Large/Midrise Development Application Review Process

City Of Toronto Planning Department	SERRA Participation
PRE-APPLICATION CONSULATATION with staff & community engagement	→ **SERRA typically invited**
APPLICANT SUBMITS COMPLETE APPLICATION	
APPLICATION CIRCULATED BY STAFF	
PRELIMINARY REPORT TO COMMUNITY COUNCIL	→ **SERRA reviews/prepares it's own comments for distribution to City Planner, Councillor, etc**
COMMUNITY CONSULTATION	→ **SERRA alerts community of meeting, distributes comments and participates**
RESPONSES TO APPLICANT BY STAFF	→ **SERRA may request meeting with Developer (perhaps with other parties)**
APPLICATION REVISION AND RESUBMISSION BY APPLICANT	
RECIRCULATION, CONSULTATION, REVISIONS, FINALIZATION AND STAFF REPORT	
PUBLIC MEETING AT COMMUNITY COUNCIL	→ **SERRA typically prepares a submission and might make a presentation**
DECISION BY COUNCIL	
OPPORTUNITY FOR APPEAL TO OMB (Ontario Municipal Board)	→ **SERRA might partake as a "participant" or as a "party"**
OFFICIAL PLAN AMENDMENT/BY-LAW IN EFFECT	

June 10, 2015