

Internal Development Application and Permitting Modernization Task Force *Zoning and Development By-law Amendments to Enable Issuance of a Building Permit for Excavation and Shoring Before a Development Permit*

Public Hearing: September 21, 2021



1. Permitting process for new construction is sequential (Development Permit required prior to issuance of a Building Permit)
 - Ensuring all conditions are cleared, limiting risks associated to shoring

2. “Ready to proceed” priority projects have no flexibility in permit sequencing, which impacts construction scheduling

Allow Director of Planning to recommend issuance of a building permit limited to excavation & shoring prior to issuance of a development permit for eligible projects:

- a. **Cultural and Recreational Uses**, limited to Artist Studio, Community Centre or Neighbourhood House, Library, Museum or Archives, and Park or Playground;
- b. Dwelling Uses, developed as **Social Housing or Secured Market Rental Housing**
- c. **Institutional Uses** (e.g. Schools, Hospitals, Social Service Centres, etc.)

3. Benefits

Support delivery of **affordable housing and in-kind public benefits** by:

1. Providing opportunity to **start work earlier and compress construction scheduling (esp. for large developments)**
2. Potentially helping projects to **secure financing linked to BP issuance**

4. Conditions

Proposed amendment intended as an **exception clause** to balance the risks associated with excavation & shoring activities

Conditions include:

1. **Submission by a Certified Professional** (ability to stage permit, additional professional liability insurance and accountability)
2. **Meeting all conditions required to obtain a permit for excavation and shoring**
3. **Meeting all critical Development Permit conditions** (especially related to underground), including hydrogeology study if the application is in an area of concerns for groundwater
4. **No existing rental residential units on-site prior to excavation**
5. **A letter of credit may be required** to cover the costs of returning the site to pre-excavation condition

Broad industry interest in reducing processing times to allow for flexibility and compression of overall construction

Engagement through:

- Development Advisory Group (2017)
- Regulation Redesign (2018 - on) and
- Development Process Redesign (2019 - on)

- **Applicants invited to connect with their Project Facilitator at the DP stage** to discuss the opportunity and review the associated conditions
- If criteria are met, applicant's request will be reviewed for decision by the Director of Planning, in consultation with the Chief Building Inspector, the City Engineer and the Director of Legal Services (or their delegates).

THANK YOU!

