AI Plan Submission Tool - Update

April 14th, 2026

Keith James – IT Project Manager

Greater Grand Sudbury

Agenda

- Overview
- Proof of Concept – Project Stages
- Proof of Concept - Findings
- Recommendation

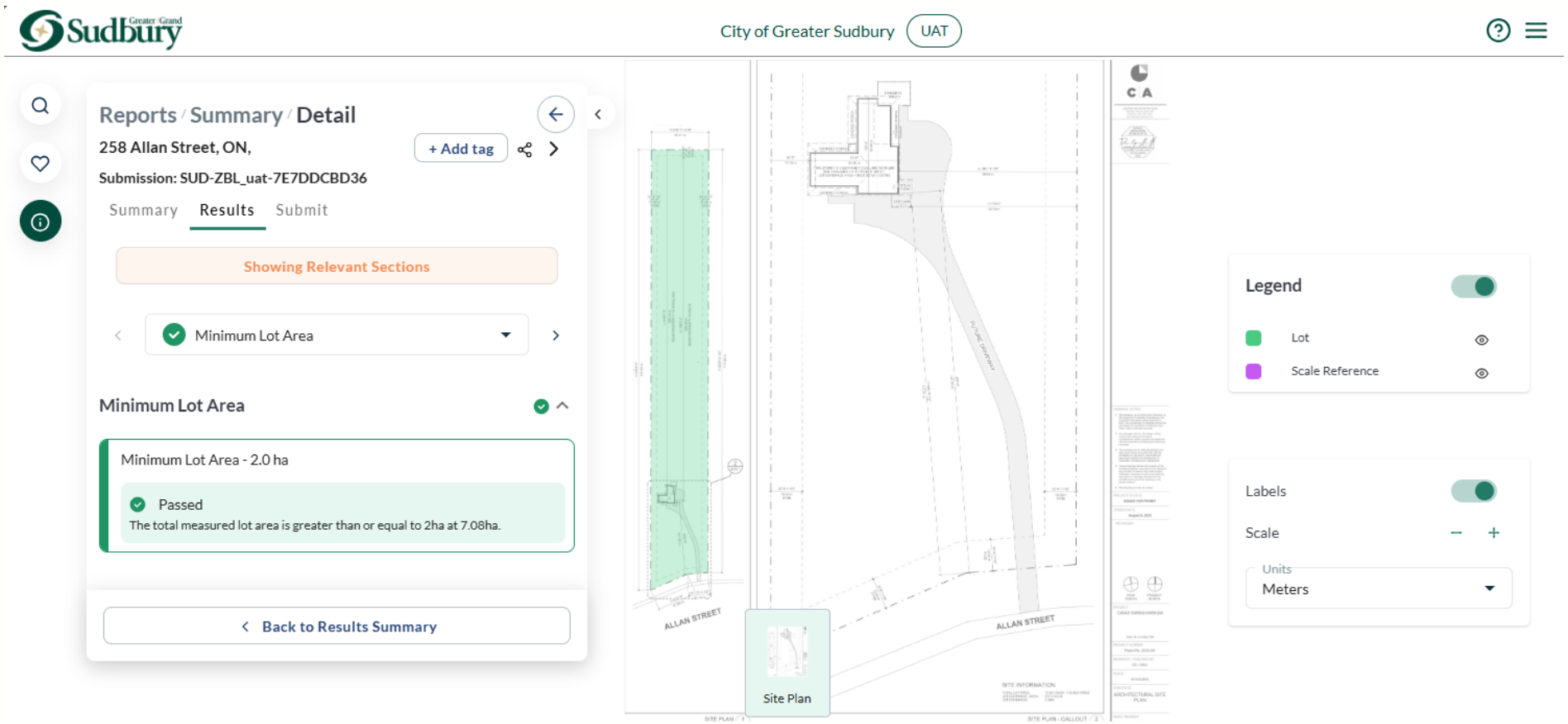
Greater | Grand Sudbury

Overview

- Pronto provides the digital foundation that enables Building and Planning Services to introduce purpose-built AI tools into their processes.
- As Pronto continues to evolve and improve, staff are exploring AI solutions that support applicants in preparing high-quality plan submissions that meet local Zoning by-laws.
- The Archistar eCheck solution provides applicants digital access to automated Zoning by-law compliance review and corrective guidance for their plans prior to submission. Less re-submissions, faster approvals.
- An internal proof of concept for the Archistar eCheck platform was completed with the vendor in Q1 2026 to assess functionality, benefits, and potential risks.

Greater | Grand Sudbury

Proof of Concept – Project Stages



Project Stages

Define the problem.
Choose a tailored AI solution.
Collect and prepare data for solution evaluation.
Train the solution on a particular use case and evaluate outputs. Provide council recommendation for pilot (current stage).
Further develop and pilot the solution with direct input from the Development Community.
Evaluate pilot performance and apply corrections. Provide council recommendation for public use.

Greater | Grand Sudbury

Proof of Concept - Findings

- The proof of concept demonstrated that an AI-based compliance solution can effectively apply our existing zoning by-law and GIS data.
- While trained on selected zoning by-law sections during the proof-of-concept phase, the solution requires additional training and refinement before advancing to a pilot with members of the development community.
- Initial outputs may include inaccuracies; however, accuracy is expected to improve through ongoing learning and refinement.
- Successful implementation will require dedicated staff support from a subject-matter expert, particularly during initial training, the pilot phase, and public rollout.
- Estimated annual costs range from $250K to $385K, depending on implementation scope and submission volume.

Recommendation

- Based on these findings, staff recommend submitting a business case to support further training and piloting of the AI solution, in collaboration with members of the development community.

- A pilot provides members of the development community a usable solution that will allow staff to measure real-world impacts on building permit approval timelines, improve compliance accuracy, mitigate financial risk, and manage AI risk before recommending a broader public release.

Greater | Grand Sudbury