



# Open For Business Update

Presentation to Open For Business Subcommittee  
March 27, 2018

# PRESENTATION OVERVIEW

**Development Trends**

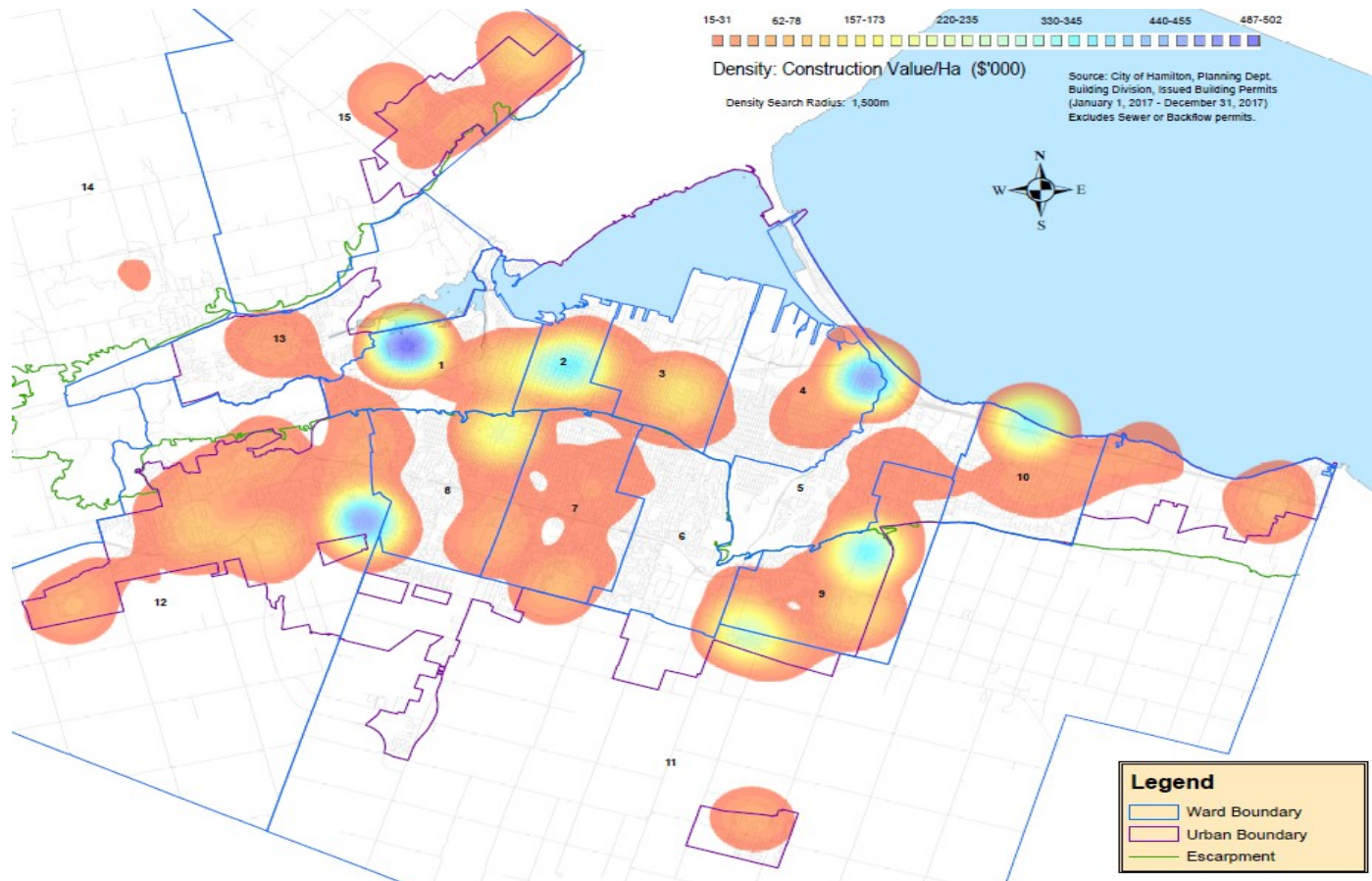
**Our Open For Business Initiative**

**How We're Doing**

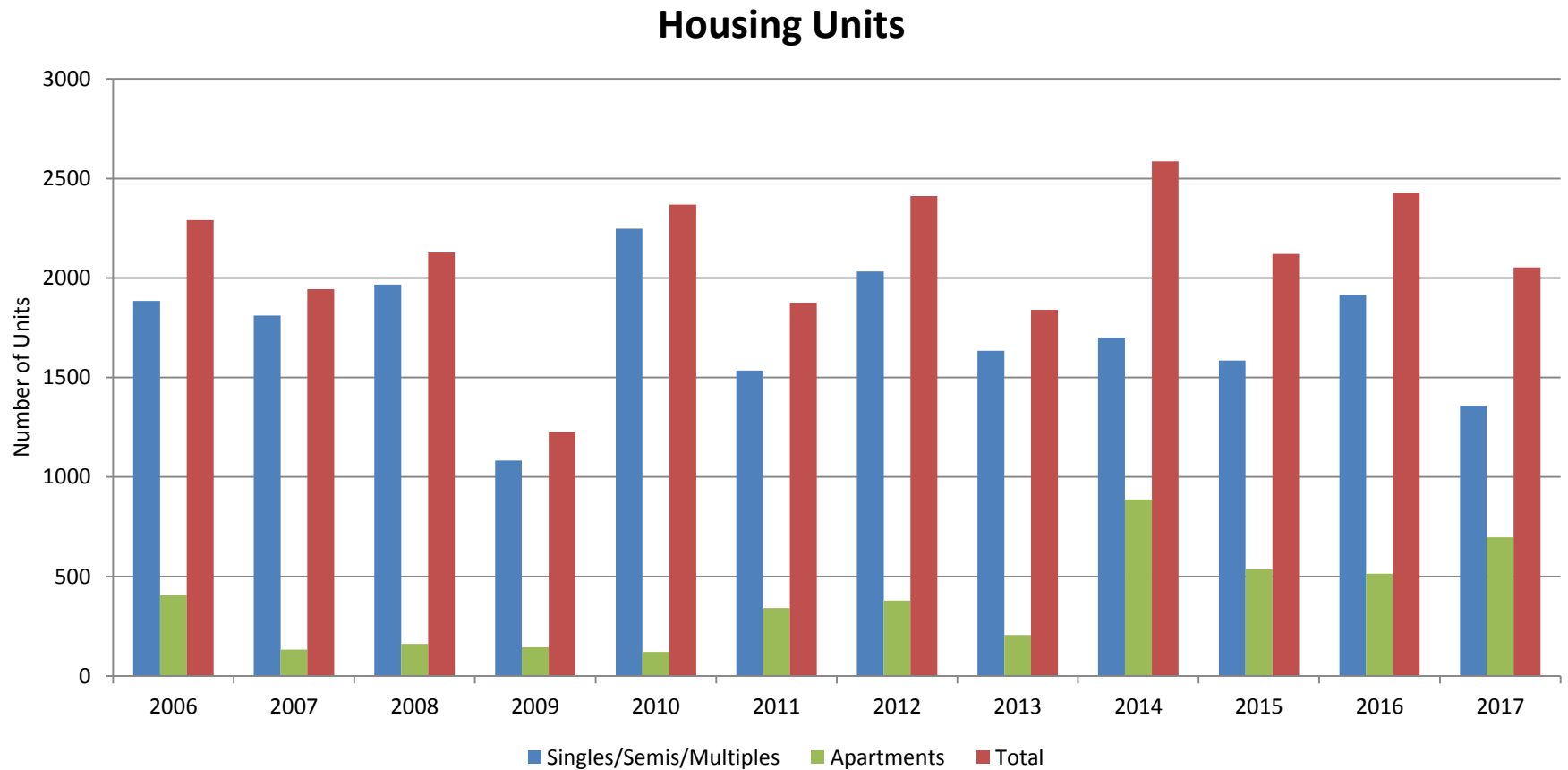
# DEVELOPMENT TRENDS

# BUILDING PERMIT ACTIVITY

Year	Construction Value
2006	\$682,547,814
2007	\$801,719,348
2008	\$818,462,450
2009	\$692,402,386
2010	\$1,096,299,091
2011	\$731,019,287
2012	\$1,499,627,394
2013	\$1,025,785,000
2014	\$1,143,192,846
2015	\$1,108,192,846
2016	\$1,056,237,746
2017	\$1,364,145,418

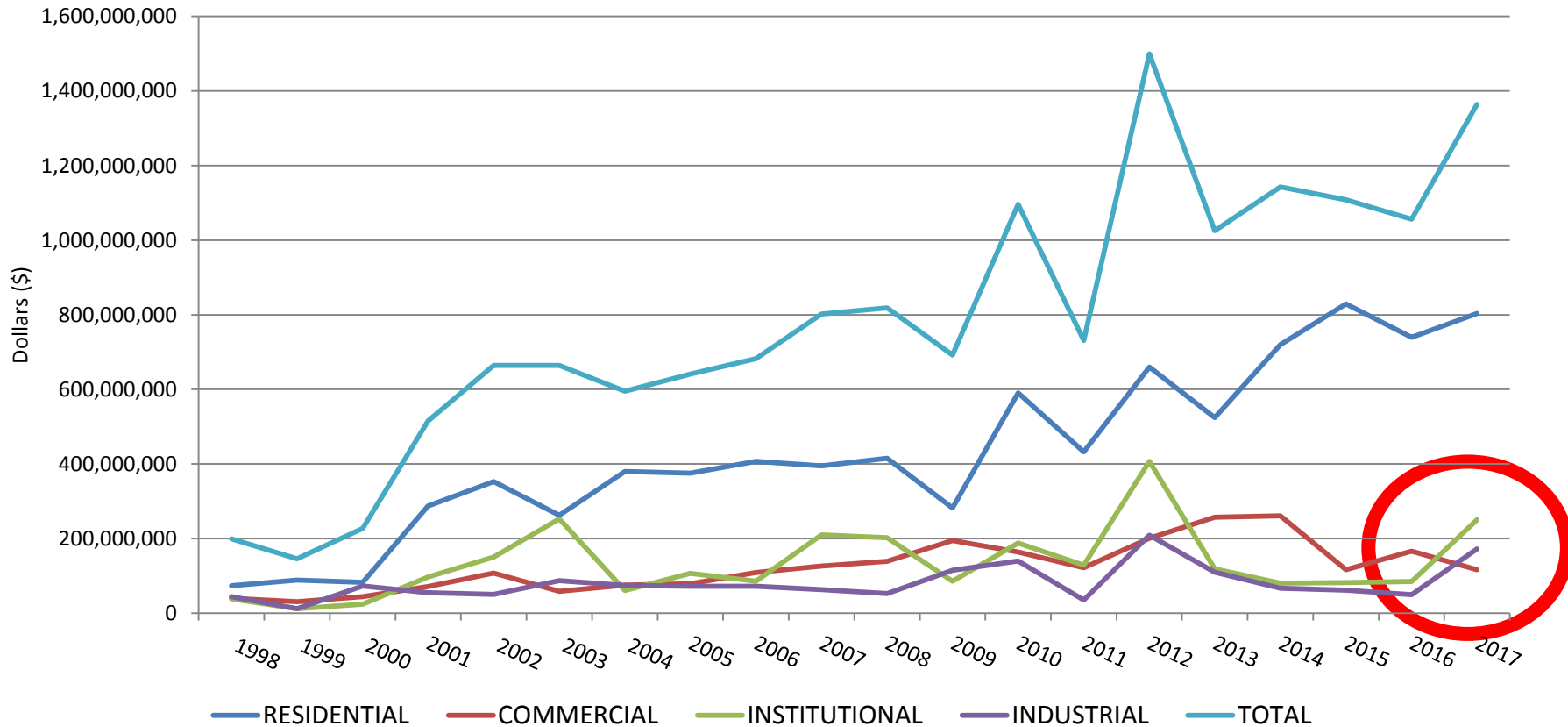


# RESIDENTIAL DEVELOPMENT



# NON-RESIDENTIAL DEVELOPMENT

## Building Permit Construction Values By Type

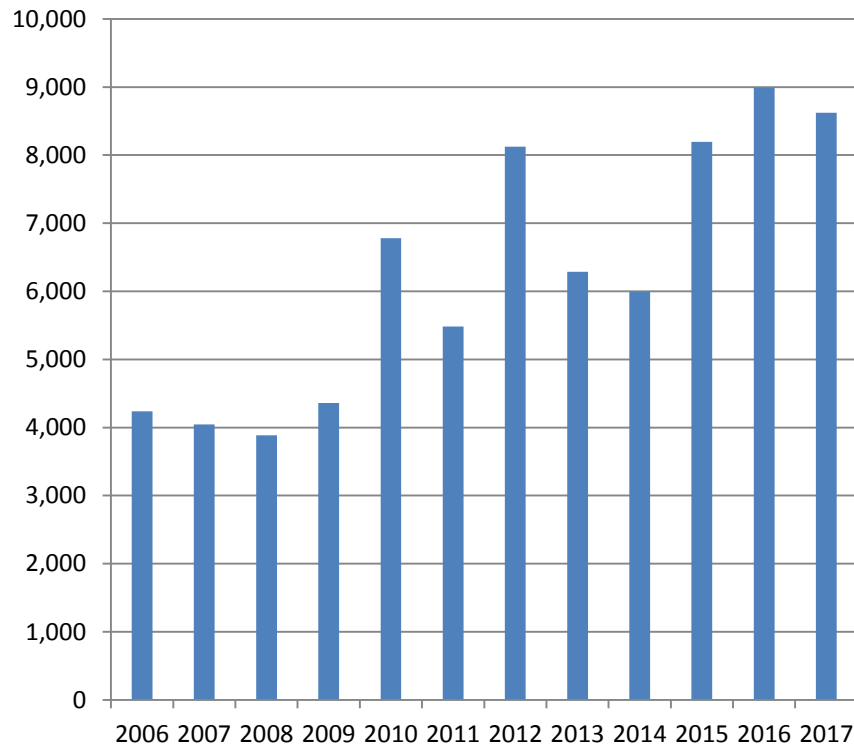


# NON-RESIDENTIAL DEVELOPMENT

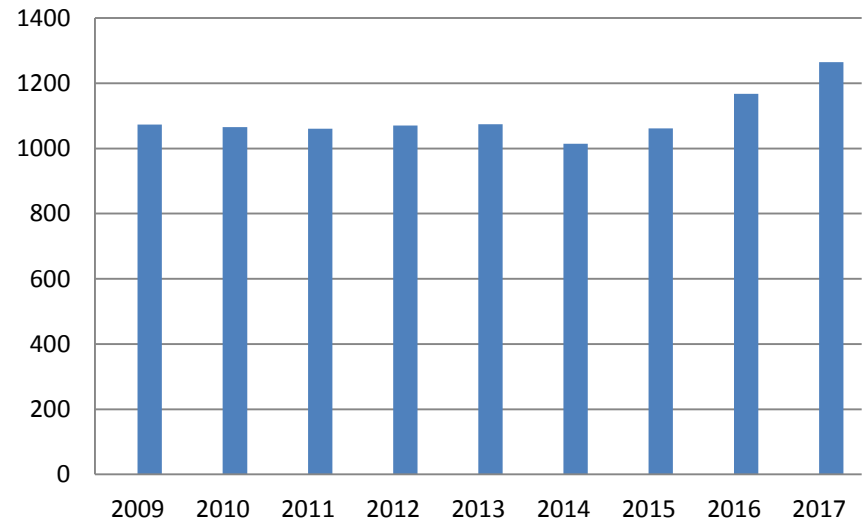


# DEVELOPMENT ACTIVITY

## Number of Building Permits Issued



## Number of Development Applications





# OUR OPEN FOR BUSINESS INITIATIVE

# OUR OPEN FOR BUSINESS INITIATIVE

## In May 2015 ...

- Re-launch of OFB Council Sub-Committee
- Presentation of findings from consultant's report on development approvals process review
- Appointment of Director of Open For Business
- Council approved budget investments in planning and economic development

# OUR OPEN FOR BUSINESS INITIATIVE

## 34 initiatives in 34 months

- a) Eliminating the unnecessary steps
- b) Streamlining the necessary steps
- c) Clear guidelines and expectations
- d) Technology
- e) Staff development and customer service

# ELIMINATING THE UNNECESSARY STEPS

1. Parking requirements in older commercial areas
2. Building Permits for festival tents
3. Zoning for farmer's markets
4. Planning approvals for model homes
5. Land dedications for road widenings
6. New rural zoning by-law
7. Encroachment agreements
8. Commercial & Mixed Use Zoning
9. Site Plans for Sales Trailers
10. Legal non-conforming signs
11. Business Licensing By-law review

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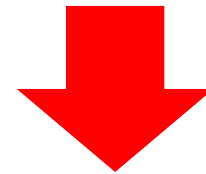
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**Retail**

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# STREAMLINING THE NECESSARY STEPS

- 12. Concurrent building permit review
- 13. Concurrent minor variance approvals
- 14. Concurrent Form 1 review
- 15. Conditional Building Permits for brownfield sites
- 16. Development Engineering re-organization
- 17. Liquor license applications
- 18. Lean Review of Draft Plan of Subdivision Approval Process

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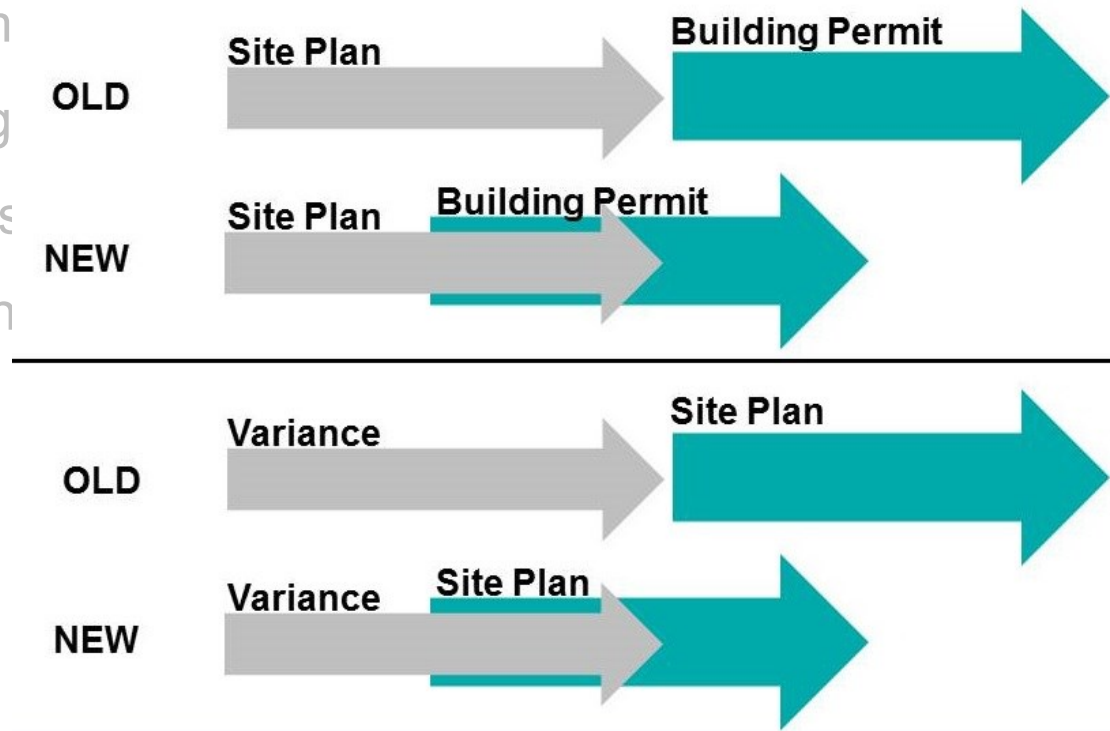
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## **18. Lean Review of Draft Plan of Subdivision Approval Process**



# CLEAR GUIDELINES & EXPECTATIONS

- 19. Comprehensive engineering guidelines
- 20. Site Plan Approval timelines
- 21. Standardized template for engineering submissions
- 22. Clear language in zoning verifications
- 23. Pre-screening of Form 1 applications
- 24. Sign variances
- 25. Zoning Verification at Formal Consultation

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## **25. Zoning Verification at Formal Consultation**

- 26. AMANDA platform for development applications
- 27. Digital Building Permit Applications
- 28. Open Data

## 26. AMANDA platform for development applications

## 27. Digital Building Permit Applications

## 28. Open Data

The screenshot displays the AMANDA platform interface for a Film Permit application. The interface includes a top navigation bar with tabs: Folder, Property, Pool, In, F, Proc, Document, Comm, and Attachment. Below the navigation bar is a toolbar with icons for Add, Delete, Query, Refresh, Add to Links, View, and Edit. The main content area is divided into several sections:

- 2017 110838 000 00 FILM Film Permit**: A header section for the permit.
- Form Fields**:
  - Type: FILM Film Permit
  - Sub Type: Location Permit
  - Work
  - Group: Film Permits
  - Status: Approved
  - Parent ID: 774509
  - Row ID: 774735
- Primary Property**: A section for property details.
  - Address: 71 CROSS STREET, DUNDAS, Ontario, CAN
  - Roll: 2515260200190...
  - PropID: 158826
  - Folder Unit
  - Location: (Empty text box)
- Tracking Dates and Reference Information**: A section for tracking and reference.
  - In Date: May 04, 2017
  - Issue/Approve
  - Expires: May 11, 2017
  - Ref. No.
  - Issued By
  - Final Date
  - Name: Canadian Tire
  - Priority
- Description**: A section for the permit description.
  - 71 CROSS ST. DUNDAS

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### Development Applications - Active

List of active applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision indicating the number of days the applications are active from the deemed complete date to the date of the Planning Committee meeting in relation to statutory timeframes for non-decision appeals prescribed by the Planning Act.

**Update frequency:** monthly

**Format:** [CSV](#) | [XLS](#)

[Data notes](#)

### Development Approval Timelines

**\*NEW\***

Timelines for the completion of various steps in the development review process within the Planning and Economic Development Department

**Building Permit Review** - Average timelines to issue a Building Permit. **Format:** [CSV](#) | [XLS](#)

**Business Licence Review** - Average timelines to issue a Business Licence and total number of licences issued. **Format:** [CSV](#) | [XLS](#)

**Committee of Adjustment Hearings and Consent Applications** - Average timelines for Committee of Adjustment Hearings and Consent applications. **Format:** [CSV](#) | [XLS](#)

**Engineering Submissions for Site Plan** - Average timelines to process Engineering Submission for Site Plan and total number of applications submitted. **Format:** [CSV](#) | [XLS](#)

**Engineering Submissions for Subdivisions** - Average timelines to process Engineering Submission for subdivisions and total number of applications submitted. **Format:** [CSV](#) | [XLS](#)

**Reports to Planning Committee** - Average timelines for Staff Reports of Development Applications to get to Planning Committee. **Format:** [CSV](#) | [XLS](#)

**Zoning Verification** - Average timelines for Zoning Verifications for Planning Files. **Format:** [CSV](#) | [XLS](#)

**Update frequency:** yearly

[Data notes](#)

# STAFF DEVELOPMENT & CUSTOMER SERVICE

- 29. Continuous Improvement Team
- 30. Business Facilitation Team
- 31. Future Ready leadership development program
- 32. “PEDEats”
- 33. Lean Six Sigma
- 34. Greenbelt Training



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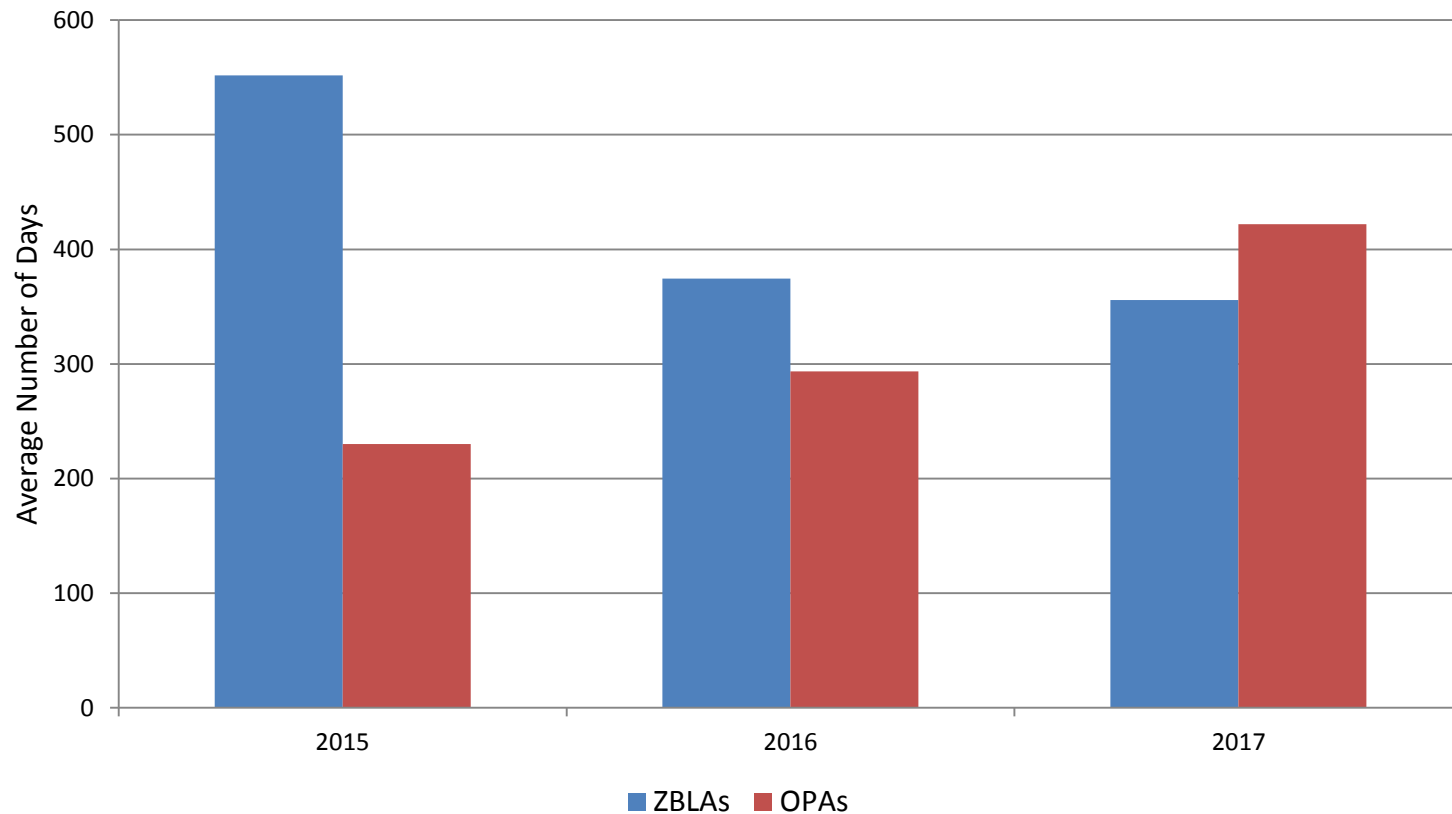
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# HOW WE'RE DOING

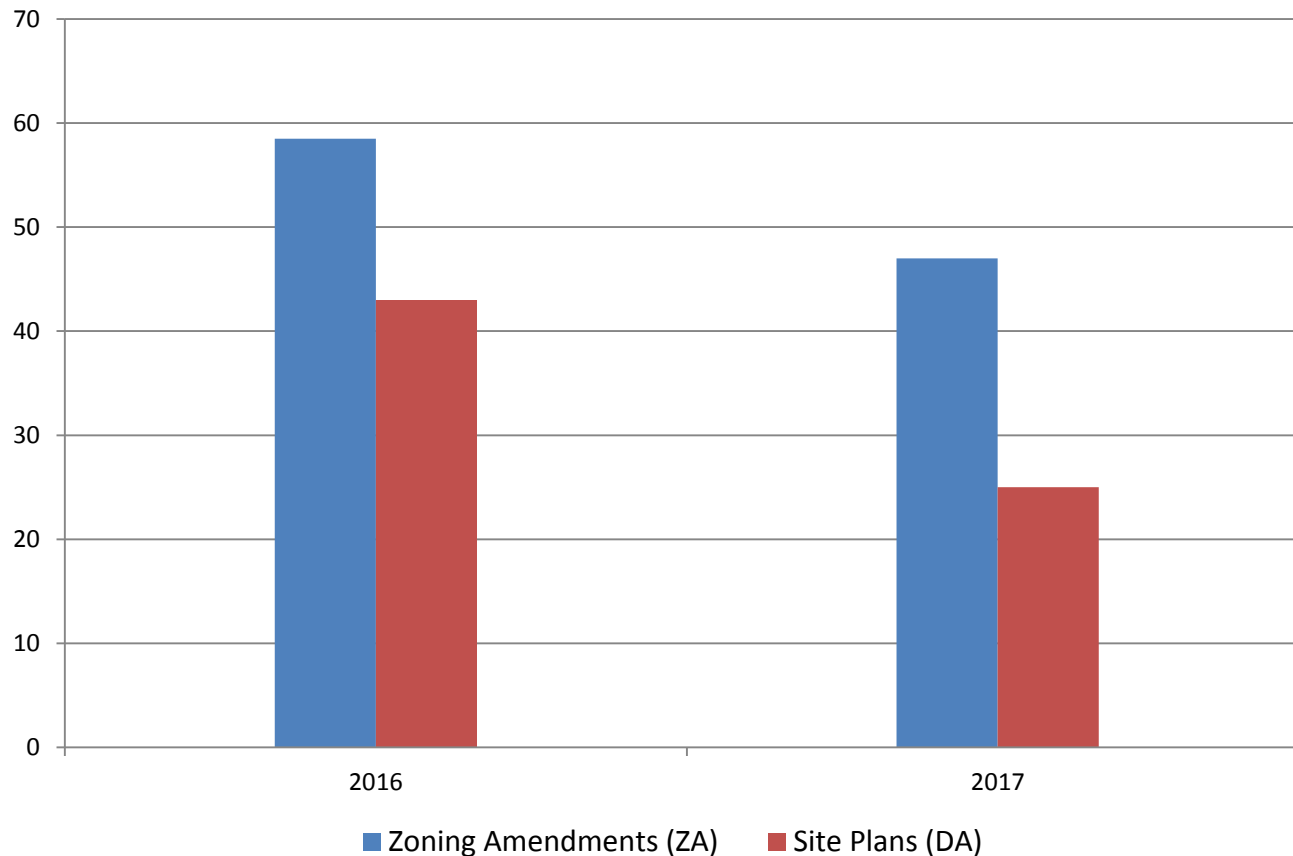
# OFFICIAL PLAN / ZONING BY-LAW AMENDMENTS

**Approval Timelines – Reports to Planning Committee**



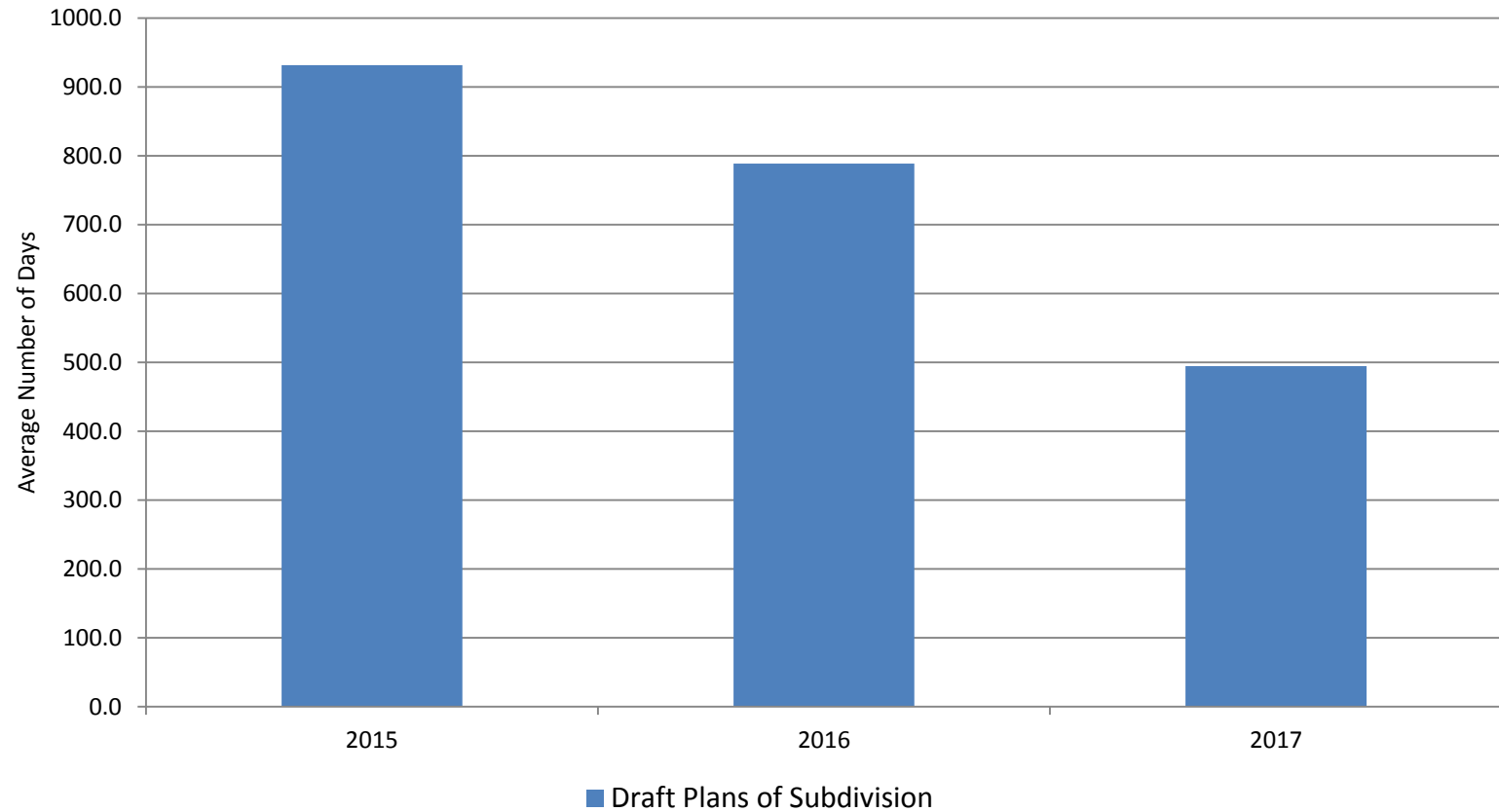
# OFFICIAL PLAN / ZONING BY-LAW AMENDMENTS

**Average Number of Days to Complete a  
Zoning Verification for Planning Files**



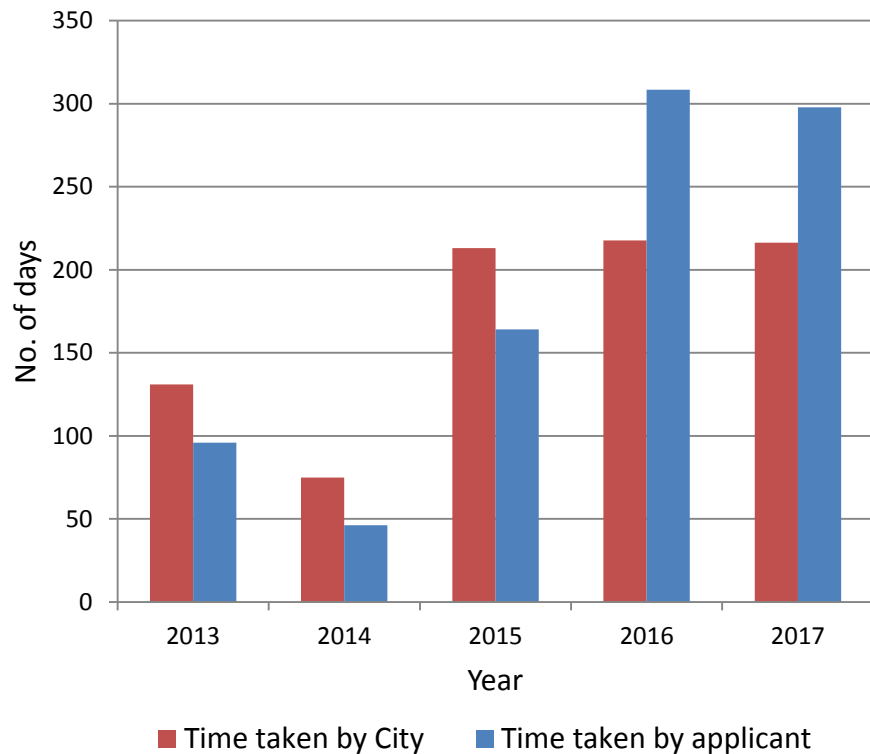
# SUBDIVISIONS

## Approval Timelines - Draft Plans to Planning Committee

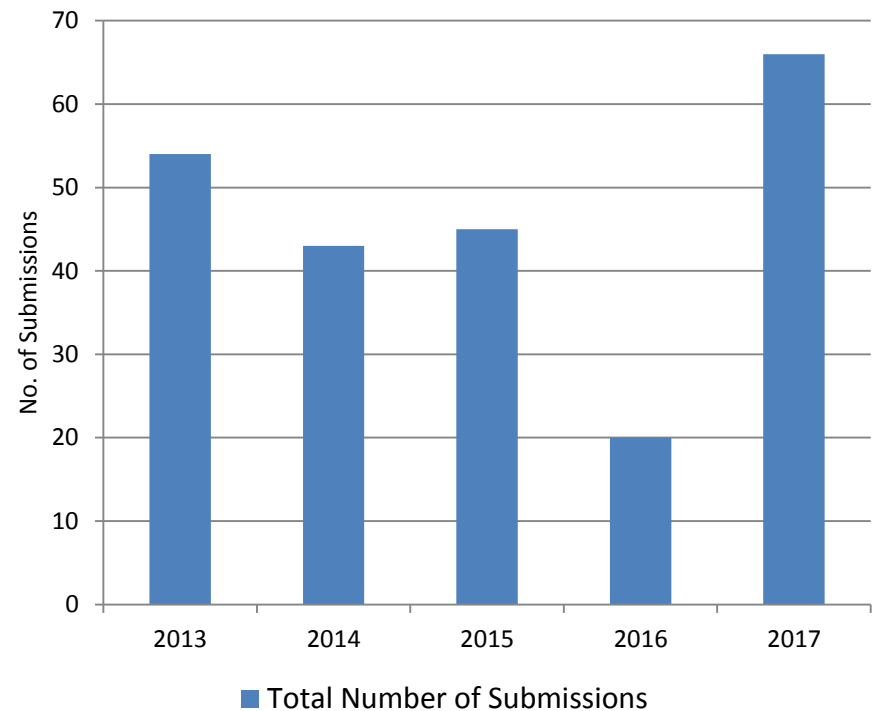


# SUBDIVISIONS

## Processing Time for Engineering Submissions (Subdivisions)

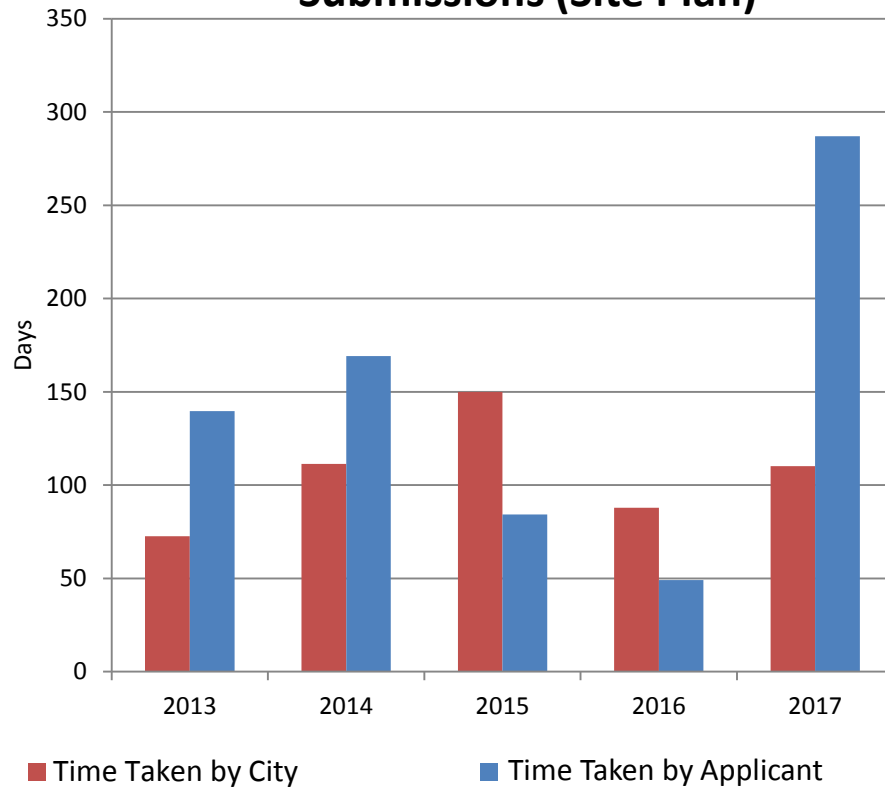


## Engineering Submissions Per Year (Subdivisions)

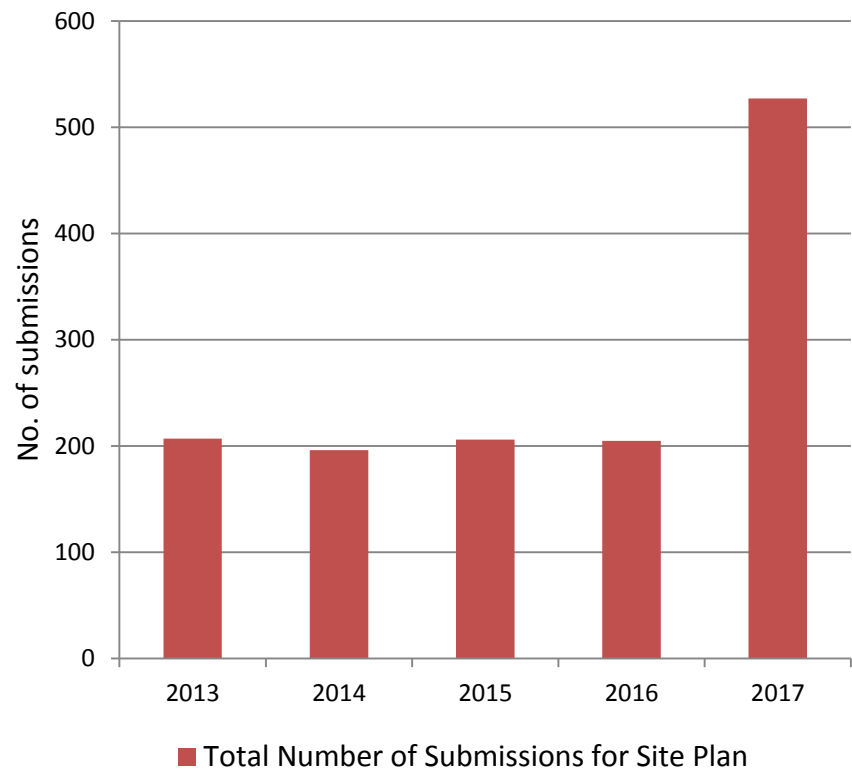


# SITE PLANS

## Processing Time for Engineering Submissions (Site Plan)

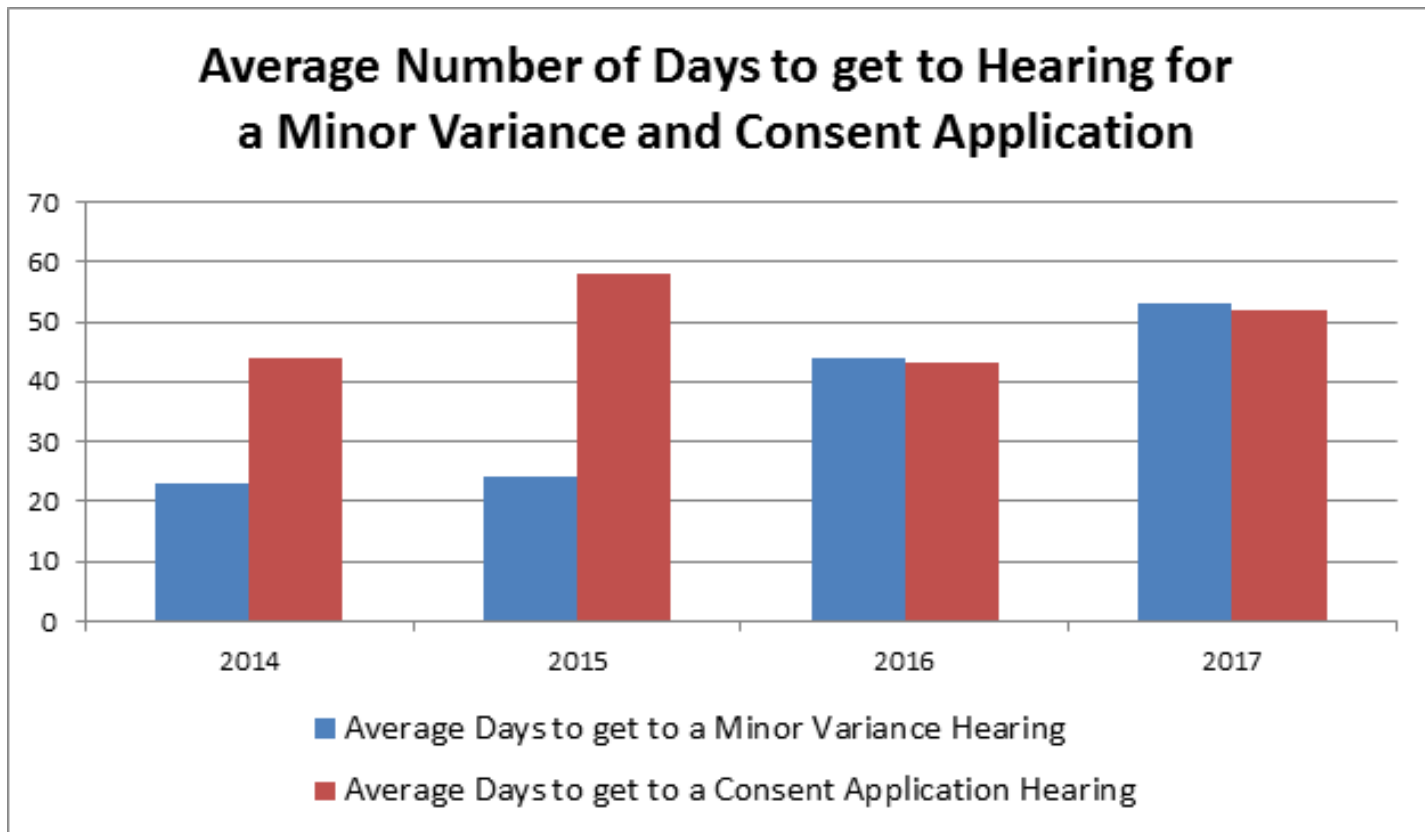


## Engineering Submissions Per Year (Site Plan)



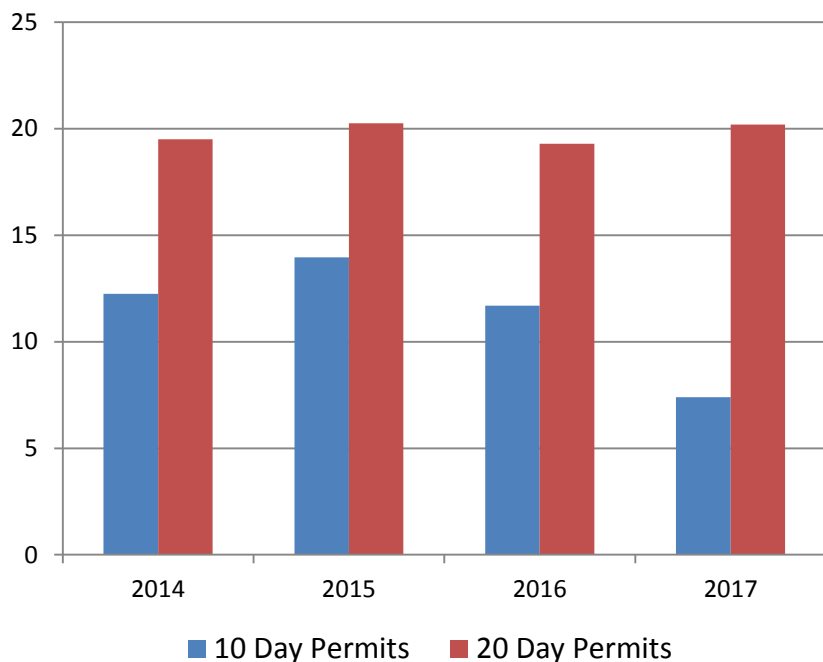


# COMMITTEE OF ADJUSTMENT

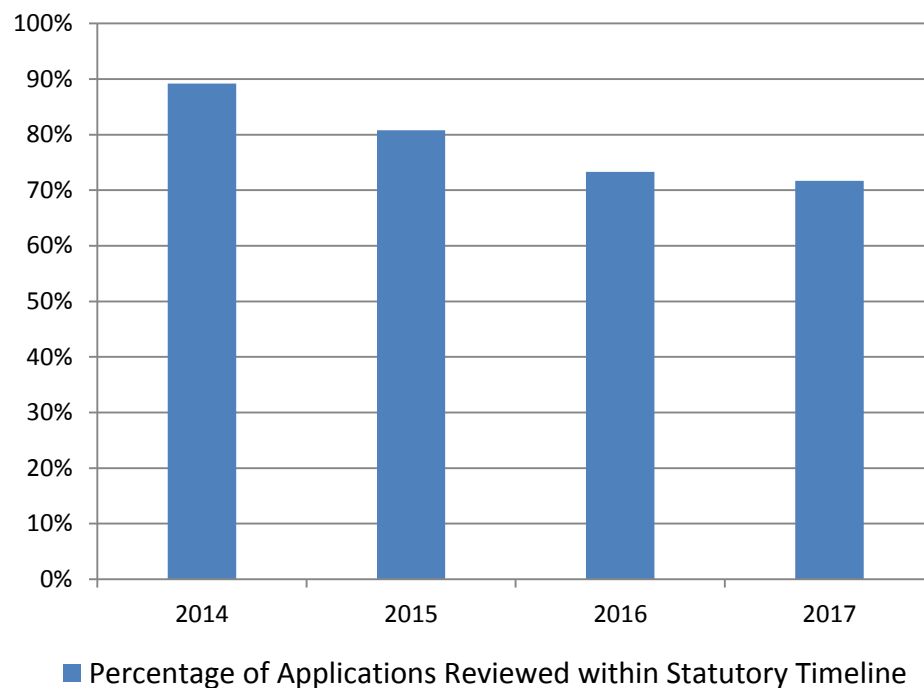


# BUILDING PERMITS

## Average Review Time for Building Permits

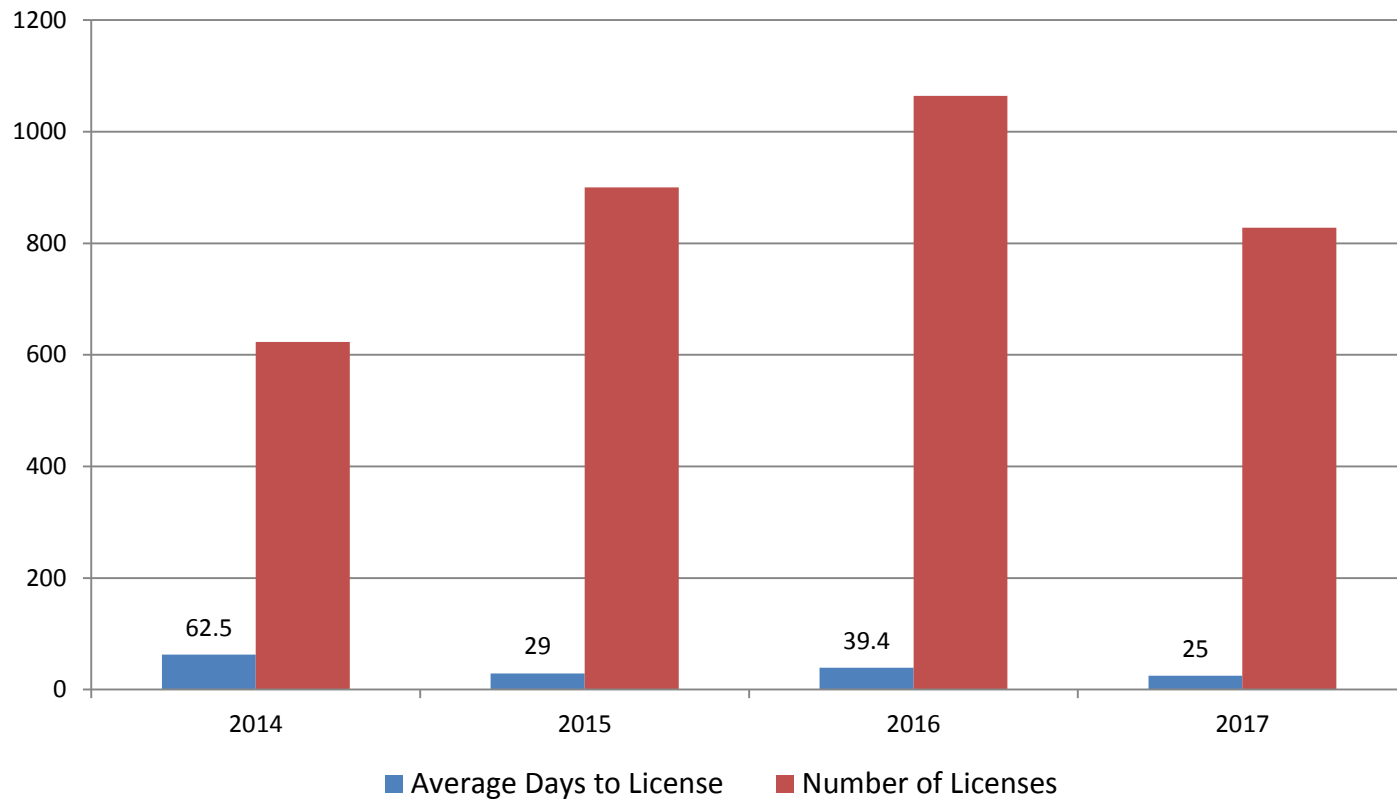


## Percentage of Permit Applications Reviewed within Statutory Timeline



# BUSINESS LICENCES

## Approval Timelines - Business Licences





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