



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

May 8, 2020

News and service updates

As we reach the end of week-eight of the City's response to the COVID-19 pandemic that included the scaling-back of all non-essential services, we want to provide you with another update on development industry-related activities.

Since the beginning of the COVID-19 pandemic the City of Toronto has worked hard to support development in Toronto, while protecting the health and safety of residents and employees. We have rapidly implemented a broad range of business process changes including technology deployment, staffing placement and work flow measures as well as actively monitoring application backlog and intake, to be able to safely deliver the services that you count on now and in the future.

Permits:

As of this week, all Toronto Building permitting and inspection services are being offered. Some of the services are modified with new applications being accepted electronically only and in-person inspection protocols have been established to ensure health and safety. Some staff have been reassigned to permitting in order to improve response times to permit requests. At this time, staff are focusing their efforts on permits that were received prior to the service disruption. As of April 29, 92 per cent of all active building applications received prior to the service disruption have been reviewed and processed, meaning the permits have been issued; are pending issuance; or a deficiency notice has been issued. New building permit applications are being accepted electronically and staff are evaluating the timeframe for review and processing.

Committee of Adjustment:

After clearing a number of regulatory, logistic and technology hurdles, the Committee of Adjustment has scheduled its first hearing on June 3 with subsequent hearings now being pre-booked to July 31. The meetings will be held virtually. Notices will start being sent to applicants for the first hearing next week. Initial meetings will have no more than 20 items on the agenda. Initially, staff will triage and schedule minor variance applications based on a 'first come, first served' principle (based on those received by March 16), and files that are ready now. We will be starting with less complex cases and where the applicants have agreed to the virtual format. Given the current backlog created by the scale back of all non-essential services and the limited capacity in which we are able to move forward, we anticipate managing the backlog well into the year.

Service overview: As of May 11, 2020

Suspended service	Modified service (resumption of service, modified and/or transitioned online or via telework, with some service limitations)	Full service resumption (may include online/telework)
Service	Status	
Development Review & related services		
Planning Applications ⁽¹⁾ received by March 16, including resubmissions March 16 onwards		
Planning Applications received March 17 onwards:		
Official Plan and Zoning By-law Amendments		
Draft Plan of Subdivision		
NEW Draft Plan of Condominium (including issuance of Draft Plan Approval)		
NEW Site Plan Control (including issuance of NOAC & Statement of Approval)		
NEW Part Lot Control		
Heritage Planning		
Pre Application Consultations (PAC)		
General Enquiries		
Application Information Centre (On-line)		
Permits		
Building permit review and issuance (where possible) received by March 16		
Accepting new building permit applications electronically		
Review of building permit applications received March 17 onwards		
NEW Sign permit applications		
Occupancy permits		
NEW Zoning permit applications		
Accepting and processing building permit applications for projects that are underway and require the permit to proceed to the next phase of construction.		
Accepting and processing building permit applications for: Affordable housing units; Work that addresses immediate life safety issues; Work that supports the City's response to COVID-19.		
Permit fees, development charges and other permit-related fees accepted electronically.		
Building inspections		
Occupancy approvals		
Inspection services for unoccupied buildings		
Inspection services for occupied buildings		
Committee of Adjustment		
Committee of Adjustment decision appeals accepted electronically		
Consent and Minor Variance Applications received by March 16		
Consent and Minor Variance Applications received March 17 onwards		
NEW Committee of Adjustment Hearings (scheduled to restart June 3)		
Consultation (virtual)		
Design Review Panel		
Public Art Commission		
Community Consultation		

1. Planning Applications refers to Official Plan and Zoning By-law Amendments, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Control and Part Lot Control. 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 the end of April, together we have accomplished a lot:

- NOAC approved/Condo units registered: 6,600
- On-line resubmissions of development review materials: 62
- Building Permits issued: 2,297
 - Construction valued at more than \$1.1 billion
 - Net new residential units approved: 5,353
 - Non-residential gross floor area of permits issued: 340,210 m²
- New dwelling units granted occupancy after inspection: 2,014
 - Residential high-rise: 1,931
 - Non-high-rise (detached, semi, townhouses etc.): 110

Next Steps

We are continuing to evaluate our processes and abilities to move forward with full service resumption including the acceptance of new Official Plan and Zoning By-law Amendments Draft Plan of Subdivision.

Throughout the course of the pandemic and as we move into recovery, the City is committed to continuing to work with the development industry to ensure service delivery is maintained and in fact service transformation is accelerated. Very soon we will be providing additional information on the next steps in how this transformation of the development review process is advancing.

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](#)