



THE **YELLOW** BELT

PROTECTING THE OVERPROTECTED



Galbraith & Associates

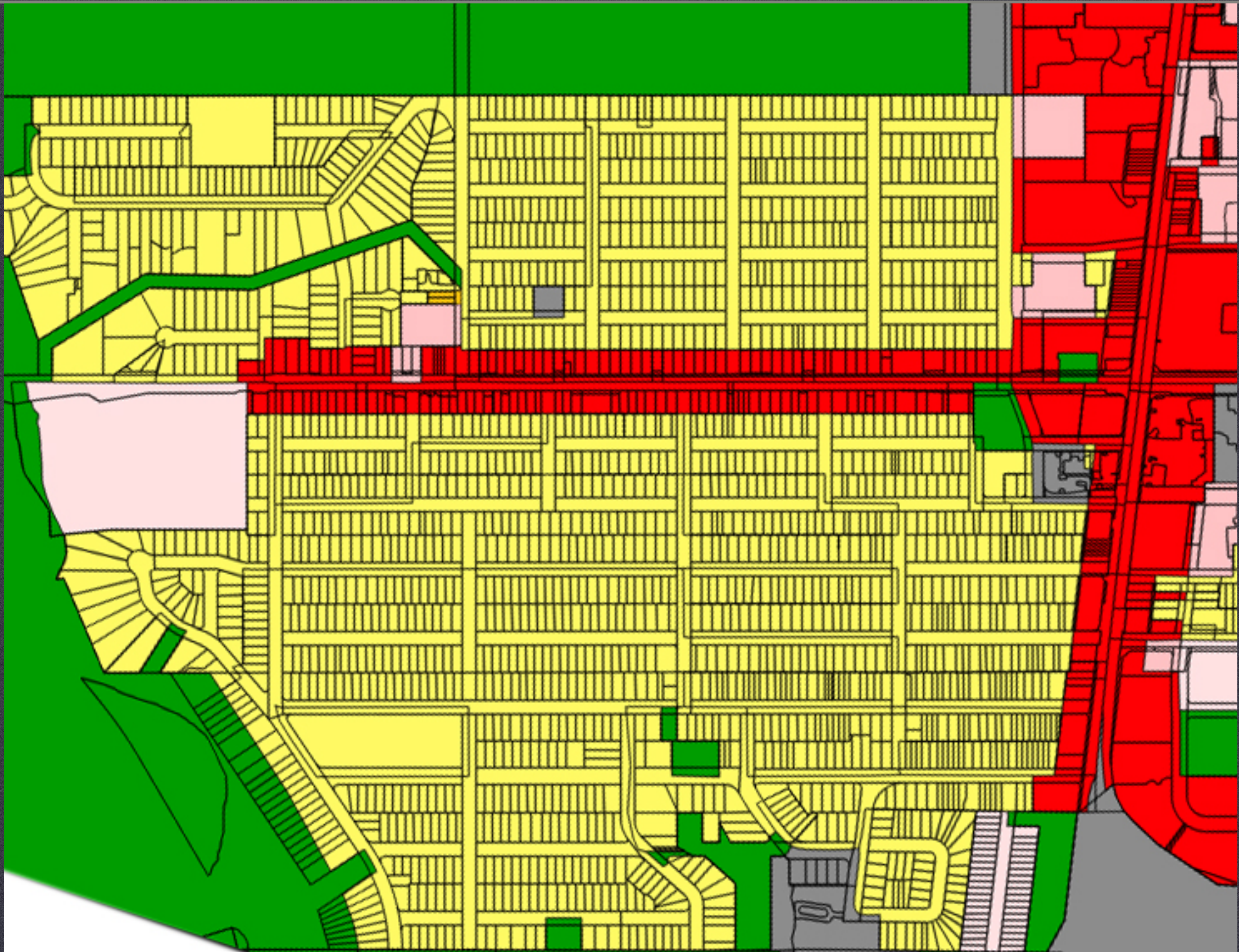
small project urban planning services



NOPE NOPE

A SEA OF YELLOW

OFFICIAL PLAN - MAP 16



ZONING - THE SUPERYELLOWBELT

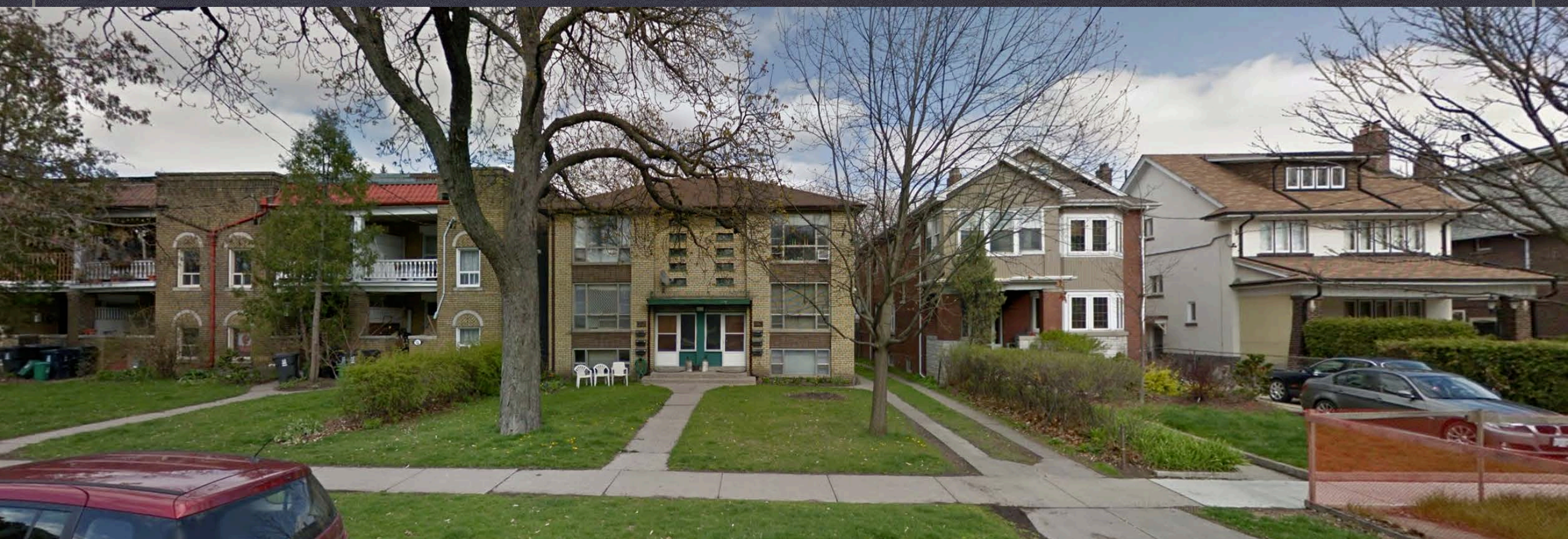
YEAH, NO.

(Midrise is NOT “Missing Middle”)



MISSING MIDDLE IS MISSING

MISSING BY DESIGN



HIGH PARK AVE

SOMETHING FOR EVERYONE



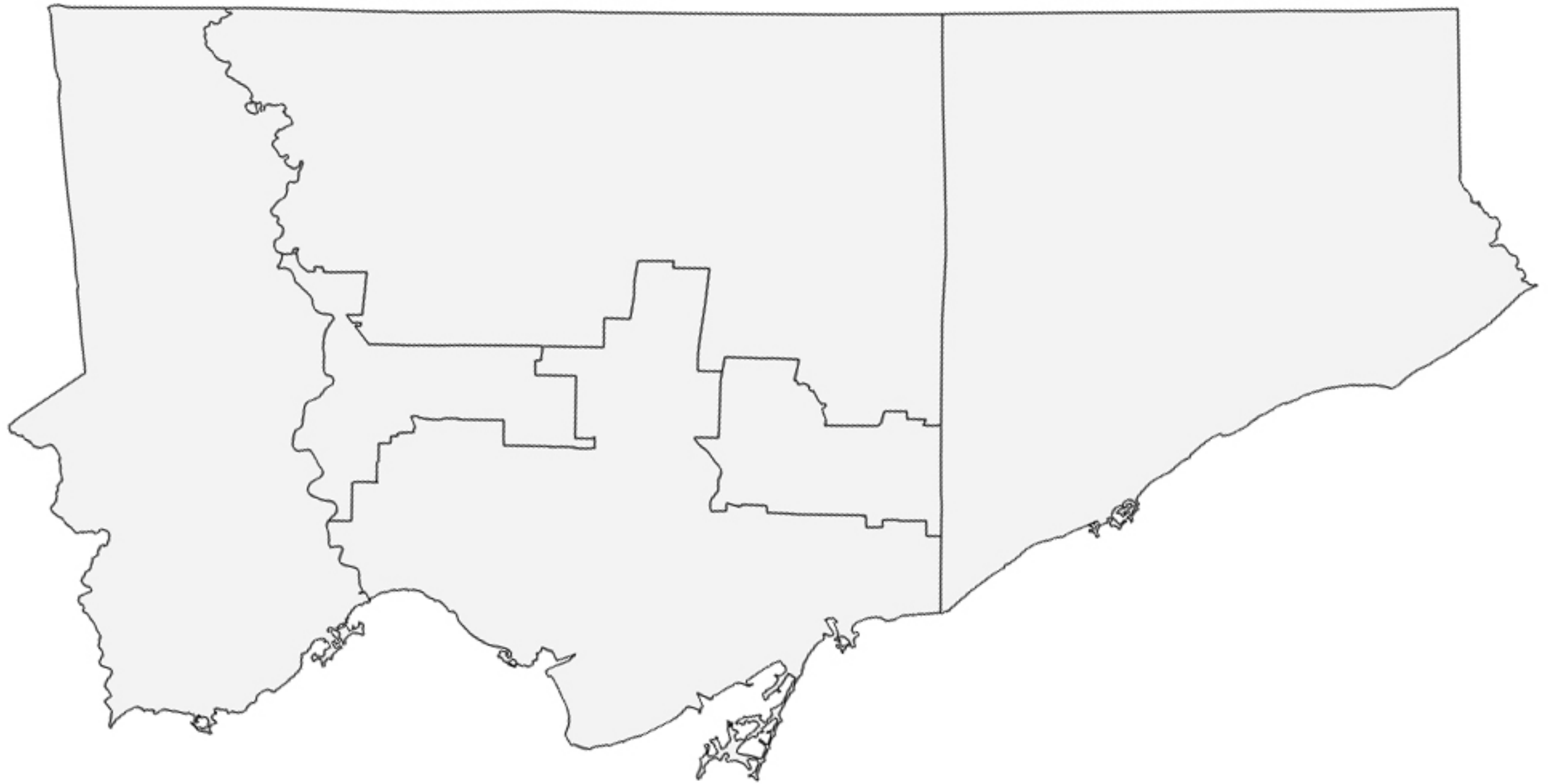
ETOBICOKE

EVEN THE SUBURBS HAVE EXAMPLES (NEED MORE THOUGH)

**LETS SAY YOU
WANT TO BUILD
A TRIPLEX**

ZONING! (AKA THE EXERCISE IN FRUSTRATION)

SERIOUSLY. JUST A HOUSE SIZED BUILDING BUT WITH 3 UNITS. NO BIGGGIE... RIGHT?



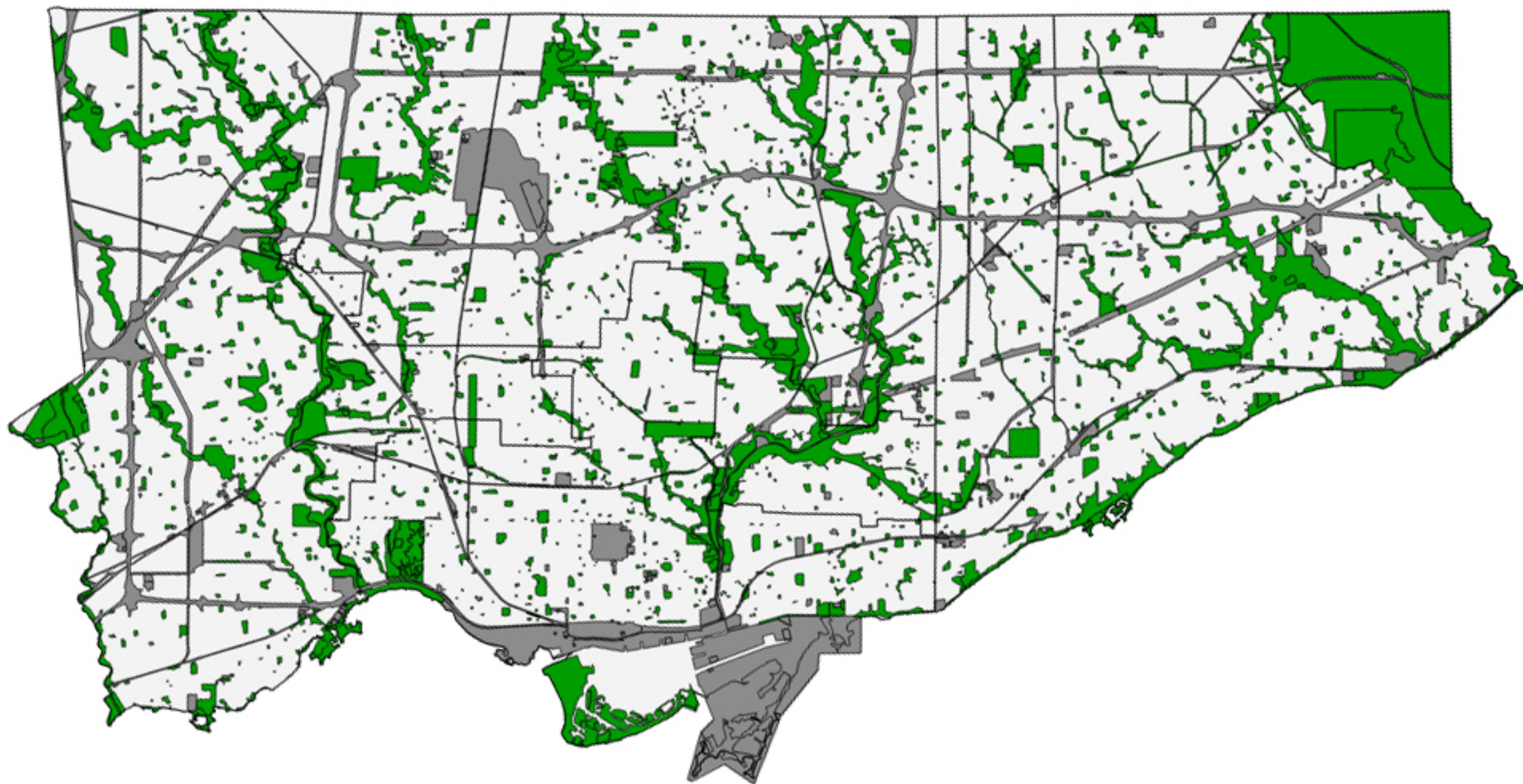
THE CITY IS SO BIG. THERE MUST BE MANY OPPORTUNITIES!

LOL



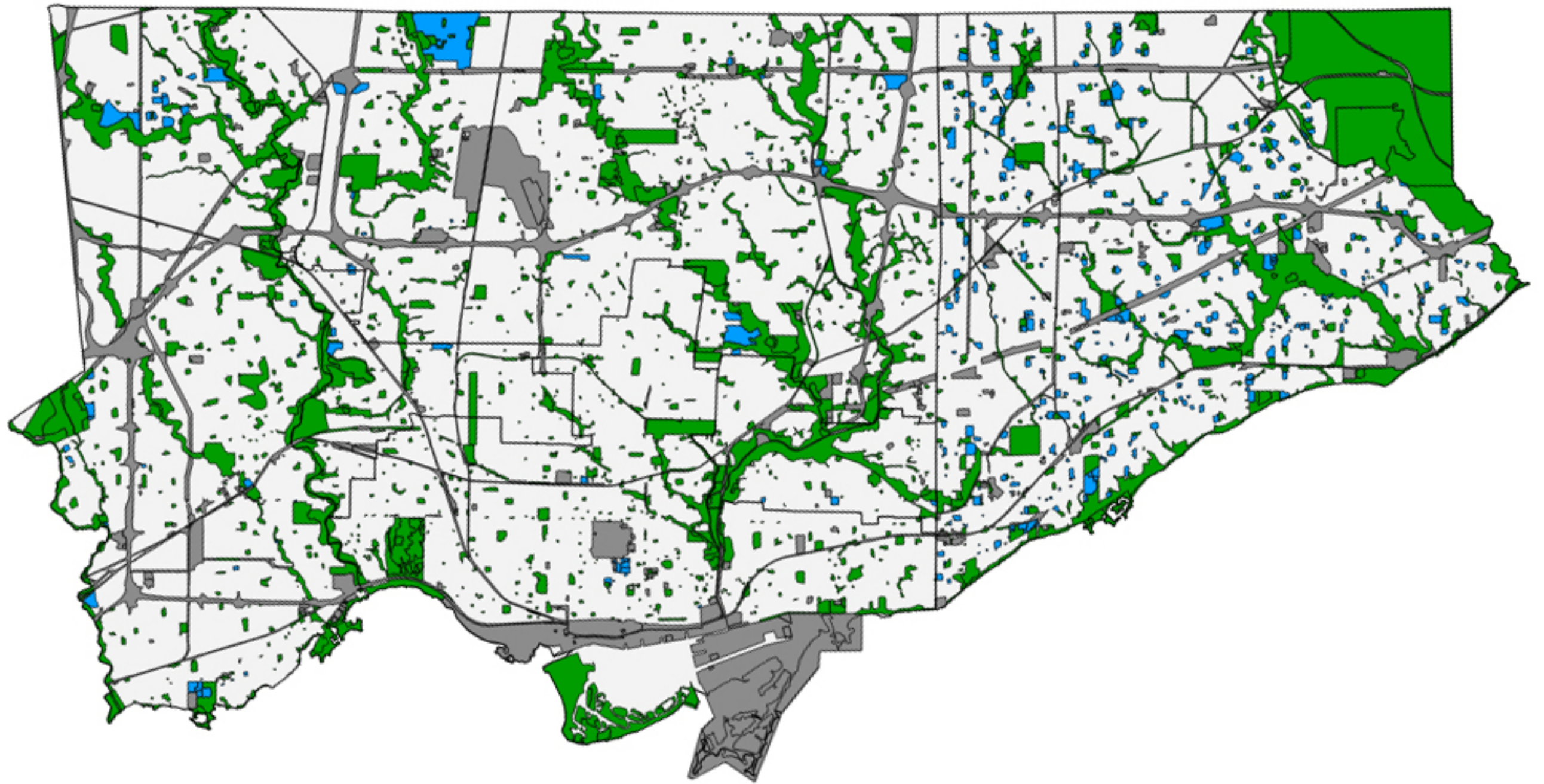
ROADS, RAILROADS, HYDRO CORRIDORS, PORTLANDS, ETC

SUBOPTIMAL



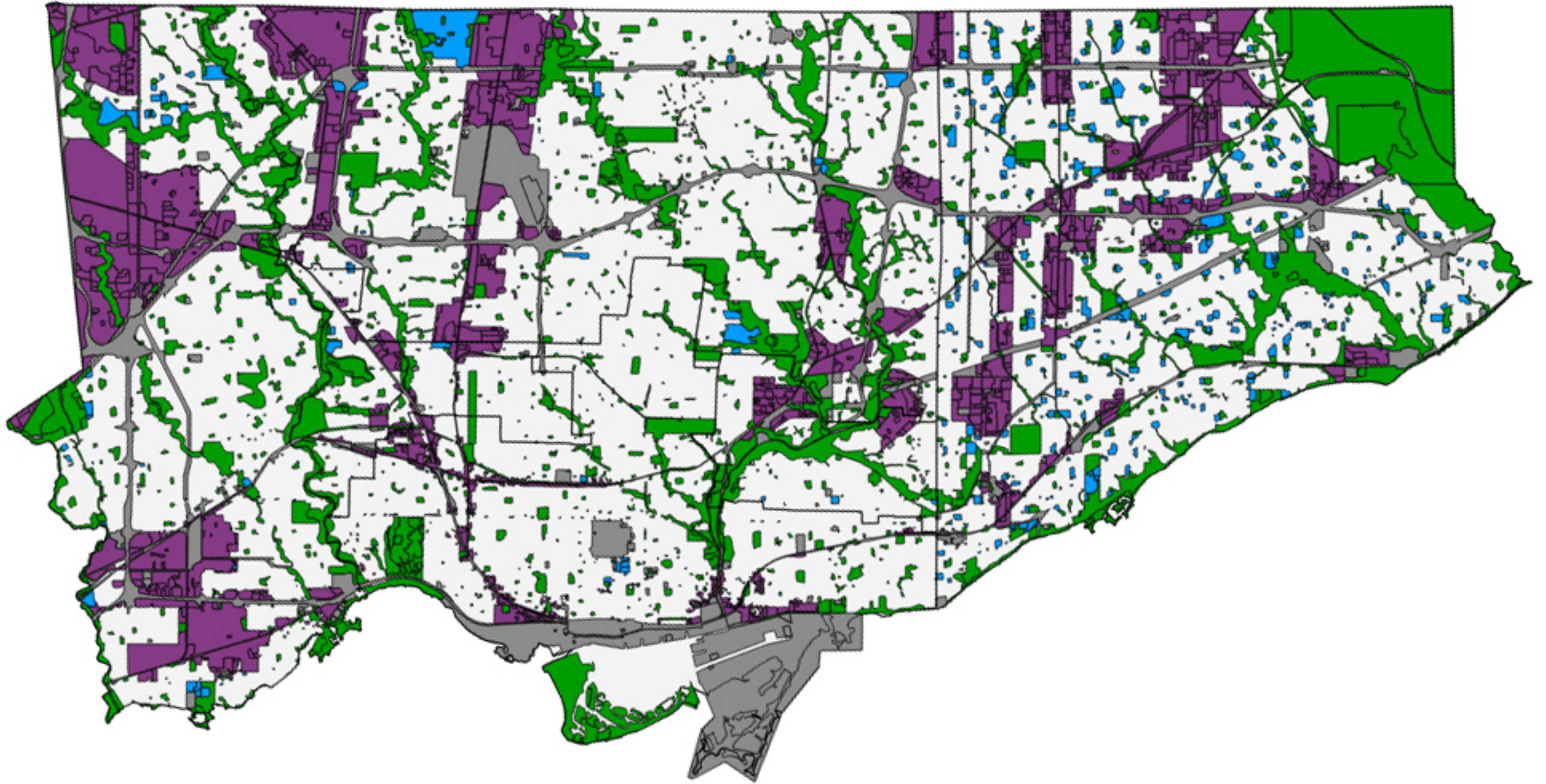
PARKS AND OPEN SPACE

YES WE HAVE SUCH THINGS, AND I THINK WE CAN ALL AGREE PUTTING HOUSES THERE ISN'T GREAT.



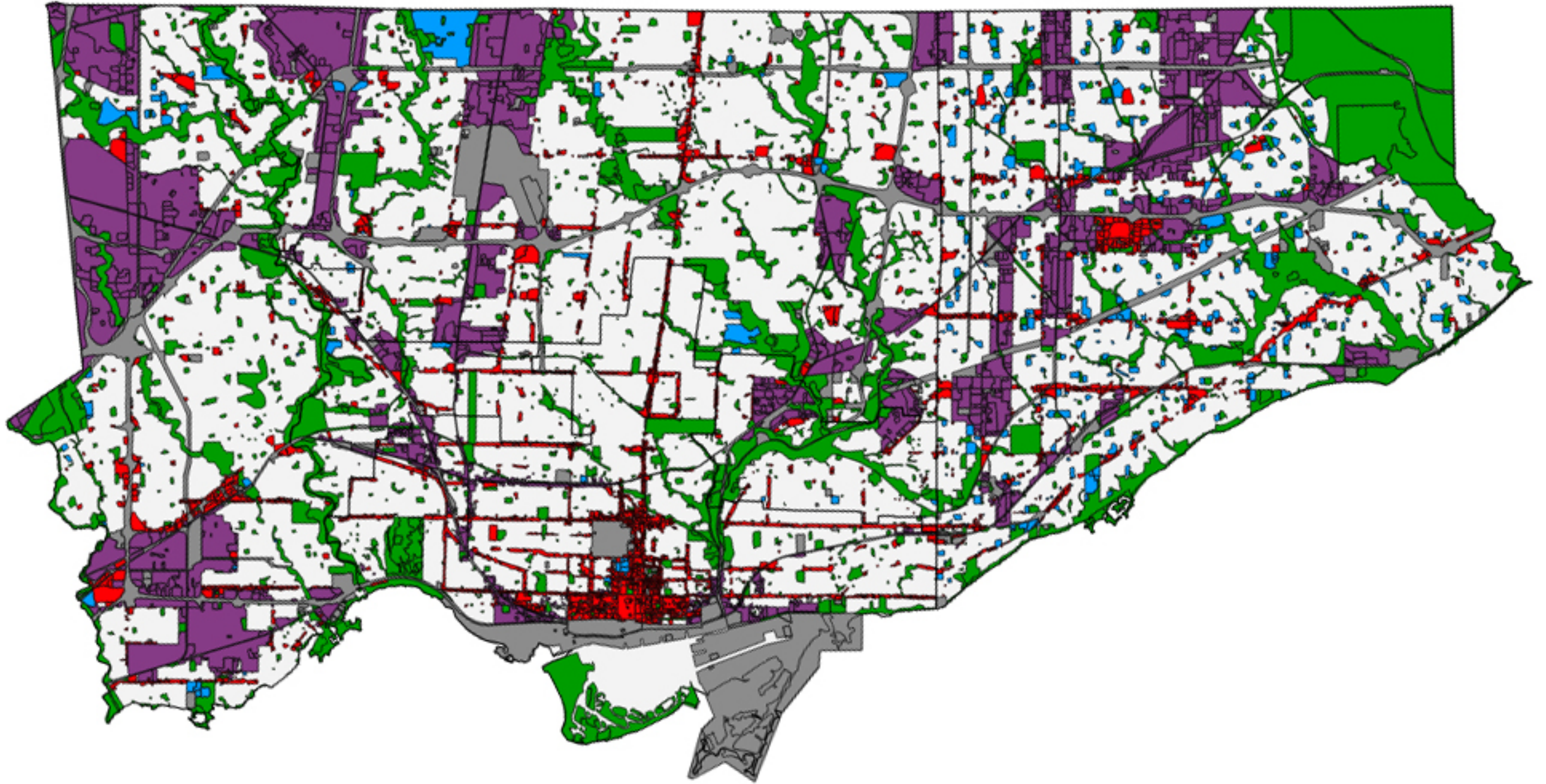
INSTITUTIONAL USES

MOSTLY YORK UNIVERSITY AND A FEW OTHER PLACES HERE AND THERE



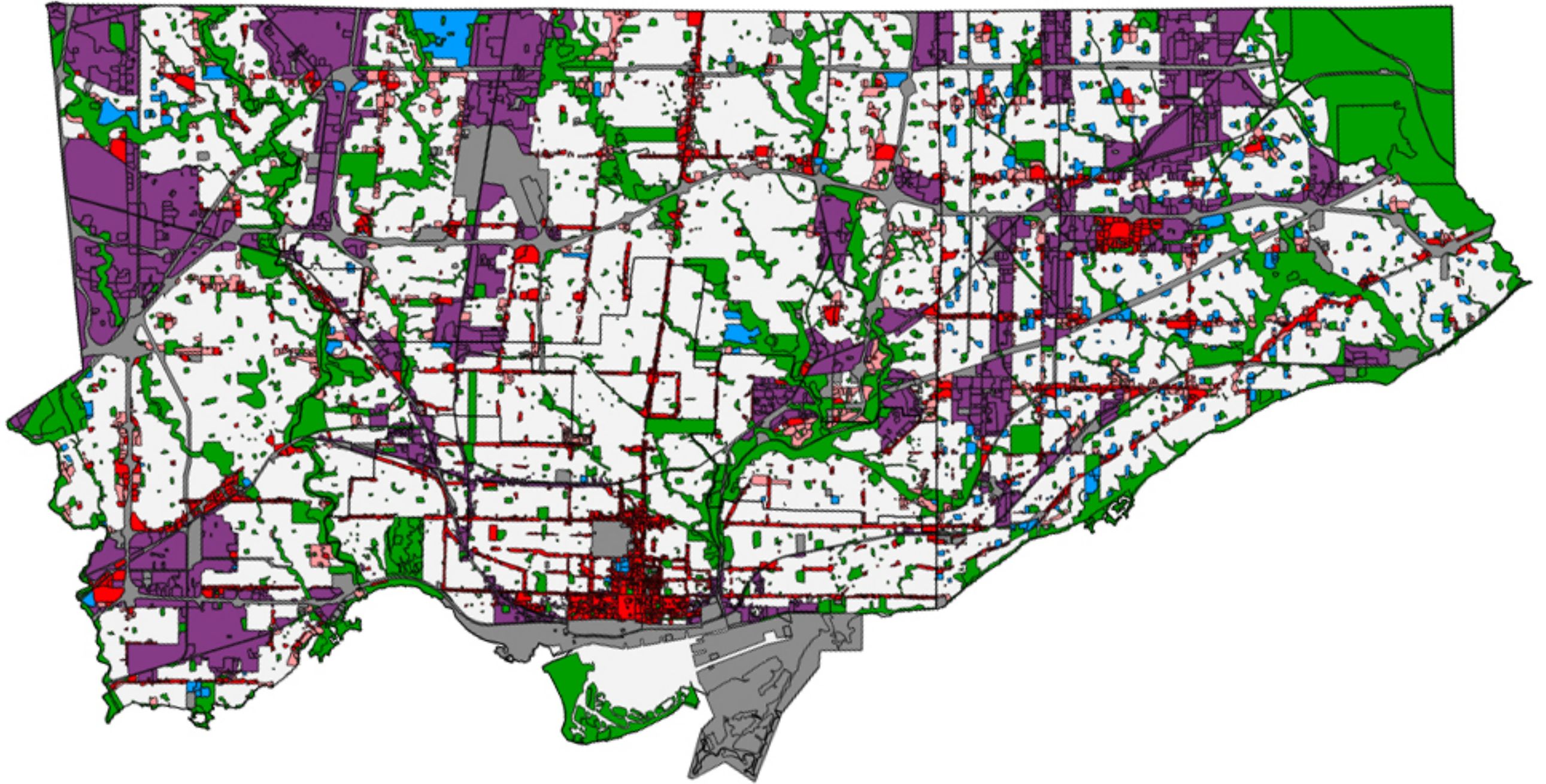
EMPLOYMENT LANDS

FORMERLY KNOWN AS INDUSTRIAL. STRONGLY PROTECTED AT PROVINCIAL AND MUNICIPAL LEVEL (GOOD).



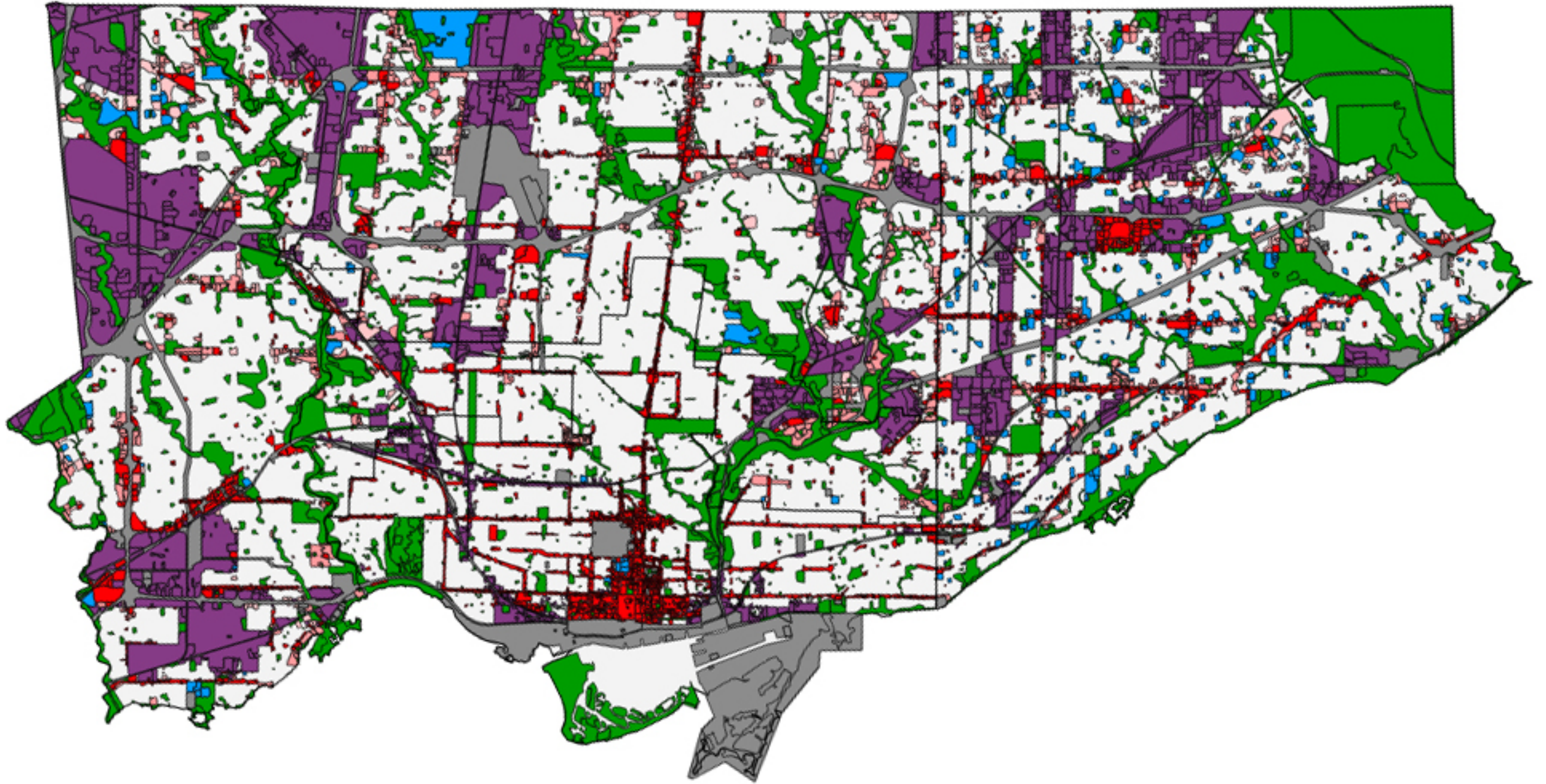
COMMERCIAL

THIS INCLUDES MIXED USE LANDS. MOSTLY ALONG CORRIDORS AND SCATTERED POCKETS.



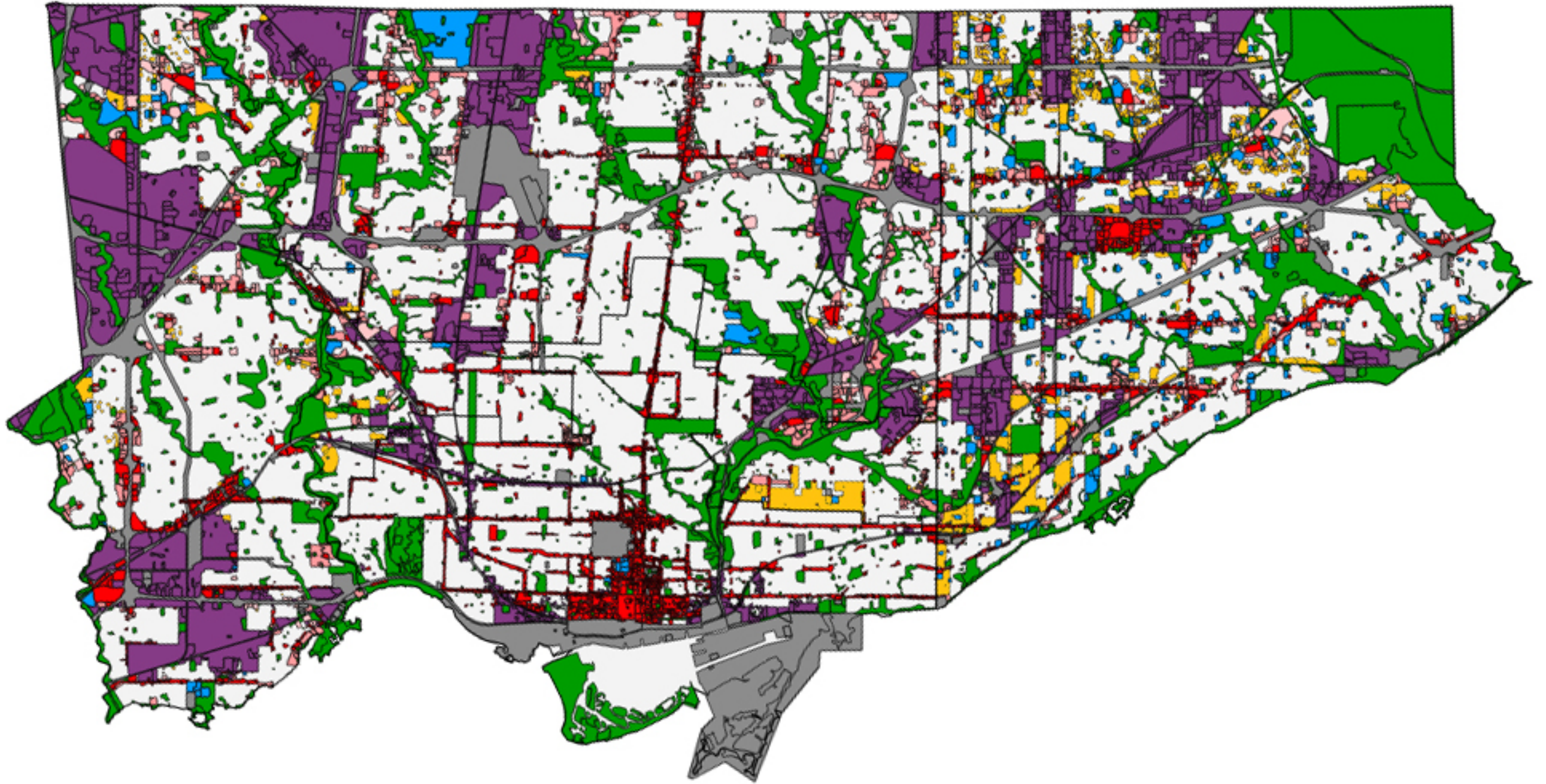
APARTMENT ZONING

PLACES LIKE THORNCLIFFE PARK. FEWER OF THESE AREAS THAN YOU MIGHT THINK.



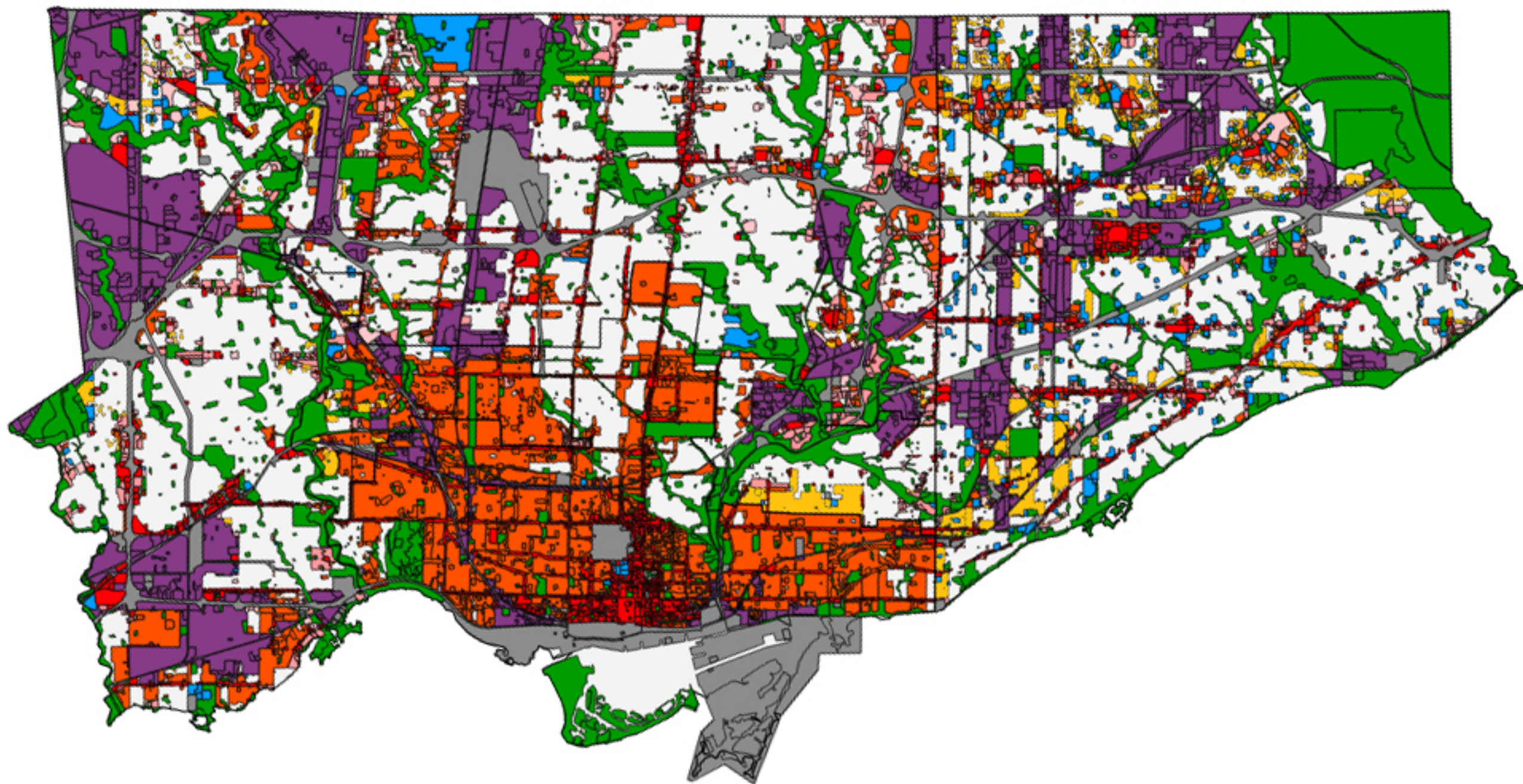
TOWNHOUSE ZONING

GET OUT THE MAGNIFYING GLASS



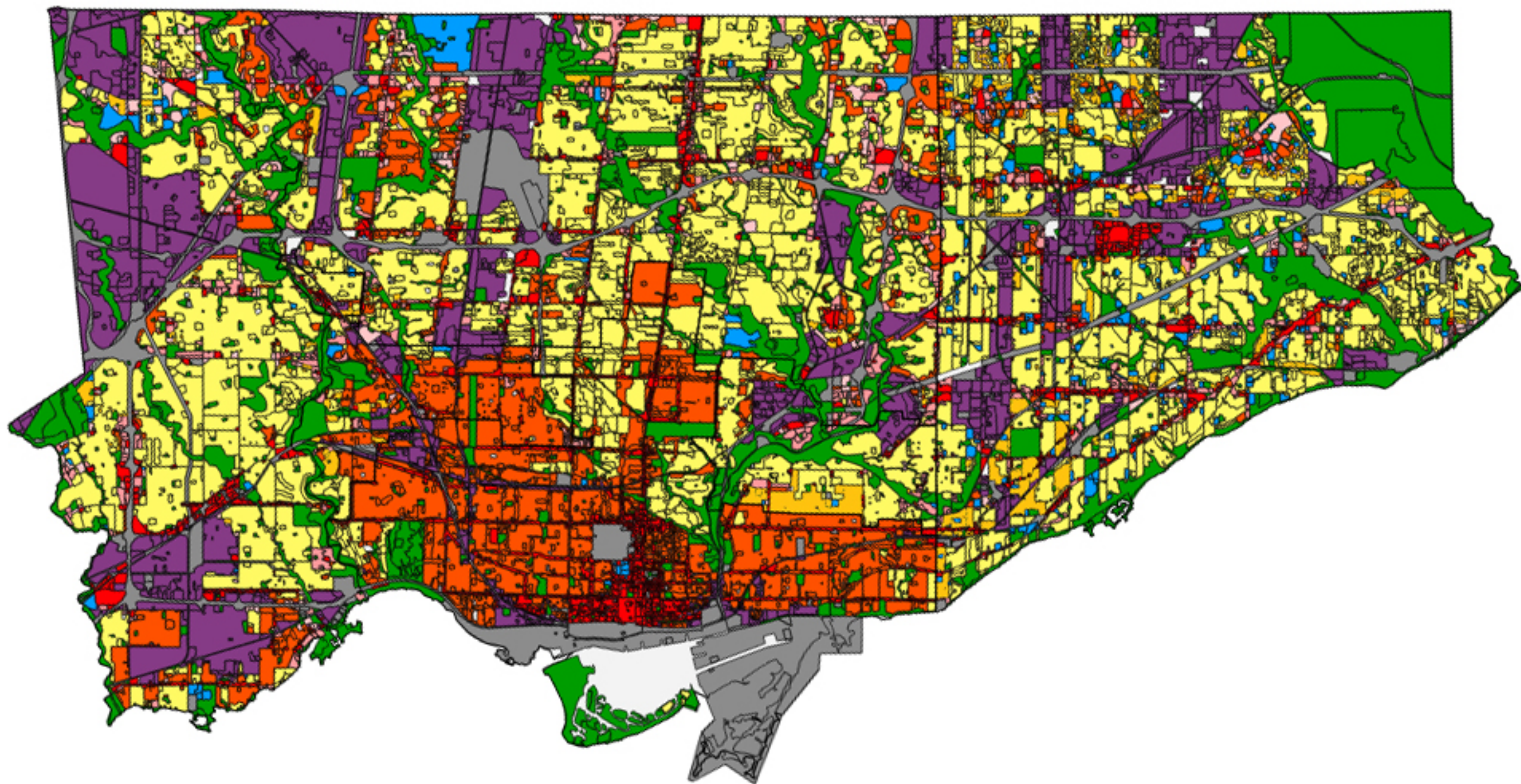
SEMI-DETACHED ZONING

NOT A LOT... BUT SOME GOOD POCKETS. STILL NO TRIPLEXES... BUT STILL LOTS OF LAND AVAILABLE RIGHT? LOL



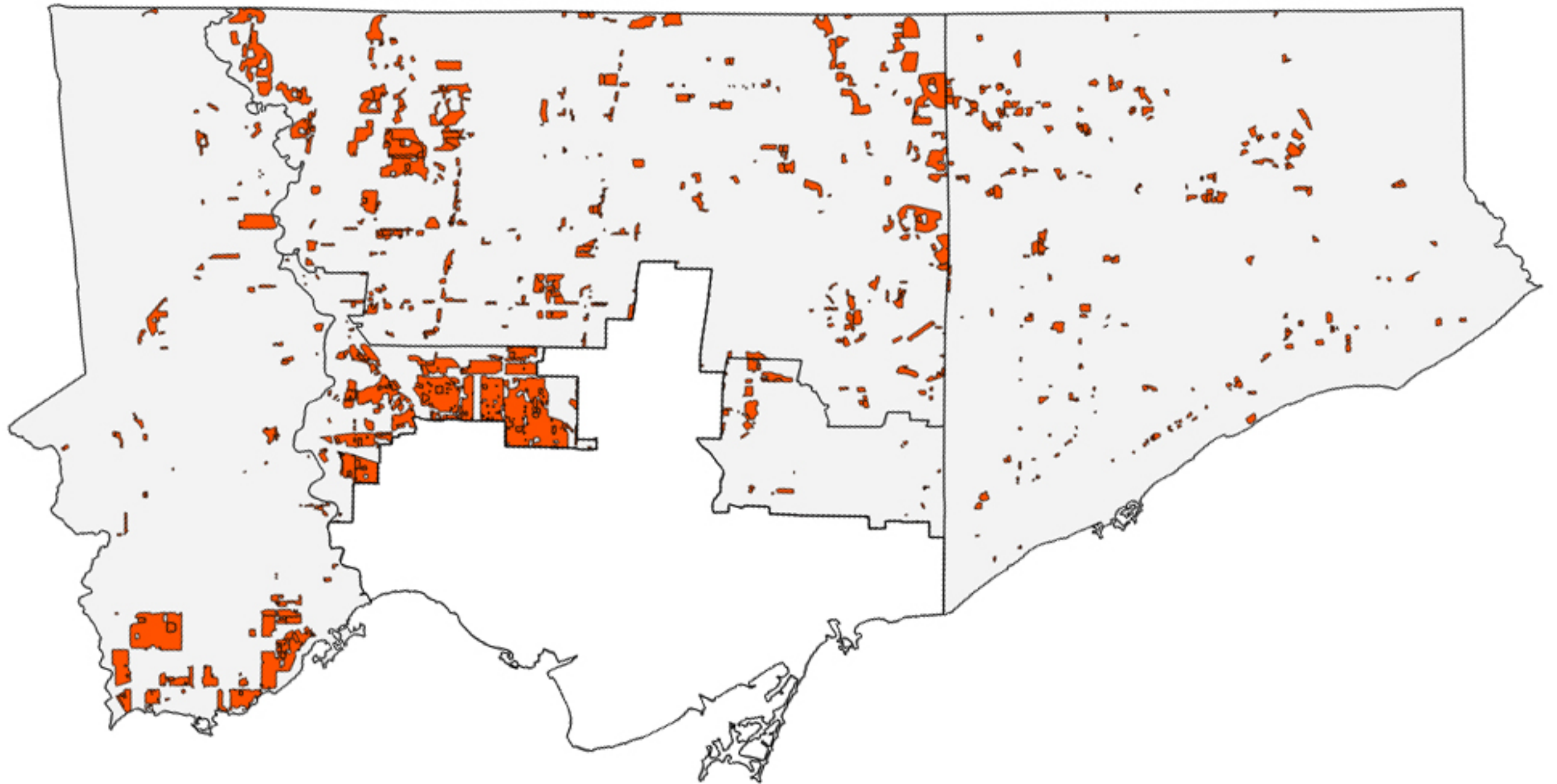
FINALLY! ZONING THAT ALLOWS TRIPLEXES (AND OTHER TYPES)

...UM... BUT WHAT ABOUT ALL THE REST? SURELY THAT CAN'T BE...



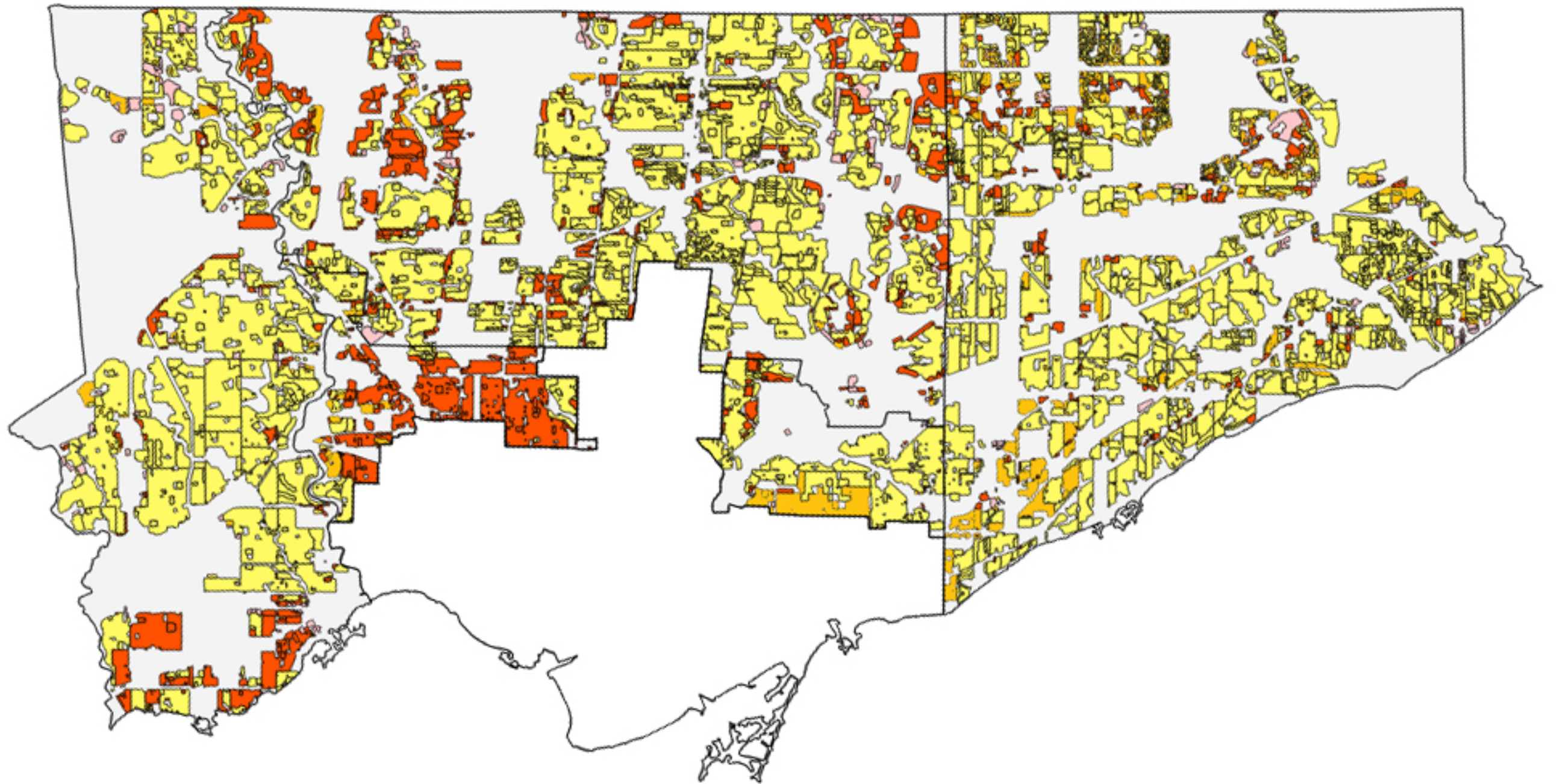
THE SUPERYELLOWBELT: SINGLE DETACHED HOUSES ONLY

WOWZA. OVER 60% OF ALL RESIDENTIALLY ZONED LANDS IN TORONTO.



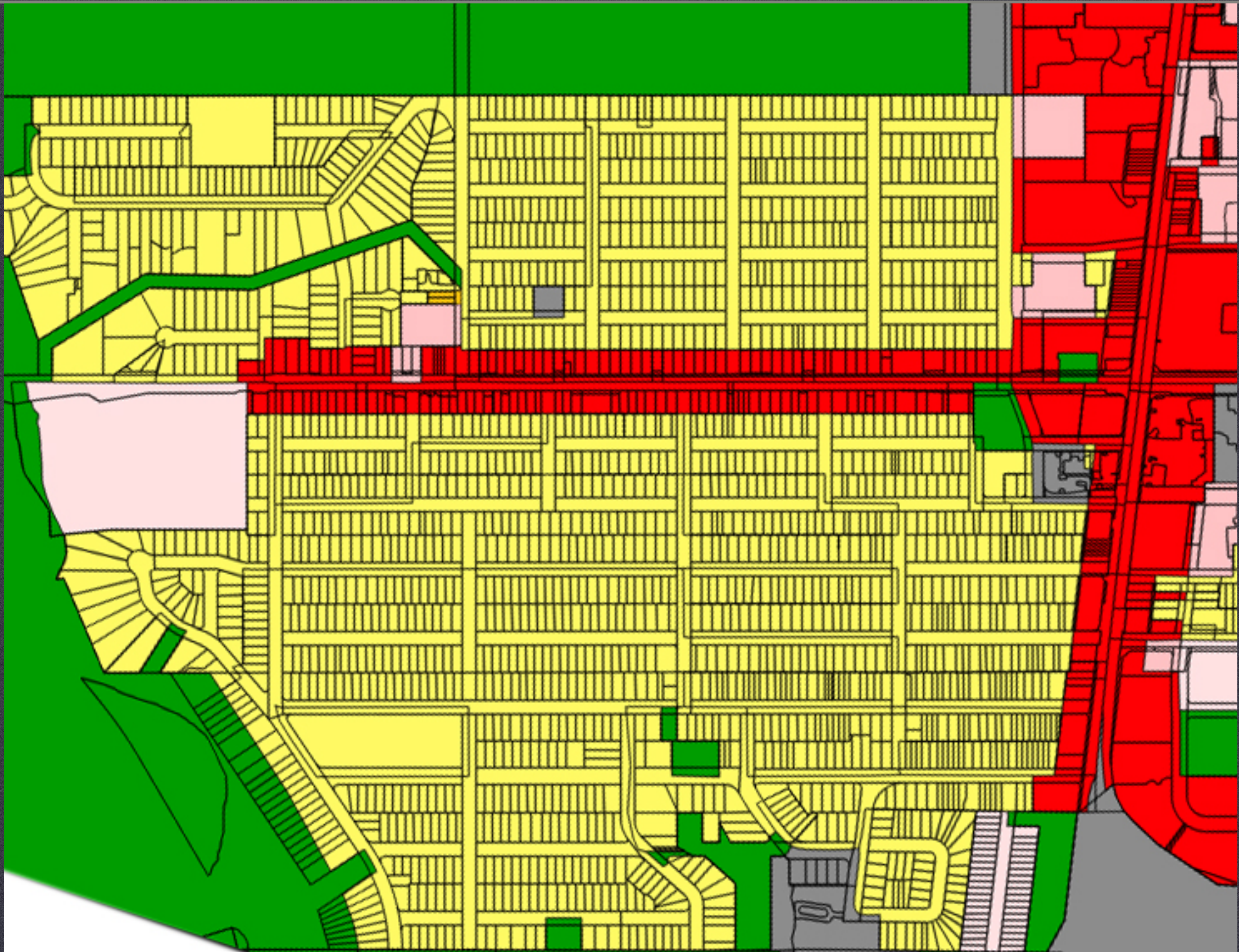
OUTSIDE OF OLD CITY OF TORONTO: MULTIPLE UNIT DESERT

THIS OVERESTIMATES THE AVAILABILITY OF LAND. IN YORK THERE ARE FURTHER RESTRICTIONS.



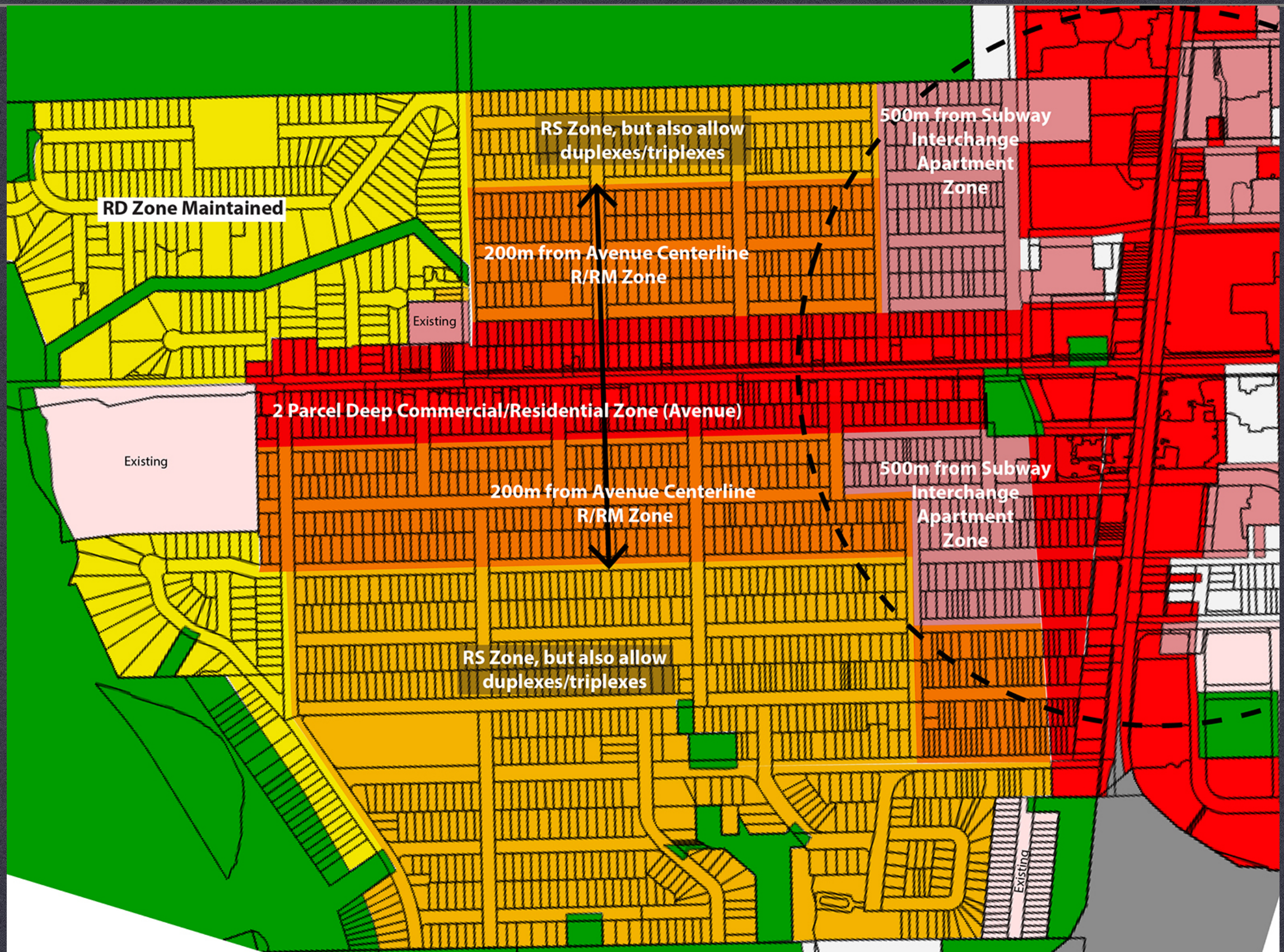
OUTSIDE OF OLD CITY OF TORONTO: SINGLE DETACHED OPTIONS

THE LAND OF PLENTY



ZONING - THE SUPERYELLOWBELT

YEAH, NO.



YELLOWBELT REPAIR

Complete communities

Aging in place

Support local commercial

Makes use of existing parks

Supports transit

Sprawl repair

Provide a variety of housing types and costs

Reduce need to drive

Increase school enrolment

More Equitable Access to Neighbourhoods

and other good stuff too.

TO WHAT END?

ALL THE ENDS!