



London
CANADA



Permit Ready Lot Supply

Working Together to Drive Approvals



Supporting Lot Supply for 2017 & 2018

**2017-2027 Projected Single Detached Permit Ready
Lot Supply in Years @ 950 units / year**



We need to drive approvals for active subdivision files already in the system.



Other opportunities to expedite approvals...

- Subdivision Process Review
- Corporate Best Practices for Processing Applications
- Resourcing Development Inspections





Subdivision Approval Process Review

Subdivision Process Review underway focusing on DESIGN STUDIES stage of Approval process and considering opportunities for efficiencies within each stage of approval process. The review will:

- Consider options to focus Design Studies submissions requirements and adjust timing for review within the approval process;
- Re-confirm the scope of detail required at each stage of approval;
- Consider opportunities to parallel processes for added efficiencies;
- Establish standardized baseline draft plan conditions to reflect updated process;



Corporate Best Practices: a lot of hands in the pot...

- Minimum 8 liaison divisions/agencies that provide input to development approvals.
- Regardless of process reviews, approval efficiencies rely on the positive contributions of our liaison groups.
- We are actively promoting sensible best practices intended to focus responses and optimize the valuable contributions of our approvals stakeholders





Resourcing Development Inspections

Prior to issuance of full permits, new subdivisions must be inspected and conditionally cleared as operational for use.



Increased demand has affected inspection wait times;

Development Services is looking into options to provide additional resource to this key step to permit ready.



What can Applicants do to drive approvals?

- Complete Quality Submissions;
- Keep the file moving;
- Advance full plan of subdivision to “shovel ready”;
- Open Communication with Development Services to reach solutions.



Achievable Timing of Permit Ready Lots (as of May 2107)

TIMING:	# of Plans	# of Units
0 - 2 Months (Conditional Approval Underway)	10	717
3 - 4 Months (Construction Starting)	6	489
5 - 7 Months (Drawing Review Stage)	4	389
7 - 13 Months (Design Studies Stage)	7	879
13 Months + (Draft Approval)	6	~ 500



Keep Permit Ready Dialogue Going...

Continue monitoring active subdivision files through the Permit Ready Lot tracking table.

Seek opportunities to drive approvals on a site specific basis.

Welcome feedback and suggestions for process efficiencies as we review the process.