



# Permit Ready Lot Supply

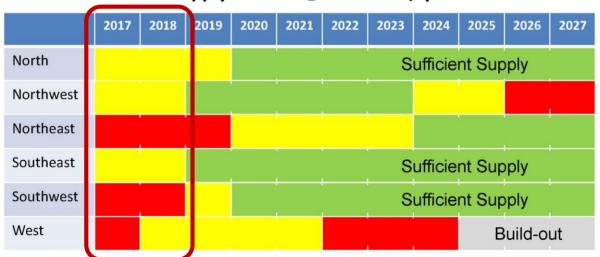
Working Together to Drive Approvals





## 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.

london.ca





## Tracking Achievable Timelines to Bring Lots to Market

Monitoring approval status of all active subdivisions and estimating anticipated timelines to 'permit ready':

- Add up total "City-time" based on Target Timelines and account for a reasonable number of revised submissions.
- Add up practical "Applicant-Time" to prepare and submit complete packages and revised submissions.
- Account for Conditional Approval Inspections to reflect truly 'permit ready'.
- Tallying number of lots in <u>1<sup>st</sup>/next</u> phases.

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## 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		
<b>5 - 7 Months</b> (Drawing Review Stage)	4	389		
<b>7 - 13 Months</b> (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.