



# Motion Memorandum

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**SUBJECT:** "Three Strikes and You're In" model for site plan applications

**To:** Pipeline to Permit Committee

**From:** Jason Sheldon, BILD member representative on Pipeline to Permit Committee, EVP of Land with the Remington Group.

Date to Committee: January 15, 2026

Date to Council: January 27, 2026

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**Motion for Council to Consider:**

Direct the Commissioner of Development & Growth Management to consider the implementation of a "Three Strikes and You're In" model for site plan applications, including staffing resources and budgetary implications, as part of the review of the site plan processes and report back to the Pipeline to Permit Committee in Q1 2026.

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**Reason:**

The "Three Strikes and You're In" model provides a predictable, disciplined, and solution-oriented framework for site-plan review. By limiting applications to three rounds of comments before requiring a face-to-face redline meeting between the City and the applicant, the process reduces limitless back-and-forth and shifts the culture from "review and delay" to "resolve and approve." This model will:

- a. Commit the City to providing up to three sets of comments, if required, on Site Plan Applications; and
- b. Provide the applicant, following the third set of comments, the option to participate in a face-to-face "redline" meeting with City staff to resolve any outstanding issues so that a Site Plan Approval can be issued.

**Outcome Sought:**

A streamlined and predictable site-plan approval process that reduces delays and avoids repetitive rounds of review. This approach promotes collaboration between staff and applicants, enabling timely resolution of issues and supporting the delivery of new housing. A similar process has been undertaken in the Cities of Vaughan and Mississauga.

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## Strategic Alignment

- Designing and delivering complete communities
- Providing the best services and experiences
- Protecting and improving the natural environment and taking action on climate change
- Driving organizational performance

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Approved as per form by the City Clerk