

# THE DEVELOPMENT APPROVALS PROCESS IN TORONTO

## Highest & Best Use Study

- **Team: Architect and Urban Planner**
- **Smart Density's Timeline: 3 weeks**

This internal report answers the question "what development can be approved on this site?" through a review of the regulatory framework, applicable planning policies, relevant development activity in the area, and 3D modelling based on site, planning and architectural considerations.

## Pre-Application Consultation (PAC)

- **Team: Architect or Urban Planner**
- **Timeline: Unknown in the new mandatory structure**

Our team guides clients through this mandatory municipal process, the City determines application requirements, and provides preliminary comments by managing and presenting the submission to City staff.

## Preliminary Project Review (PPR) or Zoning Certificate

- **Team: Architect**
- **City's Review: Approximately 2 months**

For small-scale developments, this process identifies any minor gaps in compliance with the Zoning By-law through a review of the survey, site plan, floor plans, elevations, and cross-sections.

## Rezoning Application

- **Team: Architect, Landscape Architect, Civil Engineer, Transportation Engineer, Noise and Wind Consultant**

Larger or more complex developments typically require a Zoning By-law Amendment (ZBA) and, if required, an Official Plan Amendment (OPA).

## Site Plan Approval

- **Team: Full Consulting Team**
- **Timeline: Typically 2-3 years (including Rezoning), depending on size and complexity**

This process ensures that the proposal's design and technical components meet the municipal requirements, can be done concurrently with Rezoning

## Committee of Adjustments (CoA)

- **Team: Architect & Urban Planner**
- **Timeline: Approximately 6 months for a hearing date**

Our team attends the CoA hearing to be granted a minor variance, which makes small changes or exceptions to the Zoning By-law.

## Building Permit

- **Team: Architect, Mechanical & Structural Engineers, Interior Designers**
- **Timeline: Dependent on the City's availability**

City staff will review the plans before granting formal permission to begin construction.