

Discussion points:

**What a developer does.**

**How do they do it?**

**The planning argument.**

**The planning approvals route.**

What a developer does

**Creates 'value' by taking risk**

**Find land**

**Find financing**

**Find market**

**Organize pro forma**

**Organize development team**

**Get approvals**

**Sell at maximum value**

What a developer does

## **Organizes a team of experts**

Developer team can be composed of:

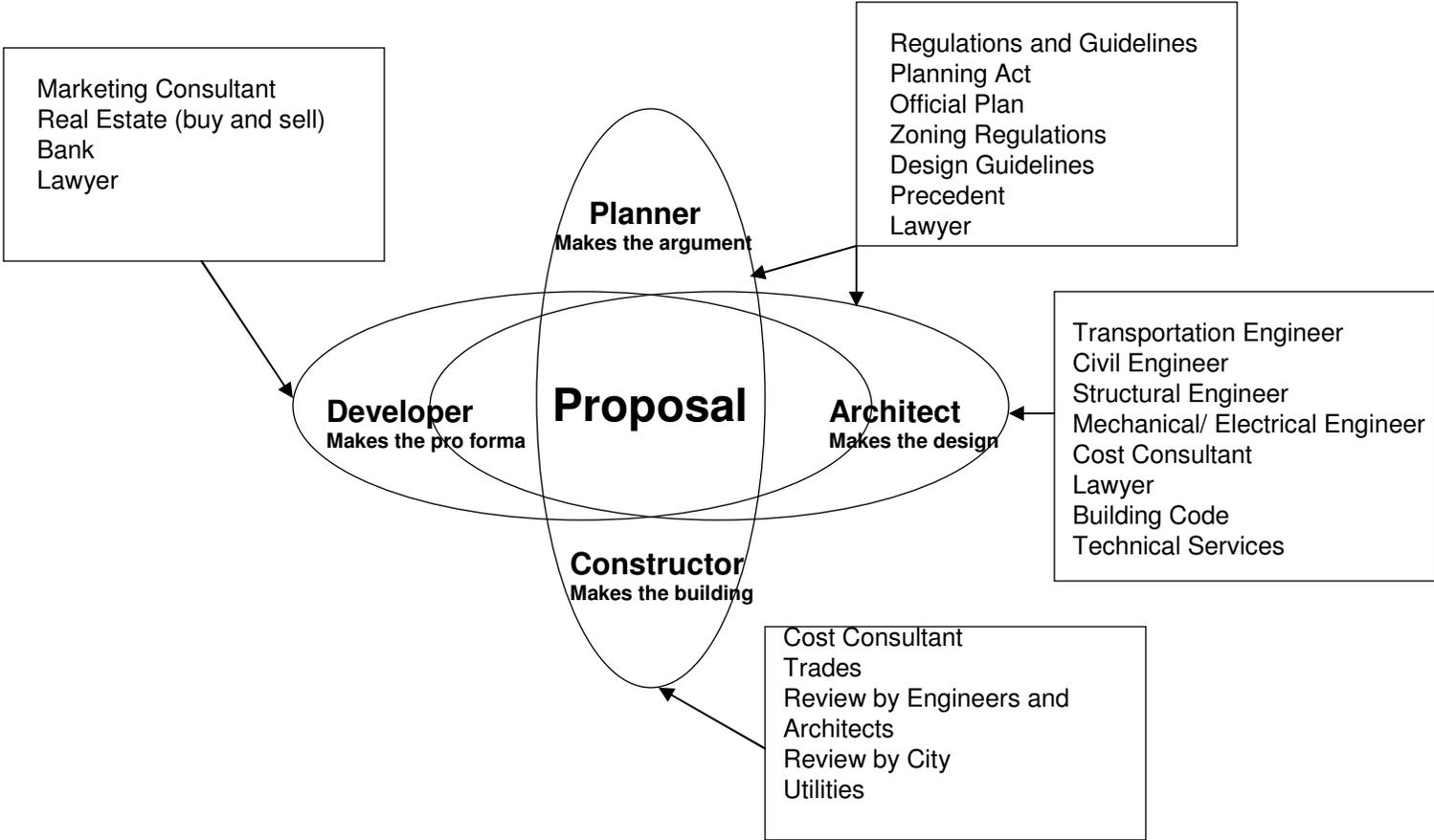
Planner  
Transportation Engineer  
Civil Engineer  
Marketing Consultant  
Real Estate  
Architect  
Structural Engineer  
Mechanical/ Electrical Engineer  
Lawyer  
Constructor

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What a developer does

Organize pro forma  
 (Financial statement prepared in advance of development)

Wants to balance cost (time) with return  
 Needs to take shortest Approvals route  
 Approval Process requires a Design and a Planning Argument  
 Needs to align pro forma with development proposal/ Planning argument  
 Planning approval is only part of the approval process



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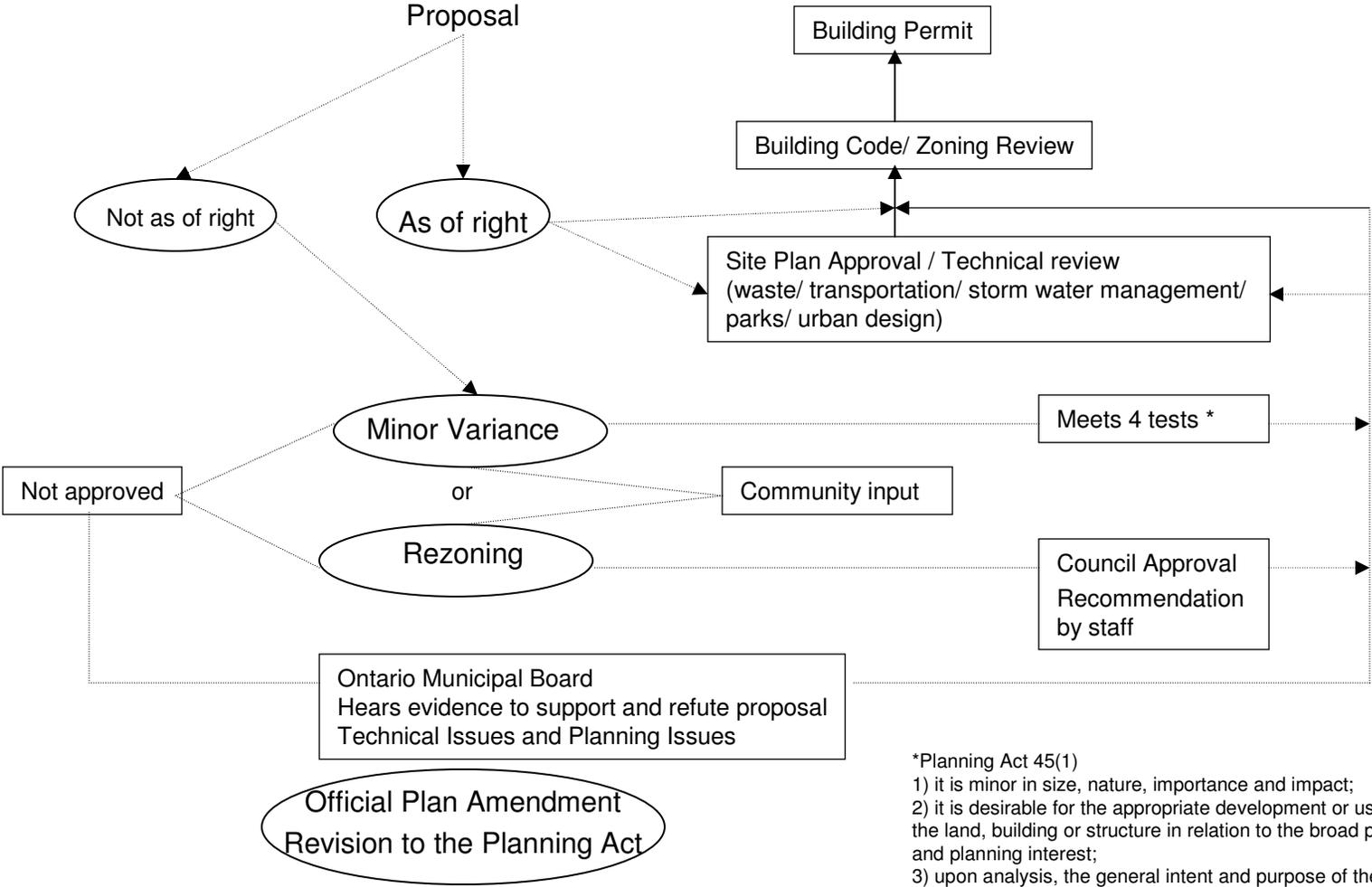
Planning legislation and design guidelines are not immutable, complete, coordinated, final, or exhaustive  
Recognize the need for community involvement, private initiative, right of appeal, and evolution,

## The Planning Argument

1. The proposal conforms to all applicable legislation and guidelines  
or
2. The proposal is the best fit/ resolution of all applicable legislation and guidelines which  
can be demonstrated and supported by example, and expert evidence.

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How the project gets approved  
Faster is better for the developer



\*Planning Act 45(1)  
 1) it is minor in size, nature, importance and impact;  
 2) it is desirable for the appropriate development or use of the land, building or structure in relation to the broad public and planning interest;  
 3) upon analysis, the general intent and purpose of the Zoning By-law are found to be maintained; and  
 4) the variance conforms with the Official Plan in effect on the date of the application

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## Influence of the Building Code and Technical Standards on Development

OBC and Technical standards are not a formal part of the planning process. Architects and Engineers are very concerned that the development proposal will meet required standards.

### Technical Standards are a municipal document.

Outline the engineering standards for :  
Storm water management  
Solid Waste  
Loading Zones  
Site Servicing –Sewage and water  
Parking

There are also technical standards issued  
by Utilities and the Province

### Ontario Building Code is a provincial document.

Based on National Building Code  
Deals with new construction. Renovation. and change of use  
Mandates minimum health and safety requirements.  
Increasingly concerned with energy conservation  
Part 1 Scope and Definitions  
Part 2 General Requirements  
Part 3 Fire Protection, Occupant Safety and Accessibility  
Part 4 Structural Design  
Part 5 Environmental Separation  
Part 6 Heating, Ventilating and Air-conditioning  
Part 7 Plumbing Services  
Part 8 Safety Measures at Construction and Demolition Sites  
Part 9 Housing and Small Buildings  
Part 1 gives the definitions and describes how the building code is applied.  
Houses and certain other small buildings (less than 3 storeys high and 600 m<sup>2</sup>)  
are considered "Part 9 Buildings" and only parts 1, 2, 4, 5, 6, 7, 8 and 9 apply.  
Larger buildings are considered "Part 3 buildings" and parts 1 through 8 apply.  
Part 3 is the largest and most complicated part of the building code.  
It is intended to be used by engineers and architects. Part 9 is very prescriptive  
and is intended to be able to be applied by contractors  
The building code also references hundreds of other construction documents  
that are legally incorporated by reference and thus part of the enforceable code.  
This includes many design, material testing, installation and commissioning documents  
that are produced by a number of private organizations.