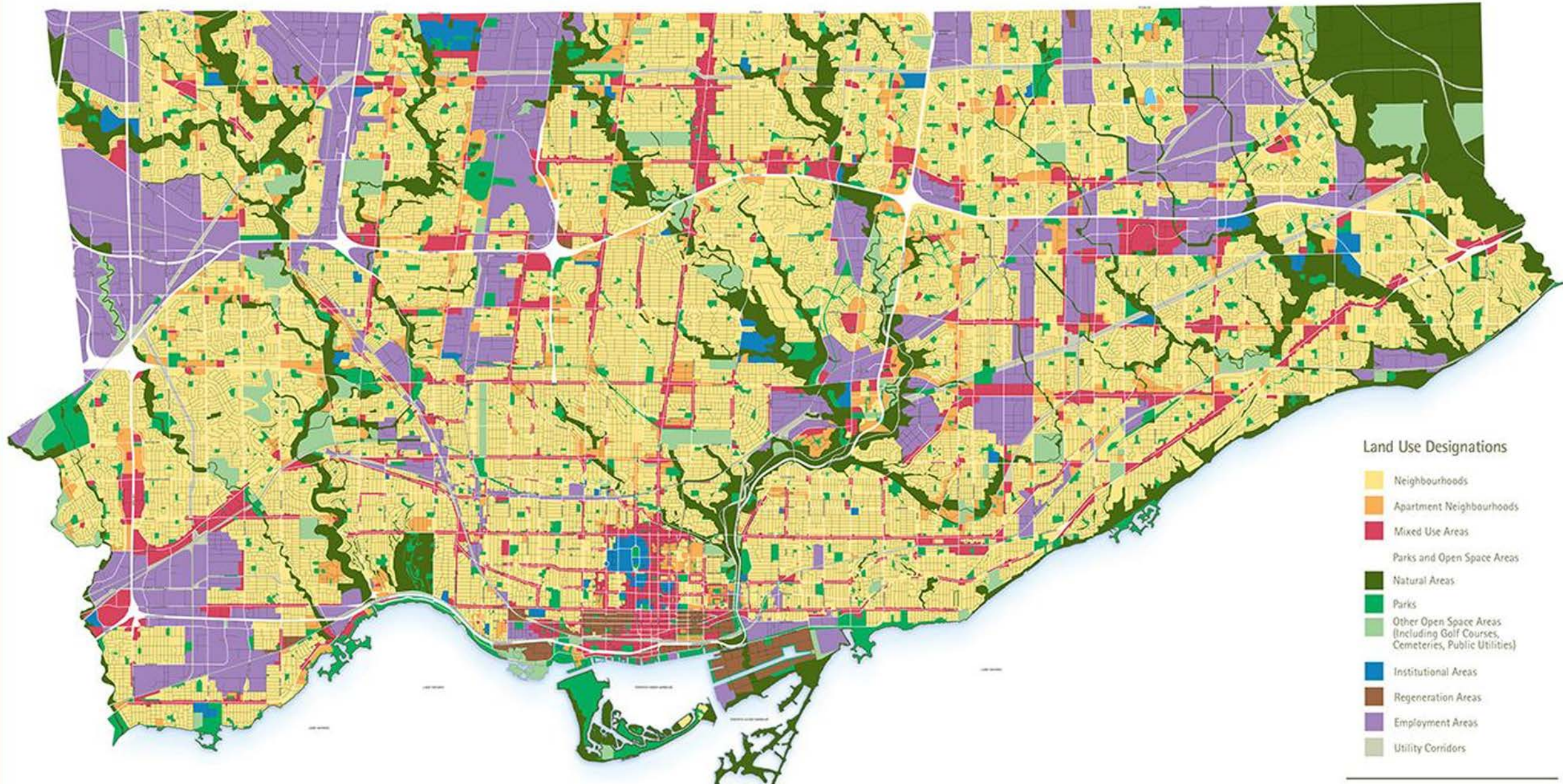


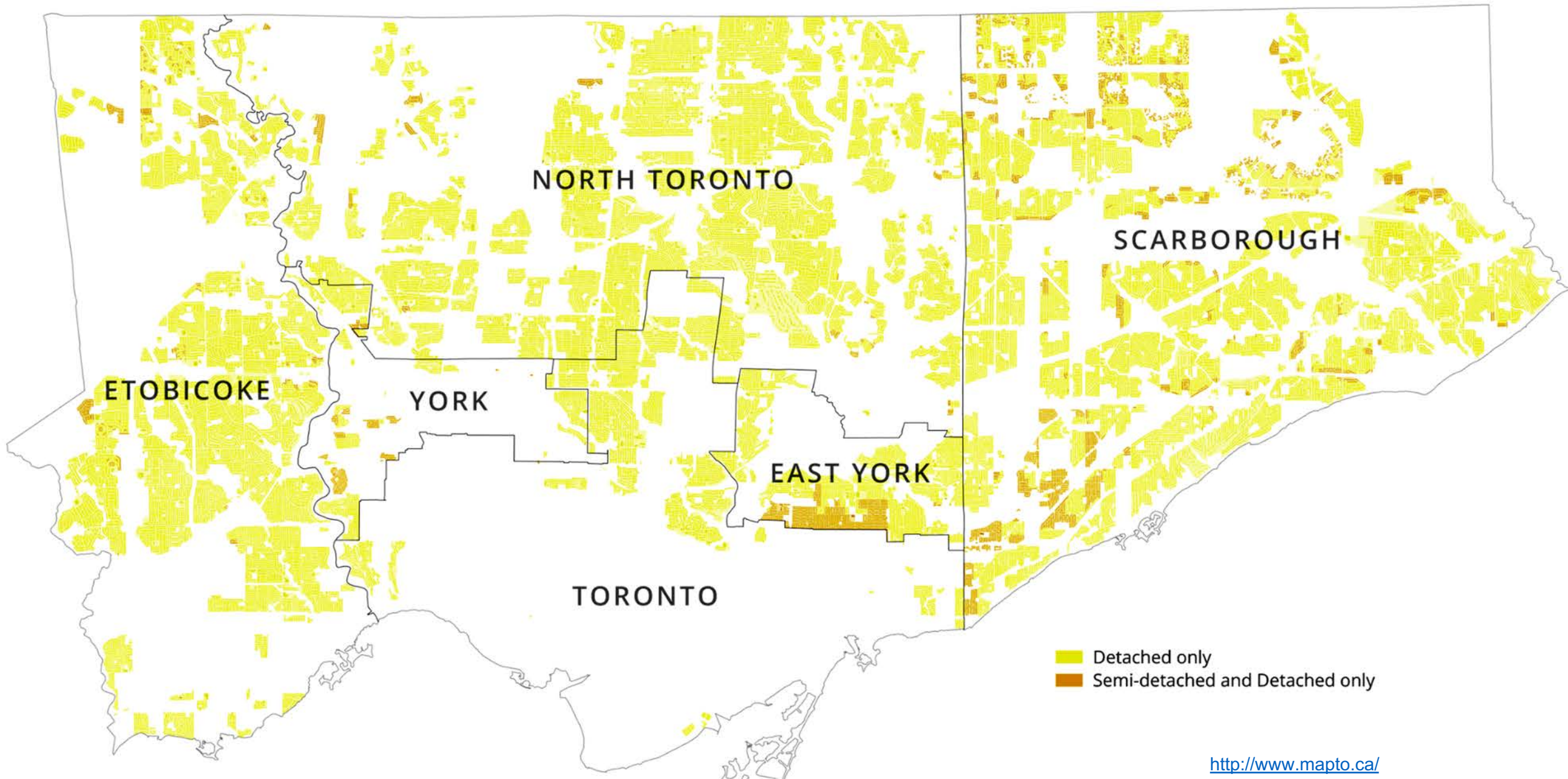
# Process and Approvals

for Missing Middle Housing

# THE OFFICIAL PLAN



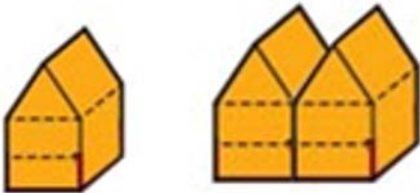
# THE YELLOWBELT



# NEIGHBOURHOOD ZONES

## RS, RD

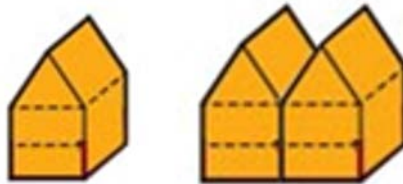
permits a range of single detached, semi-detached, building forms



Most Restrictive

## RT, RM

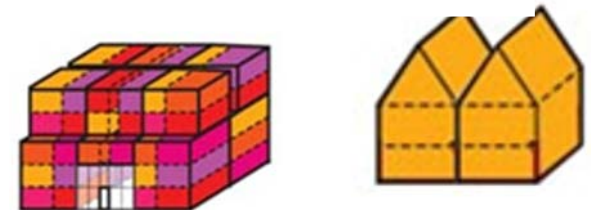
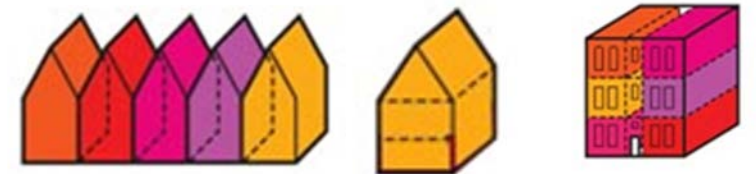
permits a range of single detached, semi-detached and townhouse building forms



Less Permissive

## R

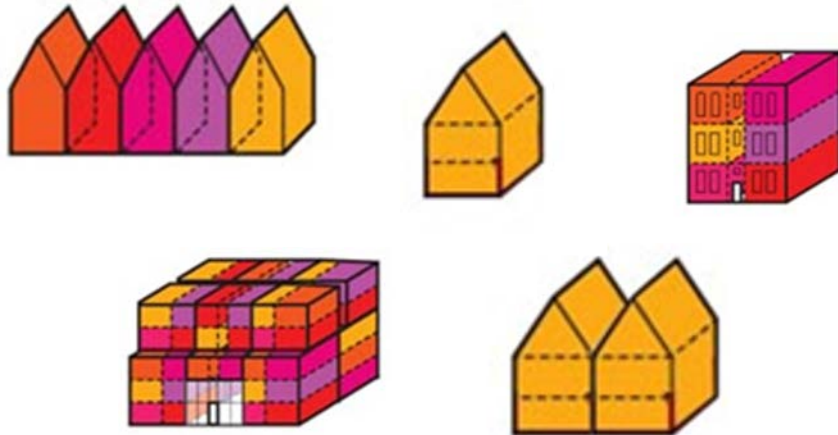
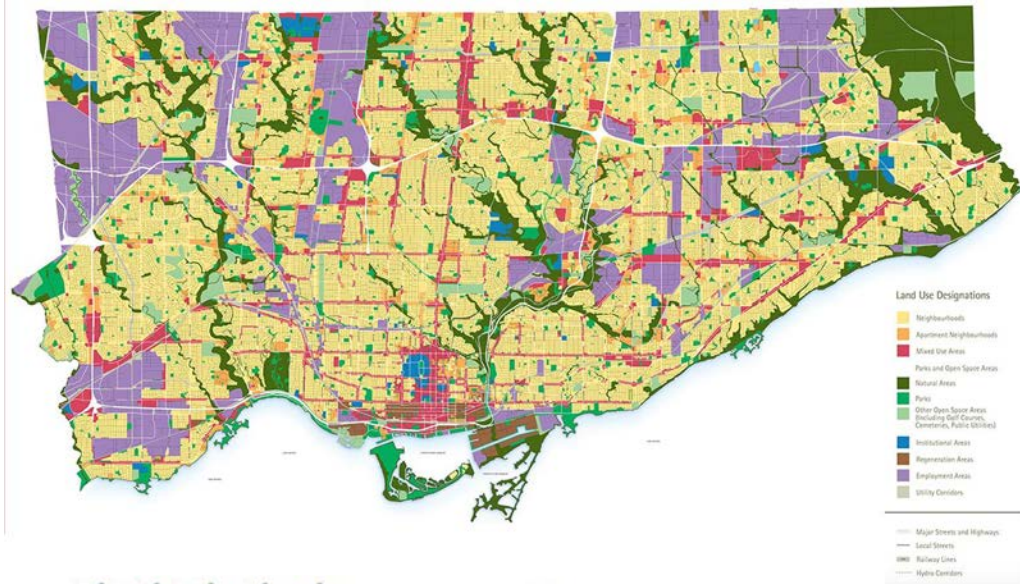
permits a range of single detached, semi-detached, townhouse, duplex, triplex, fourplex and apartment building forms (RM) with conditions



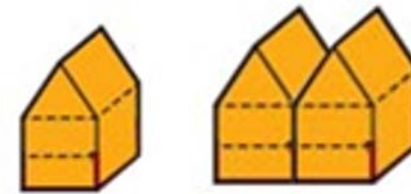
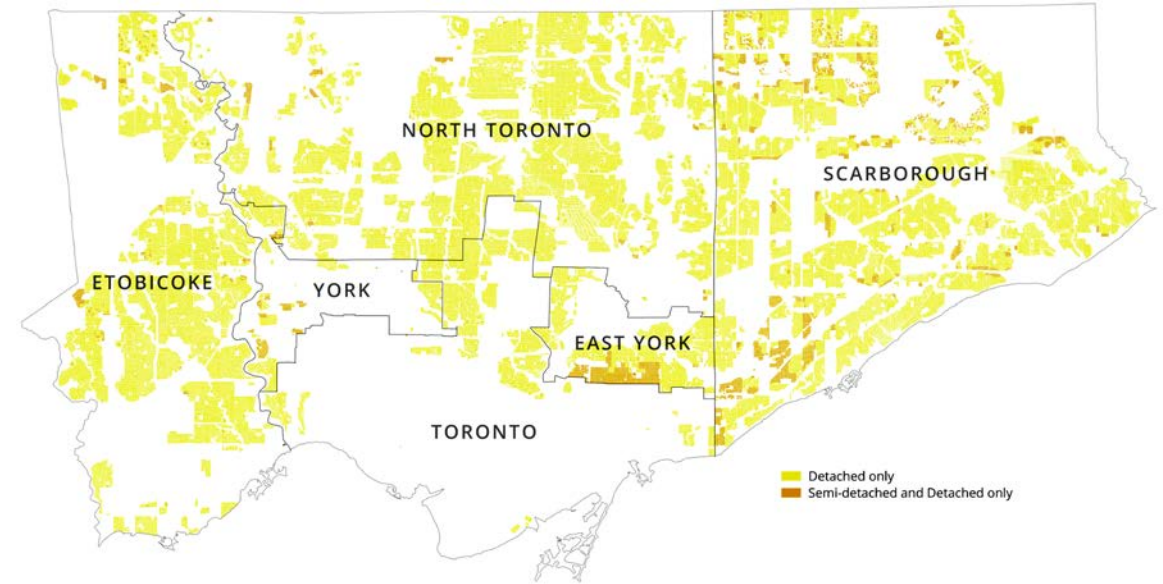
Most Permissive

# THE PROBLEM

## WHAT WE WANT



## WHAT WE GET



Pre-application Consultation

Official Plan Amendment

Zoning By-law  
Amendment Application

Public Consultation

Committee of  
Adjustment

Approval of Consent  
Conditions

Site Plan Control Application

Building Permit Application

Local Planning Appeal Tribunal  
(LPAT)

# Approval Process

3 to 8 steps for a 'missing middle' project

**6-24  
months**

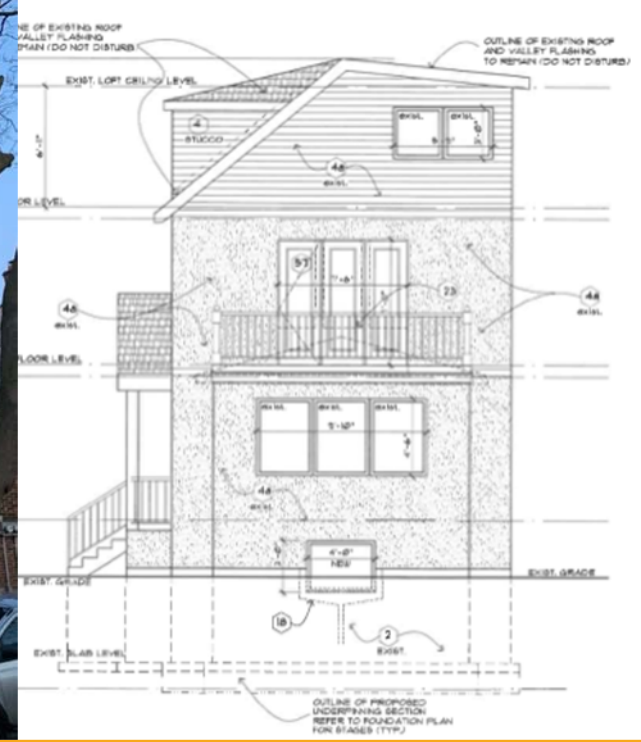
Time

**Developer Charges up to**

**\$66K /unit**

**after 2nd or 3rd\***

Cost



# Case Studies

Stories of the approval process

# WHAT TODAY'S ZONING DOES WELL

- Opportunity for community feedback in every project
- Incremental - fewer big moves means fewer big mistakes

## Office Consolidation

### CITY OF TORONTO - Zoning By-law

#### BY-LAW NO. 569-2013

Last Updated: May 1, 2020

\*\*\*\*\*

LPAT/OMB File: PL130592

This office consolidation includes all Local Planning Appeal Tribunal/Ontario Municipal Board (LPAT/OMB) decisions issued up to the date of consolidation.

#### Explanatory Note:

The portions of this By-law that are highlighted bright yellow were enacted by City Council May 9, 2013 and are under appeal at the LPAT/OMB and are not in full force and effect.

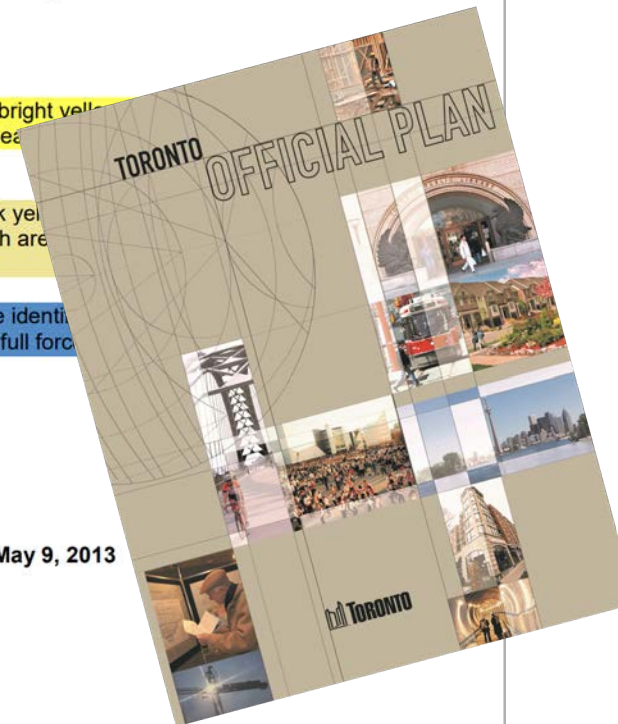
The portions of this By-law that are shaded dark yellow were enacted by City Council after May 9, 2013 which are under appeal at the LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded blue identify provisions enacted by City Council after May 9, 2013 which are not in full force and effect.

\*\*\*\*\*

#### Part 1 of 3

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013



# LESSONS LEARNED



# LESSONS LEARNED

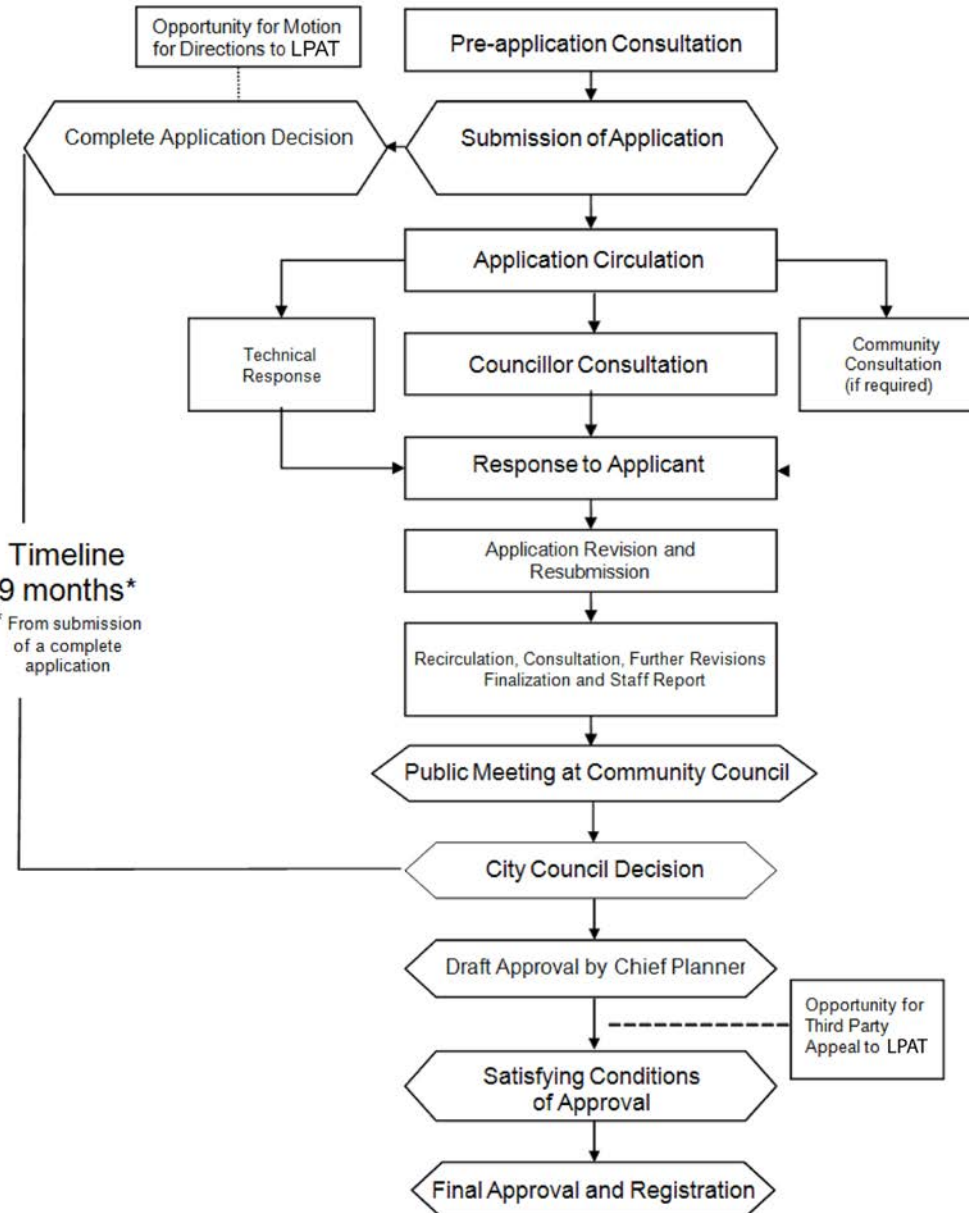


# LESSONS LEARNED

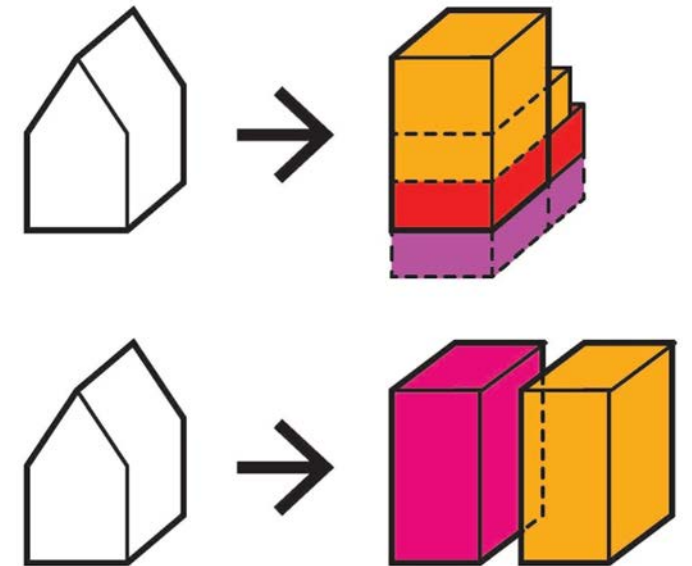
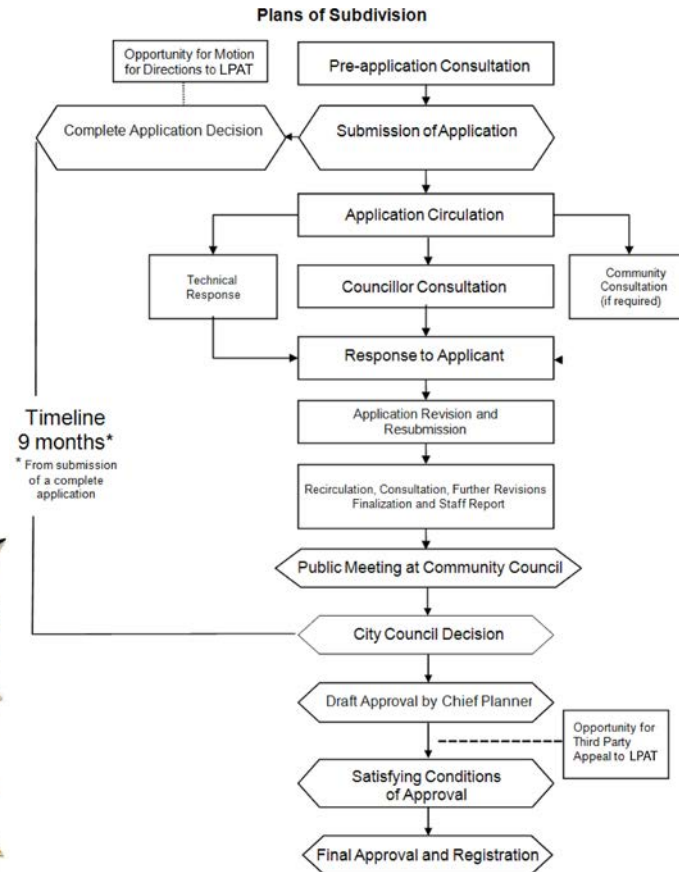


# LESSONS LEARNED

## Plans of Subdivision



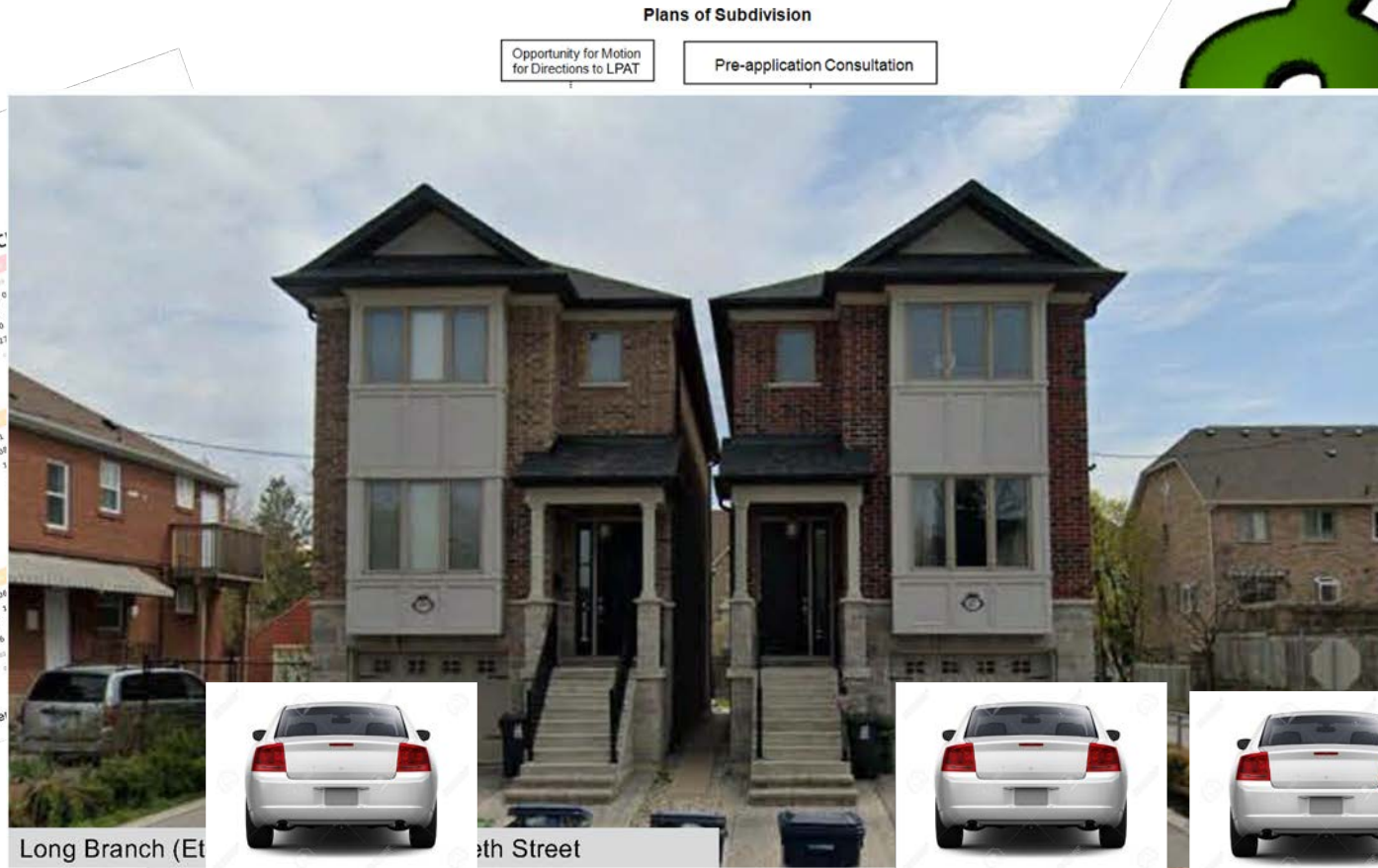
# LESSONS LEARNED



# LESSONS LEARNED



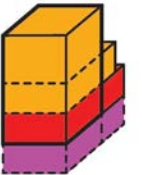
# LESSONS LEARNED



Long Branch (Et



th Street

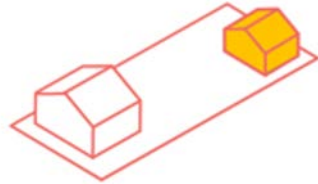


# Alternatives

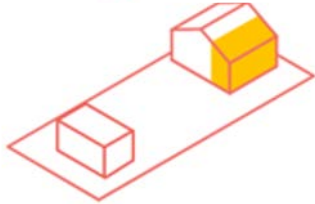
Ideas from away

# ACCESSORY DWELLING UNITS

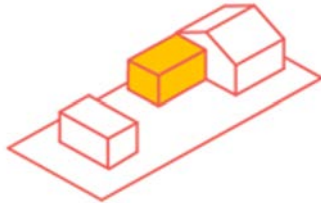
Garage Conversion



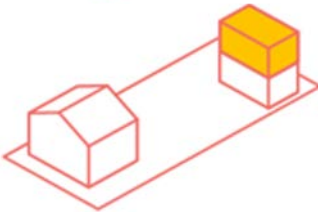
Home Conversion



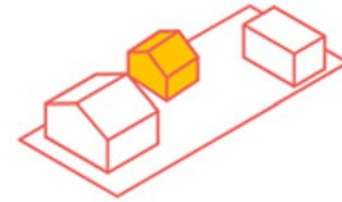
Addition to Home



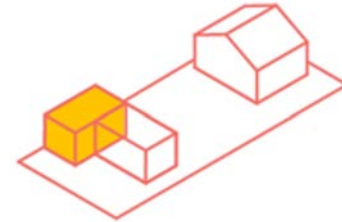
Addition Above Garage



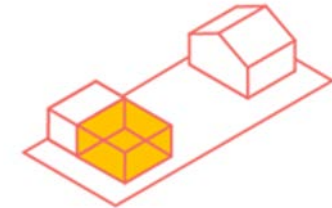
New Detached ADU



Addition to Garage



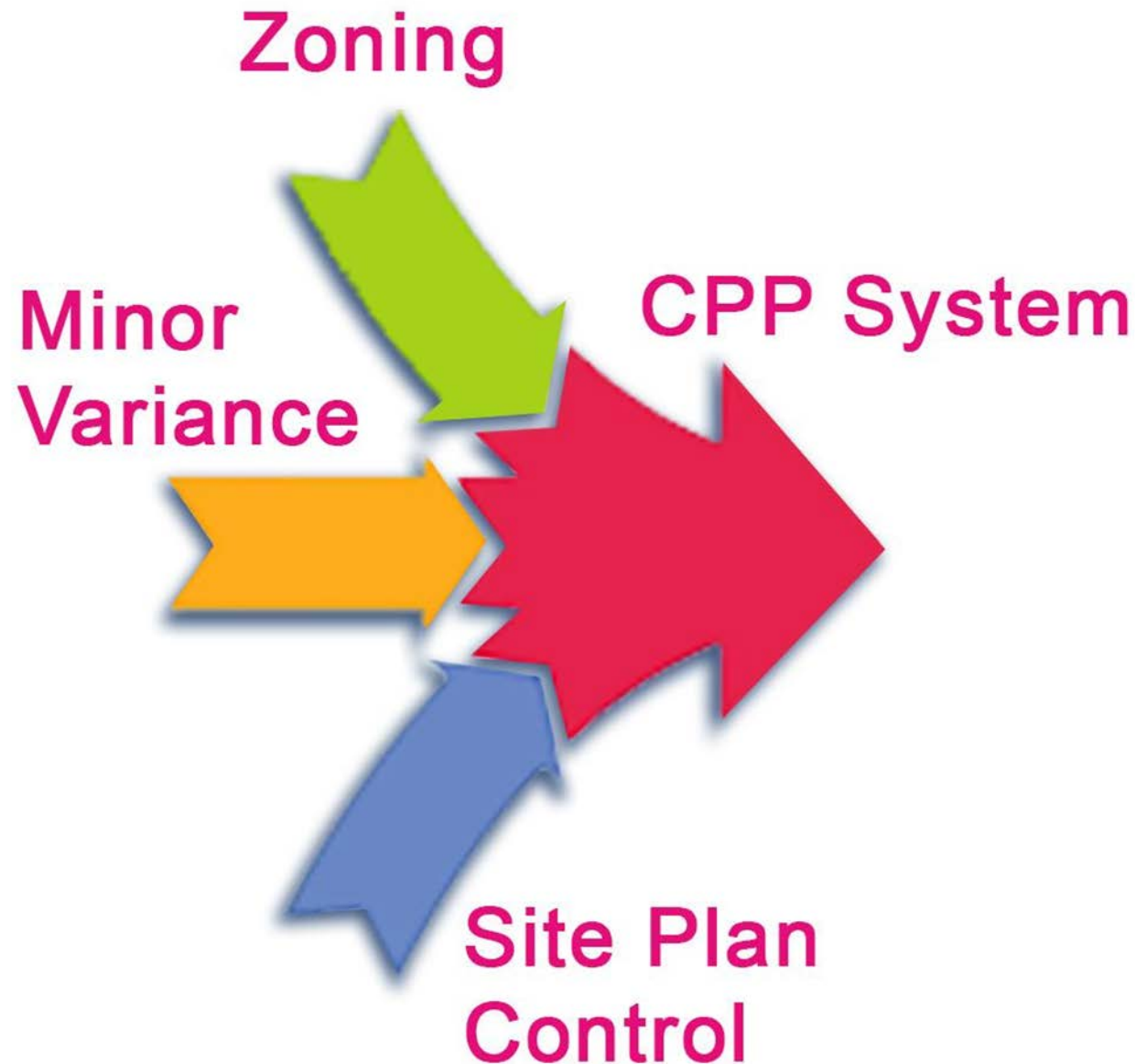
Attached to Garage



Approval Process - ADUs - Los Angeles:

**1 day to  
6 months**

# COMMUNITY PLANNING PERMIT SYSTEM



## What is it?

- A by-law that establishes a collective local vision for a neighbourhood

## What does it do?

- comprehensively controls more of the details that the community cares about

## What does it solve?

- It reduces the community friction and conflict in the rezoning process.
- firm and predictable timelines reduce delays, result in cost savings
- more community expectations are achieved

**Dependant on a good vision and community consensus!**

# COMMUNITY PLANNING PERMIT SYSTEM

How this system can help to address many of the community concerns identified...

1



Community **engagement**  
at the outset before the  
system is in place

2



**Agreement** on vision of  
neighbourhood character  
including tree canopy, building  
heights, materiality, etc.

3



**Simplified** procedure that ensures  
the vision for the neighbourhood is  
maintained with every application

# CLOSING THOUGHTS

- How do you see your neighbourhood evolving?
- Is your vision for your neighbourhood the same as your neighbours?
- What values can gentle density bring to your neighbourhood?
- What would make it easier for you to consider building gentle density in to your property?
- What is the right balance of planning regulation and local decision making through public engagement?



