

**Subject: Planning, Real Estate and Economic Development Department 2022
Delegated Authority Report**

File Number: ACS2023-PRE-GEN-0002

**Report to a joint Planning and Housing Committee and Agriculture and Rural
Affairs Committee on 30 May 2023**

**Submitted on May 5, 2023 by Charmaine Forgie, Manager, Business and
Technical Support Services, Planning, Real Estate and Economic Development
Department**

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Ward: Citywide

**Objet : Rapport sur les pouvoirs délégués de 2022 de la Direction générale
de la planification, de l'immobilier et du développement économique**

Dossier : ACS2023-PRE-GEN-0002

**Rapport présenté à la réunion conjointe du Comité de la planification et du
logement et du Comité de l'agriculture et des affaires rurales le 30 mai 2023**

**Soumis le 5 mai 2023 par Charmaine Forgie, Gestionnaire, Services de soutien
techniques et aux activités, Services de la planification, des biens immobiliers et
du développement économique**

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That Planning and Housing Committee and Agriculture and Rural Affairs, receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurale prennent connaissance du présent rapport.

EXECUTIVE SUMMARY

The report updates Planning and Housing Committee on key activities for Planning, Real Estate, and Economic Development (PRED) in 2022.

In 2022, Planning Services received a total of 1,077 planning applications, excluding City-initiated applications. This is a twenty-two per cent decrease from 2021 and a five per cent decrease over 2020 numbers. Planning Services received 319 Pre-Application Consultation Files, received 1,077 development applications, and initiated the Surety Bond pilot project. The Surety Bonds Pilot Project enables a select five pilot participants to use an alternative tool to submit security for their projects. Surety Bonds free capital to be used on other developments, instead of being held as security.

Also noteworthy for Planning Services is the province's enactment of Bill 109 – one of the governments' efforts to reduce development application timelines to get more homes built faster. All continuous improvement efforts were focused on the streamlining of the development application process to meet the intent of Bill 109.

A large component of the operational work of the Right of Way, Heritage and Urban Design service area is inspections, and the right of way permits and approvals including the review related to private approaches, road cut permits, utility circulations, and encroachments. There were approximately 1,460 utility circulations in 2022, and 4,180 road cuts.

The contents within this report details each of the highlights previously mentioned and provides update of PRED's work in 2022.

RÉSUMÉ

Le rapport informe le Comité de la planification et du logement des principales activités de la Direction générale de la planification, de l'immobilier et du développement économique (DGPIDE) en 2022.

En 2022, les Services de planification ont reçu au total 1 077 demandes d'aménagement, à l'exception des demandes présentées par la Ville. Il s'agit d'une baisse de 22 p. 100 par rapport à 2021 et de 5 p. 100 par rapport à 2020. Les Services de planification ont reçu 319 dossiers de consultation préalable au dépôt d'une demande et 1 077 demandes d'aménagement. Ils ont également lancé le projet pilote de cautionnement qui permet à cinq participants sélectionnés d'utiliser un nouvel outil pour présenter une garantie pour leurs projets. Les cautionnements libèrent des capitaux qui peuvent être utilisés pour d'autres projets d'aménagement, au lieu de servir de garantie.

Un autre fait important pour les Services de planification est l'adoption du projet de loi 109 par la Province – il s'agit en effet de l'un des efforts du gouvernement visant à réduire les délais en matière de demandes d'aménagement, et ce, afin que l'on puisse construire plus rapidement davantage d'habitations. Tous les efforts d'amélioration continue ont été axés sur la simplification du processus de demande d'aménagement afin de répondre aux exigences du projet de loi 109.

Une partie importante de l'activité des Services des emprises, du patrimoine et du design urbain porte sur les inspections ainsi que la délivrance de permis relatifs aux emprises et les approbations, notamment les examens concernant les voies d'accès privées, les permis de terrassement, la diffusion de renseignements sur les services publics et les empiétements. Quelque 1 460 renseignements sur les services publics ont été envoyés en 2022 et 4 180 permis de terrassement ont été délivrés.

Le contenu de ce rapport présente en détail chacun des points saillants mentionnés précédemment et fournit une mise à jour des travaux de la DGPIDE en 2022.

BACKGROUND

The purpose of this report is to provide a list of achievements and information on key activities to Planning and Housing Committee and Agriculture and Rural Affairs Committee for Planning Services, Economic Development and Long Range Planning, Building Code Services, and Right of Way, Heritage and Urban Design Services in 2022. Included are applications reviewed under Delegation of Authority. This report is intended to provide accountable performance measurements to Planning and Housing Committee, the public, and the development industry.

DISCUSSION

Highlights of Planning Services, Economic Development and Long Range Planning and Right of Way, Heritage and Urban Design Services, activities in 2022.

Planning Services

Planning Services provides comprehensive development approvals, from the initial pre-application consultation meetings to the processing of Official Plan amendments, Zoning By-law amendments, Plan of Subdivision, Site Plan Control applications, as well as other applications under the *Planning, Municipal and Condominium Acts*.

The Planning Services development data provided in this report should be reviewed in context with the ongoing conversations about housing affordability and supply, and the culmination of long-standing challenges.

The province introduced legislative changes that brought significant uncertainty to the development application review process.

On April 14, 2022, the province's Bill 109 received royal assent providing legislative direction to implement the *More Homes for Everyone Act, 2022*. At a high level, the province's Bill 109 introduced new legislative timelines for the processing of Site Plan Control and Zoning By-law Amendment. Site Plan Control now has a requirement of issuing an approval within 60 days (the City takes an average of 196 days). Further, the Bill reduced timelines to 90 days to make a decision on Zoning By-law Amendment applications (the City takes an average of 178 days). Should the City not meet these timelines, refund of development application fees would be issued. In December 2022, the Minister of Housing and Municipal Affairs confirmed that the government intends on introducing legislation to move the refund start time to July 1, 2023 from January 1, 2023 (Bill 97, introduced by the provincial government on April 6, 2023 includes this change). Report ACS2023-PRE-GEN-0004 recommends changes to by-laws and policies to implement this condensed application review timeline.

Furthermore, Bill 23, *More Homes Built Faster Act, 2022*, received royal assent on November 28th, 2022. The key impacts of Bill 23 to Planning Services and the processing of development applications were:

- Gentle Density:
 - The Provincial legislation now allows up to 3 units “gentle intensification” on any lot in all urban-serviced parts of the city.
 - The City of Ottawa will no longer be able to regulate a minimum size of such units.
 - There cannot be a requirement for more than one parking space per unit.
- Site Plan Control:

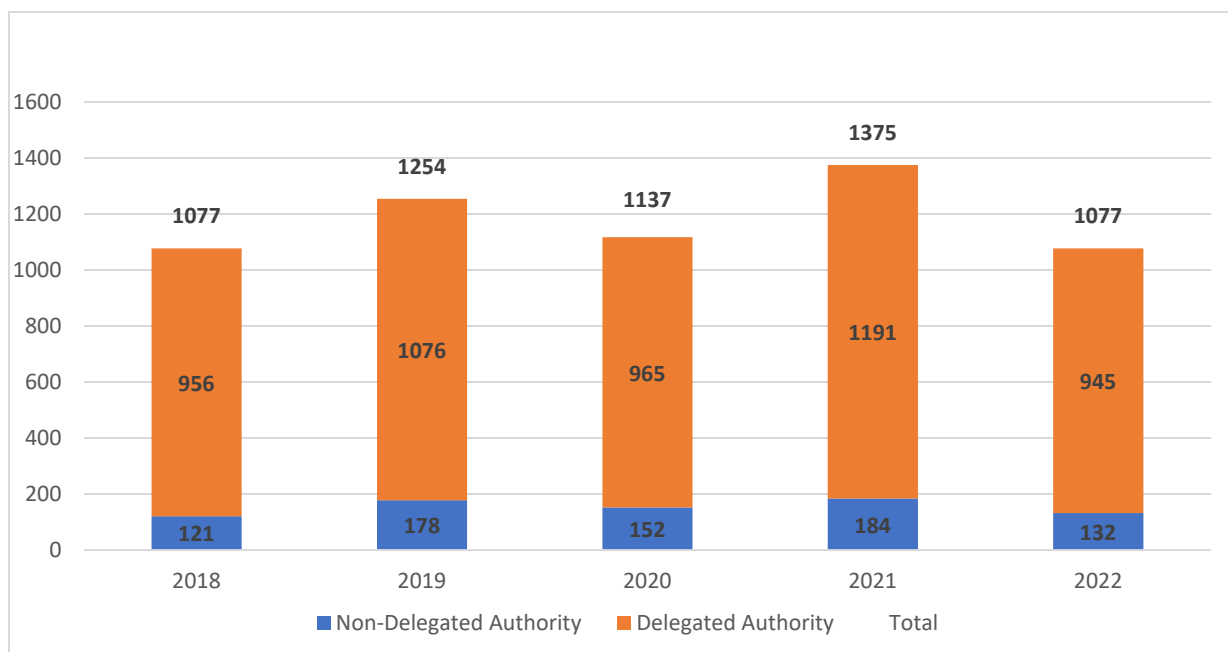
- If a building has 10 units or less, it is exempt from Site Plan Control.
- Site Plan no longer has oversight on the design of exterior of buildings. For example, what materials are used on the outside of a building.

As additional context to the data below, it is important to acknowledge that 2022 was a year with significant change and stabilization of the Planning Services workforce. Starting with the selection of the new Planning Services Director in the summer of 2022, the report on the Resources for Development Applications Review and Approval ([ACS2022-PIE-GEN-0010](#)) approved by Council in July 2022 stabilized the workforce and added some much-needed positions. Furthermore, compounding challenges of the last few years are also relevant to raise. The year 2021 saw record development application review, with volumes vastly exceeding 5-year averages. Ultimately, there is acknowledgement that there is fatigue in the existing workforce from the last two years from the pandemic and the compounding uncertainty around new processes for development application and processing record volumes of applications.

Development Applications Data

In 2022, Planning Services received a total of 1,077 planning applications, excluding City-initiated applications. This is a twenty-two per cent decrease from 2021 and a five per cent decrease over 2020 numbers. As illustrated in Figure 1, the number of both Delegated Authority and Non-Delegated Authority applications decreased over previous years.

Figure 1: Total Planning Applications Received 2018-2022



Of the 1,077 applications received in 2022, 945 were under Delegated Authority to various levels of staff. Within the five Development Review areas, the Central area received the greatest number of Delegated Authority applications with 333 submissions. The South, West, Rural and East areas received 180, 174, 154 and 104 submissions respectively. In total, 132 Non-Delegated Authority applications were received in 2022: 51 in Central, 25 in West, 18 in South, 20 in Rural and 18 in East. Table 1 provides the number of application submissions received by file type.

Table 1: Applications Received by Type in 2022

Delegated Authority		Non-Delegated Authority	
Application Type	Total	Application Type	Total
30 CM Reserve	30	Brownfield Community Improvement Plan Grant	8
Antenna System Review	6	Demolition Control	1
Cemeteries	0	Front Ending Application	2
Historical Land Use Inventory	183	Official Plan Amendment	8
Lifting of Holding Zone	10	Zoning By-law Amendment	113
Part Lot Control	50	Grand Total:	132
Plan of Condominium	19		
Plan of Subdivision	26		
Pre-Application Consultation	319		
Site Plan Control	170		
Street/Lane Closure	8		
Street/Lane Opening	1		
Streetscape Character Analysis	123		
Grand Total:	945		

Pre-Application Consultations

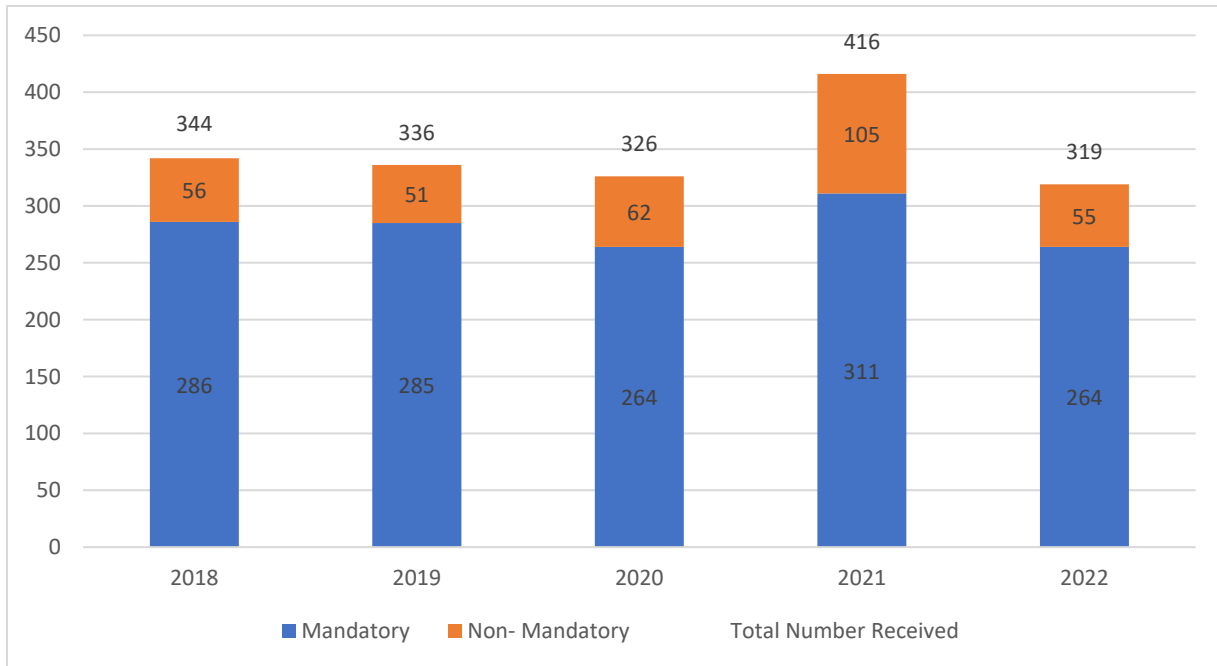
Pre-application consultation meetings are encouraged for all application types and fall under two categories: mandatory and non-mandatory. Mandatory applications include a small fee upon submission which can be refunded should it result in a development application being submitted within 12 months from the pre-application meeting date.

The pre-application process is designed to help promote the exchange of information and development considerations early in the planning process. A key outcome of this process is a customized list of the studies and plans required in support of a development application, as well preliminary comments on the proposal information provided. Topics for discussion may include land use policies and guidelines, zoning information, public consultation, transportation and engineering requirements, development review, application fees, and other issues.

Mandatory pre-application consultations are restricted to several application types including:

- Official Plan Amendment,
- Zoning By-law amendment,
- Plan of Condominium,
- Plan of Subdivision,
- Antenna Systems, and
- Site Plan Control applications that are subject to public consultations.

A comparison of mandatory versus non-mandatory pre-application consultation requests received over the past three years is provided in Figure 2 and Table 2.

Figure 2: Pre-Application Consultation Files Received 2018-2022**Table 2: Pre-Application Consultation Files Received 2018-2022**

Year	Total Number Received	Mandatory	Non-Mandatory	Development Application Submitted	Pre-App Consultation Period Lapsed
2018	344	286	56	172	172
2019	336	285	51	170	166
2020	326	264	62	133	193
2021	416	311	105	203	213
2022	319	264	55	*	*

* Numbers will be reported in Q1 2024.

In 2021, of the 311 mandatory files received, 169 resulted in a development application being submitted which accounts for 54 per cent of the total. Non-mandatory pre-applications resulted in the submission of 34 applications, or 32 per cent of submissions for the same year. Development applications resulting from pre-application consultations received in 2022 will be reported on in the 2023 annual report, as the timeline to submit is still open.

Application Approval Timelines Overview

All the timelines reported below are measured from the date the application is deemed complete for review and do not include the time the application was “on hold”.

Applications are placed “on hold” after staff provide review comments and note the requirements for resubmissions. While applications are “on hold”, staff may continue working with the applicant to provide clarifications and resolve disagreements.

Timelines continue once a satisfactory resubmission is provided. Processing timelines for the five major application types, Site Plan Control, Zoning By-law Amendment, Plan of Subdivision, Plan of Condominium, and Official Plan Amendments, are as detailed below.

Site Plan Control Applications Processing Timelines

A combined total of 170 Site Plan Control applications were received in 2022, which accounts for 18 per cent of all Delegated Authority applications. In addition, 118 Site Plan Control applications were processed and approved in 2022 as depicted in Table 3. Timelines are measured from the date the application is deemed complete for review to when a decision has been made.

Table 3: Site Plan Control – All Types

Site Plan Control Subtype	On/Before Target	On/Before Target and Within +30 Days from Target	Total Number Processed
Complex/Master/Complex Revision	Processing Time Target: 133 days		
2022	16%	25%	55
2021	27%	30%	33
2020	27%	45%	22
*2019	n/a	n/a	0
Standard/Standard Rural	Processing Time Target: 105 days		
2022	12%	24%	17
2021	28%	48%	29
2020	17%	50%	12
*2019	100%	100%	2

Extension/Extension Rural and Revision/Revision Rural	Processing Time Target: 42 days for Extension, 100 days for Revision		
2022	42%	58%	19
2021	69%	75%	16
2020	88%	94%	17
*2019	100%	100%	18
Rural Small	Processing Time Target: 105 days		
2022	60%	70%	10
2021	60%	80%	10
2020	100%	100%	8
*2019	100%	100%	6
Other Types**	Processing Time Target: 42 for Sandy Hill, 74 days for Manager Approval with Public Consultation		
2022	0%	0%	17

* 2019 data is from June 1, 2019 onward, when the new Site Plan Control types can into effect.

** Other Types includes subtype Sandy Hill > 350 square metres (2), and two application types retired in 2019 – Manager Approval with Public Consultation (10) and Revision, Manager Approval without Public Consultation (1)

Zoning By-law Amendment Applications Processing Timelines

A total of 113 Zoning By-law amendment applications are received in 2022. This constitutes 86 per cent of all non-delegated planning applications received in 2022.

Table 4 shows timelines for processing Zoning By-law amendment applications from the day they are deemed complete to when they are considered by Council. The target timeline for Zoning By-law amendments is 120 days.

Table 4: Zoning By-law Amendments

Year	On/Before Target	On/Before Target and Within +30 Days from Target	Total Number Processed
2022	32%	46%	101
2021	40%	56%	96
2020	47%	68%	71
2019	53%	74%	81
2018	46%	62%	90

Plan of Condominium Applications Processing Timelines

A total of 19 Plan of Condominium applications were received in 2022, which accounts for two per cent of all delegated planning applications.

Table 5 shows the timelines for processing Plan of Condominium applications, from the day they are deemed complete, to when they are approved. In those cases where a Site Plan Control application is submitted concurrently with a Plan of Condominium, the target timeline is 180 days. All other Plan of Condominium applications have a target time of 49 days for approval.

Table 5: Plan of Condominiums

Year	On/Before Target	On/Before Target and Within +30 Days from Target	Total Number Processed
2022	13%	38%	8
2021	45%	72%	11
2020	67%	78%	9
2019	64%	76%	17
2018	92%	100%	12

Plan of Subdivision Applications Processing Timelines

A total of 26 plan of subdivision applications were received in 2022, consisting of three per cent of all delegated planning applications. It should be noted that Plan of Subdivision applications is one of the most complex types of applications and typically takes a significant amount of effort and resources to review and resolve issues. Table 6 shows the timelines to process and approve Plan of Subdivision applications. The target timeline is 180 days.

Table 6: Plan of Subdivisions

Year	On/Before Target	On/Before Target and Within +30 Days from Target	Total Number Processed
2022	57%	57%	14
2021	57%	62%	21
2020	60%	70%	10
2019	83%	94%	18
2018	47%	47%	19

Official Plan Amendment Application Processing Timelines

A total of 14 Official Plan Amendment applications were processed in 2022, comprised of the eight received that year, and the balance being those applications received in previous years and having been completed in 2022. Table 7 shows the timelines to process and approve Official Plan Amendment applications. The target timeline is 120 days.

Table 7: Official Plan Amendments

Year	On/Before Target	On/Before Target and Within +30 Days from Target	Total Number Processed
2022	29%	36%	14
2021	43%	64%	14
2020	57%	71%	7
2019	80%	80%	5

2018	50%	63%	16
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Processing Timelines of Other Types of Applications

For application types other than specified above, most applications received in 2022 are already processed since those types of applications are relatively simple in nature.

The Guaranteed Approval Timeline Initiative (GATI) is a commitment of Planning Services to render a decision for five types of minor development applications within the Council approved timeline, or else the applicant's next application of that type will be free of charge. Due to challenges related to COVID, the GATI was interrupted in 2020 and 2021. In 2022, the program resumed and 71 per cent of applications subject to GATI were approved on-time.

Year	On/Before Target	Total Number Processed
2022	71%	66
2021	n/a	n/a
2020	n/a	n/a
2019	86%	123
2018	94%	87

Surety Bond Procedure Pilot

Planning Services has initiated the Surety Bond Procedure Pilot, which aims to get more homes built in Ottawa by easing applicants' committed capital, as per the mention by the province through Bill 109. The capital can then be used on other projects.

A Surety Bond involves three parties:

- Obligee: the party to whom the bond is payable in the event of a default;
- Principal: the party on whose obligation is guaranteed; and
- Surety: the party that assumes the obligation if the principal cannot.

In the context of the municipal work for a development, the City would be the Obligee, and the development applicant the Principal.

A surety bond protects the obligee (the City) against losses, up to the limit of the bond, that result from the principal's (development applicant) failure to perform its obligation or undertaking. Unlike insurance, a loss paid under a surety bond is fully recoverable from the principal.

The experience of all directly impacted stakeholders (Planning Services, Finance, Legal, Inspections and selected applicants) will be monitored over the coming months.

The decision to expand, continue or terminate the program rests with the Director of Planning Services, in consultation with the City Solicitor, the City Treasurer and the General Manager of PRED.

Planning Services and Improving Timelines

The year 2022 was noteworthy with the magnitude of change introduced by the province in the world of municipal planning. The introduction of Bill 109 triggered a comprehensive rethink of how we work to meet the shortened timelines.

This rethink required a complete review above and beyond what staff had planned as part of last year's Year-End Report ([ACS2022-PIE-GEN-0002](#)), which spoke to a series of initiatives that were intended to take place during 2022 to address development application review timelines. While there was intention to begin and deliver on that continuous improvement work, all efforts were refocused on the complete review of how we work to meet Bill 109's timeline reduction. Elements contemplated in last year's report were integrated into the Bill 109 implementation project, including the retention of virtual meetings, pilot to shorten circulation timelines, and a Site Plan Control business process review. The Bill 109 implementation Phase 2 Report, and the Provincial Legislation Resource Impact Report will be considered by Committee and Council this spring. Paired with the Bill 109 implementation report will be a resource report which will speak to the staffing resources required to support the effort to meet the reduced timelines mandated by the province's Bill 109.

The change that will be seen over the next few years with Bill 109's implementation will undoubtedly contribute to the sense of "uncertainty" for staff as we adapt to new processes. All municipalities in Ontario are facing a similar situation as we pilot new ways of working, and all will be assessing the effectiveness of new processes in meeting the shortened timelines.

Economic Development and Long-Range Planning (EDLRP)

In 2022, the Economic Development and Long Range Planning team had a number of challenges and highlights. From the Official Plan team, the main story was finally receiving the provincially approved New Official Plan, including a number of amendments and modifications to various policies, including the removal of policies with respect to rental conversions, the delinking of transit provision and growth, and the establishment of a number of new expansion areas beyond those previously approved by Council. In addition to responding to these provincial amendments, the Official Plan Unit also delivered the Orléans Corridor Secondary Plan, a new unified land use strategy for this important transit area and town centre. The key focus of the Zoning Unit was the continued preparation for the massive project of the New Zoning By-law, including development of discussion papers and “behind the scenes” work on developing a new digital mapping framework in collaboration with GATS to improve workflow. The interpretation unit continued its work in supporting development review application processes, assisting Planning Services with bringing forward new by-laws in support of zoning and other development approvals applications, and facilitating the legal non-conforming by-law review process. Additionally, the Zoning Unit also supports the cannabis retail commenting process, group home minimum distance separation process alongside Building Code Services.

EDLRP had the following highlights:

- drafted 138 zoning by-laws and produced four omnibus reports
- processed 20 retail applications
- completed 55 loan programs
- developed, with input from City wide subject matter experts, City responses to provincial legislation, including the provincial housing affordability taskforce, and Bills 109 and 23.

In Fall 2022, City Council approved the transformative Orléans Corridor Secondary Plan, which aims to direct land use and development around four new O-Train stations in Orléans, facilitating the creation of vibrant 15-minute neighborhoods. The Plan envisions the transformation of underutilized properties along the O-train into dense, mixed-use urban communities, enhancing walkability and expanding housing options for a diverse population. Key components include the transition of St. Joseph Boulevard into a pedestrian-oriented mainstreet, the creation of a dynamic Town Centre at Place d’Orléans Station, and high-rise developments at underutilized lots near O-Train stations. The Plan is structured with distinct study areas, and site-specific policies,

emphasizing active transportation to and from the stations. The approval of the Plan marks a significant step in shaping the Orléans' community in line with the City's 5 big moves.

Cannabis

A total of 20 Cannabis applications were reviewed by staff in the Zoning and Intensification Unit in 2022.

Of these 20 applications, the City sent concerns or objections regarding 18 of the 20. The objections from the city were focused on four key principles: prevention of clustering, separation from sensitive sites, where retail is a permitted/principal use, and additional local issues.

Despite concerns raised by the City, the Province has approved 17 of the 20 applications; the remaining 3 are listed as “in progress” on the Provincial website.

The number of applications received seems to be following a downward trend with 10, 6, 3 and 1 application(s) being received in Q1, Q2, Q3, and Q4 of 2022, respectively.

Bird-Safe Design Guidelines

City staff continue to implement the guidelines through public and private development projects. In late 2022, the Province introduced changes to the Site Plan Control provisions of the Planning Act. Some of these changes involved the City's ability to control exterior design features. Legal Services has advised that the City can still address elements relating to sustainability. Staff will therefore continue to apply the bird-safe design guidelines to Site Plan Control applications.

Almost 100 Site Plan Control applications were reviewed for bird-safe measures in 2022. Of those files:

- 14 submissions acknowledged and/or explicitly incorporated bird-safe measures in their designs (an increase from eight applications in the previous year)
- 45 submissions met the approved criteria for application of the guidelines and posed potential risks to birds; their designs could therefore be mitigated through the use of conditions of approval
- 35 submissions did not meet the approved criteria for application of the guidelines, or were not considered to pose a significant threat to birds through their design (e.g., warehouses without expansive office windows)

Staff were invited to inspect the installation of bird-safe glass at a rental apartment project located along the Rideau Canal in the downtown core. The project owner and architects were early adopters of the City's new guidelines and have fully implemented the recommendations to ensure that their building will not pose an increased risk to birds.

Fence-viewers

In 2022, the Director of EDLRP appointed three new municipal investigators and as per By-law 2019-415, appointed Municipal Investigators are to act as fence-viewers. In addition to the three new municipal investigators, two were removed from the municipal investigator list. Fence viewers are part of a dispute resolution procedure between the owners of adjoining properties:

- Where no fence currently exists at the boundary between the two properties, and one owner wants a new fence to be constructed to mark the boundary.
- Where a line fence already exists, and one owner believes that it needs to be reconstructed or repaired.

Livestock valuers

In 2022, the Director of EDLRP appointed three new municipal investigators (livestock valuers). In addition to the three new municipal investigators, two were removed from the municipal investigator list.

Community Environmental Projects Grant Program (CEPGP)

In 2022, the City executed 19 CEPGP Contribution Agreements and provided funding to the following non-profit organizations:

- Alta Vista Community Association
- Alta Vista Community Association (for LotstoForests)
- Canadensis Botanical Garden Society
- Centretown Citizens Community Association of Ottawa
- Champlain Park Community Association
- Forêt Capitale Forest
- Incorporated Synod of the Diocese of Ottawa (for Church of the Ascension)
- Kehillat Beth Israel Congregation

- Le Conseil des écoles publiques de l'Est de l'Ontario (for École élémentaire publique Trilles des Bois)
- Lorrie Marlow and Cheryl Parrott (for Hintonburg Economic Development Committee)
- Mark Howard and Margo Nelson (for Leslie Park Community Garden)
- Manor Park Community Association Inc.
- Nepean Community Support Services
- Osgoode Village Community Association
- Ottawa Couth Community Association Inc.
- Ottawa-Carleton District School Board (for Featherston Drive Public School and Gloucester High School)
- Sustainable Eastern Ontario Network (for Canada Eco Action)
- The Canadian Mental Health Association

Please note that a few agreements name individuals as recipients because the organizations are unincorporated.

The deadline to submit applications to the Community Environmental Projects Grant Program (CEPGP) in 2023 was March 31, 2023. It is expected that successful applicants will be notified in early June, and funding will be released as contribution agreements are fully executed with each recipient. The CEPGP budget increased from \$52,000 to \$102,000 in 2023, and it is expected that this will lead to an increase in the number of projects that are successful in obtaining funding.

Heritage Planning

A total of 35 heritage reports were prepared by staff in the Heritage Planning branch for consideration by the Built Heritage Sub-Committee and City Council in 2022.

Of these 35, 19 reports were related to alterations, demolitions or new construction of buildings designated under either Part IV or Part V of the Ontario Heritage Act. These reports resulted in the approval of over 900 new housing units on designated properties around the city. There were eight reports related to listing, designation or easements for properties under Part IV of the Ontario Heritage Act. There were annual reports related to the Heritage Register and the use of Delegated Authority under the Ontario Heritage Act in 2021. Information reports and updates were provided on the Heritage Watch List

and the status of Somerset House, 352 Somerset Street West. Two major initiatives in the branch were completed in 2022 with the creation of the Veteran's Heritage Character Area in Carlington North and the completion of new Heritage Conservation District Plans for Centretown and Minto Park. Two reports sent to the Built Heritage Sub-Committee contained Information Previously Distributed.

A technical report delegating various heritage approvals under the Ontario Heritage Act to staff was approved by Council in 2015. Consequently, 95 heritage permits were issued by Heritage Planning staff through delegated authority in 2022.

Staff approved 36 projects for funding under the Heritage Grant Program for Building Restoration in 2022, totaling \$298,045.00.

Right of Way and Public Realm Permits and Approvals

A large component of the Right of Way (ROW) and Public Realm and Urban Design branches' activities includes the review and issuance of various permits and approvals related to private approaches, road cut permits, utility circulations, and various encroachments in the public realm, as described in Table 8.

Table 8: Permits and Approvals Issued by the ROW Branch and Public Realm and Urban Design Branch

	2022	2021	2020	2019	2018
Road Cut	4186	4844	4178	5106	5433
Temporary Construction Encroachment	3436	3898	2971	3249	3113
Over Dimensional vehicle	1833	1581	1419	1542	1465
Traffic Management Plans	1326	1573	1259	2584	1699
Temporary Road Closures	831	720	530	592	532
Patio / Café Seating	184	188	140	104	116
Signs – Farm and Homebuilder Directional	0	5	4	15	28
Customer Service Boxes	29	6	8	8	12
Private Approach	50	46	94	122	106

	2022	2021	2020	2019	2018
Private Approach – culvert permits	39	56	59	70	109
Private Approach - temporary access permits	38	45	43	37	23
Permanent Encroachment	21	22	32	22	8
Right of Way Agreement	12	22	38	18	37
Municipal Consent - utility work	1463	1546	1082	1384	1460
Total	13448	14552	11857	14853	14141

Property owners wishing to construct or alter an access onto their property, usually a driveway, are required to obtain a Private Approach permit. The review of the proposal, as part of the permit application process, ensures that the approach meets all municipal safety, and construction standards.

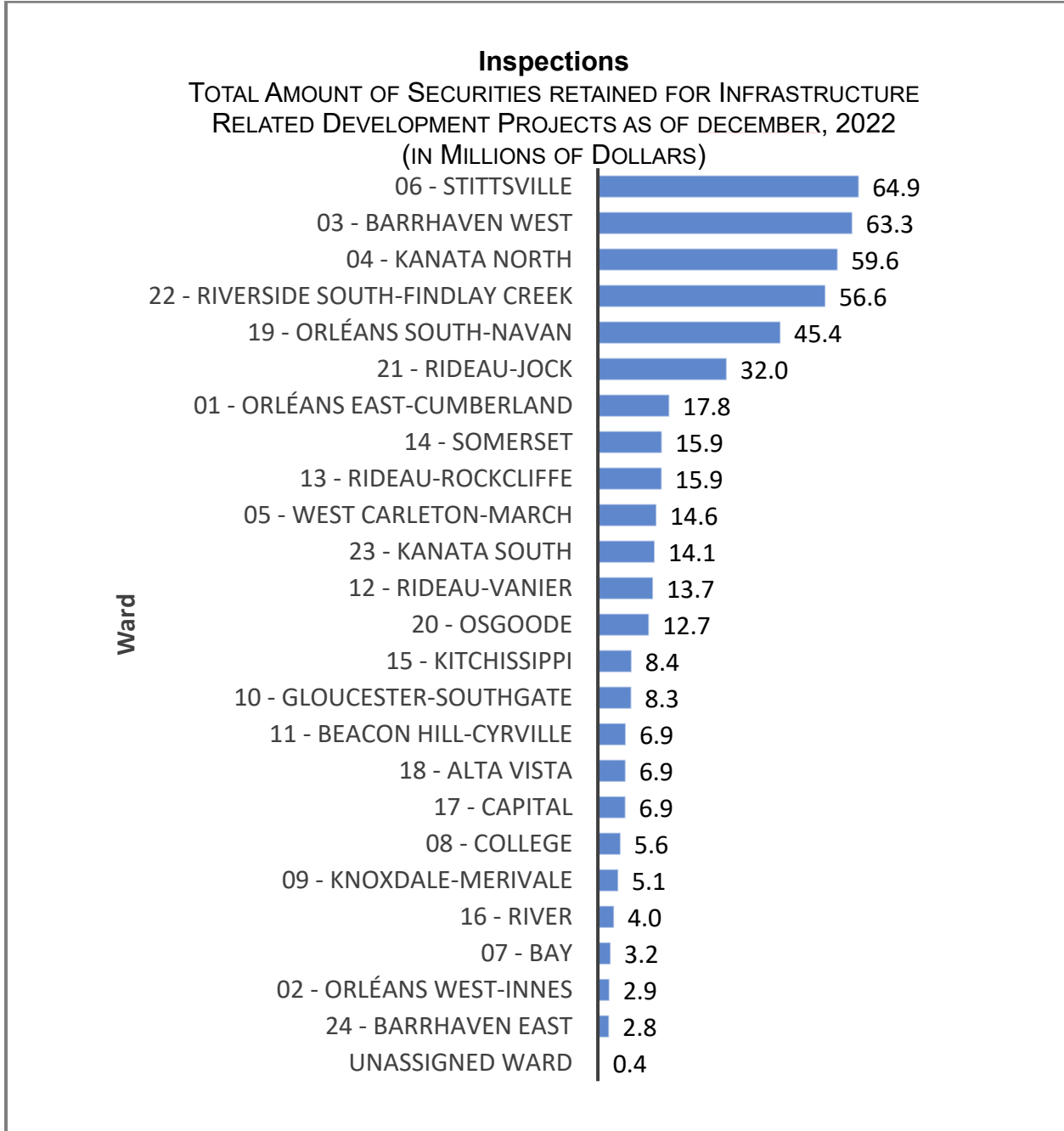
Prior to undertaking a road cut within any portion of the right of way including the boulevard and sidewalk, a permit must be obtained. A road cut is defined as a surface or subsurface cut in any part of a City-owned highway made by any means, including excavation, reconstruction, cutting, overlaying, crack sealing, braking, boring, jacking or tunneling operation. As expected, the number of road cut permits issued in 2022 dropped similar to 2021 from its usual average, due to amendments made to the by-law and the way that permits are now issued in groupings.

The Right Of Way Branch undertakes approximately 1,300 utility/City/development circulations per year. There was a slight decrease year-to-year however the branch experienced a higher-than-average volume in 2022 with 1,463 utility circulations. Most circulations are for routine subsurface works (i.e. minimal or no noticeable visual changes to the streetscape after works are completed), but some result in changes that could have impacts on the community. Coordination of work to reduce community impacts and avoid traffic disruptions is undertaken as part of the circulation process. Councillors are consulted by staff prior to the commencement of work within their respective ward.

Requests to Release or Reduce Securities

The City receives securities from developers that are associated with work being undertaken through early servicing or development agreements as well as letters of undertaking in relation to approvals produced by Planning Services. These securities ensure that the work is undertaken in accordance with the conditions of approval. Once part or all of the work has been completed, the developer can request partial or full release of the securities that the City is holding. The release or reduction of securities is carried out in conjunction with the Development Inspections Unit. In 2022, the City released approximately \$164,876,872 in securities to applicants as required works are completed, compared to \$193,426,997.33 in 2021 and \$158,790,263.48 in 2020.

Figure 3 shows the breakdown of securities released by ward. This data is an interesting indicator of how development activity is distributed around the city on any given year.

Figure 3:**FINANCIAL IMPLICATIONS**

There are no financial implications with the recommendations of this report.

LEGAL IMPLICATIONS

There are no financial implications with the recommendations of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Not applicable as this is a City-wide report.

CONSULTATION

There is not a public consultation or notification requirement for this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with the recommendations of this report.

RURAL IMPLICATIONS

There are no specific rural implications from this Report.

DISPOSITION

This is an information report only.