

Ontario Association of Architects
2020 Admission Course
Planning and Development Approvals

Presenter

Martin Rendl, B.E.S., M.Sc. (Pl.), MCIP, RPP, Martin Rendl Associates.

Description

This lecture provides an overview of the planning and land development approvals process in Ontario. This includes the roles architects, other professionals and authorities having jurisdiction play in that process. The lecture will describe the various planning tools that implement planning legislation and provide a guide to understanding and navigating the complex development approvals process.

Course Objectives

- Explain why the land use planning and development process is relevant to architects.
- Identify the ways the province and municipalities plan for growth.
- Identify the authorities that have decision-making powers within the planning process.
- List, describe, and compare the planning instruments that control land development in Ontario.
- Describe the circumstances under which planning instruments constitute applicable law.
- Explain how the various planning instruments are amended.
- Outline the criteria used to evaluate planning applications.
- Identify issues that can affect the approval process and how to address them.
- Describe the architect's role in the planning and development approval process.
- Describe the planning powers of municipalities to control the exterior design of buildings.
- Describe the role of the architect as an expert witness before planning appeal bodies.
- Describe what the Local Planning Appeal Tribunal and the Toronto Local Appeal Body take into consideration in making decisions on planning appeals.
- Describe the planning powers of municipalities to control the exterior design of buildings.

Course Topics

Why architects need to understand the planning and development approvals process and how to work within it.

- Planning approvals apply to most development projects architects are involved with.
- Planning instruments and regulations define part of the framework for the architect's design.
- Some planning approvals constitute applicable law for the purpose of obtaining a building permit.

Planning instruments architects most frequently encounter and how they regulate development:

- Official Plans, including:
 - Land use plans and urban design policies
 - Secondary Plans
 - Community Improvement Areas
- Zoning By-laws:
 - Area and site specific by-laws
 - Zoning amendments, minor variances and Committees of Adjustment
- Development permit process
- Site Plan Control

- Plans of Subdivision and Consent Applications
- Consent
- Design Guidelines:
- Urban Design Guidelines
- Architectural Control Guidelines
- Heritage Conservation

The Planning Approval Process

- What the process is and how it works
- Planning applications
- Who does what
- How to manage the process
- Understanding and incorporating municipal requirements
- Gathering information and building your case to get your project approved
- Planning approvals and the building permit process
- Public consultation and meetings
- Working with staff, politicians, and the public meetings

What happens when your project is challenged?

- The Local Planning Appeal Tribunal (LPAT) and the Toronto Local Appeal Body (TLAB)
- The Architect at the LPAT and TLAB

Texts

Citizen's Guides to Land-use Planning

<https://www.ontario.ca/document/citizens-guide-land-use-planning>

The Planning Act, R.S.O. 1990, as amended

<https://www.ontario.ca/laws/statute/90p13>