31. The meetings will be held virtually. Initially, staff will triage and schedule minor variance applications based on a 'first come, first served' principle, and files that are ready now. We will be starting with less complex cases and where the applicants have agreed to the virtual format. Additionally, staff are working to ensure permits that result from CoA decisions will be ready soon after the decision becomes final and binding. More information about the modified process and dates can be found on the [City's website](#).

## Service Overview: as of June 1, 2020

<b>Service Status:</b>	<b>Full Service</b> Service offered in the context of current emergency parameters. Service may be online-only or via staff who are teleworking but there is limited or no impact to delivery.	<b>Modified Service</b> The service has resumed but there may be limitations, delay or backlog to resolve.
<b>Service</b>		<b>Status</b>
<b>Development Review and Related Services</b>		
Planning Applications – accepting, reviewing and issuing where complete/possible, including:		
Draft Plan of Condominium (including issuance of Draft Plan Approval)		Full
Part Lot Control		Full
Site Plan Control (including issuance of NOAC & Statement of Approval)		Full
Draft Plan of Subdivision		Full
Official Plan and Zoning By-law Amendments		Full
Rental Housing Demolition and Conversion		Full
Telecommunication Tower		Full
General Enquiries- staff are available via phone and email		Full
Application Information Centre (online database)		Full
Heritage Planning		Modified
Pre-Application Consultations (PAC)		Full
<b>Permits</b>		
All permit applications – accepting, reviewing and issuing where complete/possible, including:		
Building Permits		Full
Sign Permits		Full
Zoning Permits		Full
Occupancy Permits		Full
Permit Fees, Development Charges and other permit-related fees accepted electronically		Full
General Enquiries- staff are available via phone and email		Full
<b>Building inspections</b>		
Occupancy Approvals		Full
Progress Inspections, including sign inspections (other than in occupied homes)		Full
Inspection Services for Unoccupied Homes		Full
Inspection Services for Occupied Homes		Modified
<b>Committee of Adjustment</b>		
Committee of Adjustment Decision Appeals accepted electronically		Modified
Consent and Minor Variance Applications		Modified
Committee of Adjustment Hearings		Modified
<b>Consultation (virtual)</b>		
Community Consultation		Modified
Design Review Panel		Modified
Public Art Commission		Modified

For further information on development review and related services, applicants are advised to contact planners assigned to existing files or the [area manager](#).

## Working together

From mid-March to May 22, together we have accomplished a significant amount:

- Residential units approved (NOACs and Condos registered): 10,315
- Residential GFA issued through NOACs: 722,830 m<sup>2</sup>
- Non-residential GFA issued through NOACs: 391,535 m<sup>2</sup>
- Development milestones reached (e.g. NOACs issued, Site Plan Agreements executed, Condos registered): 171
- New submission and resubmissions of development review applications or materials: 203
- Building Permits issued: 4,896
  - Construction valued at more than \$2.3 billion
  - Net new residential units approved: 11,920
  - Non-residential gross floor area of permits issued: 809,145 m<sup>2</sup>
- New dwelling units granted occupancy after inspection: 3,124
  - Residential high-rise: 2,906
  - Non-high-rise residential (detached, semi, townhouses etc.): 198

## Next Steps

In the coming days and weeks, you will continue to hear lots of news out of the City, including from the Toronto Office of Recovery and Rebuild, as well as updates on the Concept to Keys Program (formerly the end- to- end development review).

We look forward to continuing working together to build this great city. We have had conversations with many of our stakeholders and will continue to do so. We invite you as well to reach out to us if you have any questions or suggestions.

For more information, please contact:

[Gregg Lintern](#), Chief Planner & Executive Director, City Planning

[Will Johnston](#), Chief Building Official & Executive Director, Toronto Building

Or visit the City's website on affected services:

[City Planning](#)

[Toronto Building](#)