

**COMPARISON of the CITY PLANNING COMMISSION versus LPAT
And the
CHARACTERISTICS OF GOOD GOVERNANCE**

CPC		LPAT
Efficient – Cost savings in time, resources and money		Inefficient - With time, resources and money
1.	Process takes 150 days. Between 450 and 500 applications can be processed per year.	Process takes many years, costly and time-consuming
2.	The cost of the CPC is borne by the City Planning Department	The cost of LPAT is borne by the Province
Democratic and Consensus Oriented		Undemocratic and Adversarial
3.	No litigation, collaborative.	Expensive, litigated process which pits Parties against one another.
Inclusive/Participatory		Not Inclusive or Participatory
4.	Democratic, impartial process. No direct fees, incorporation fees, Directors & Officer Insurance costs, legal or professional representation fees, or other barriers for members of the public to participate and provide input to the CPC.	Discriminatory process that requires tens or hundreds of thousands of dollars for litigant Parties to hire lawyers and professional planners, in order to be fairly represented against other Parties; the process favours the wealthy.
Transparent		Not Transparent
5.	Transparent, public hearing, where input is recorded and documented.	Behind closed doors “settlement negotiations” on planning details and agreements are routinely held by the lawyers and the Parties, which exclude the public, and which often do not comply with the law.
Accountable/Following Rule of Law		Not Accountable/Often Not Following the Rule of Law
6.	Affirmative decisions by a minimum of five qualified CPC members ensure peer review and good planning that is compliant with all the required Planning regulations.	Decisions are usually made by one member, where mistakes are easily and often made, and which excludes peer review.
Effective and Efficient		Ineffective and Inefficient
7.	Decision of the CPC is final and can only be overturned by two-thirds vote of City Council.	LPAT decisions can be appealed to Divisional Court, another costly and slow process, where Divisional Court often refers the matter back to LPAT for review.