THE YELLOW BELT

PROTECTING THE OVERPROTECTED

Galbraith & Associates
small project urban planning services
WHERE ARE YOU SUPPOSED TO WANT TO BUILD

OFFICIAL PLAN - MAP 2
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

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HIGH PARK AVE
SOMETHING FOR EVERYONE
ETOBICOKE

EVEN THE SUBURBS HAVE EXAMPLES (NEED MORE THOUGH)
ZONING! (AKA THE EXERCISE IN FRUSTRATION)

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

LETS SAY YOU WANT TO BUILD A TRIPLEX
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

:-)
TO WHAT END?
ALL THE ENDS!

Complete communities
Support local commercial
Supports transit
Provide a variety of housing types and costs
Increase school enrolment

Aging in place
Makes use of existing parks
Sprawl repair
Reduce need to drive
More Equitable Access to Neighbourhoods
and other good stuff too.