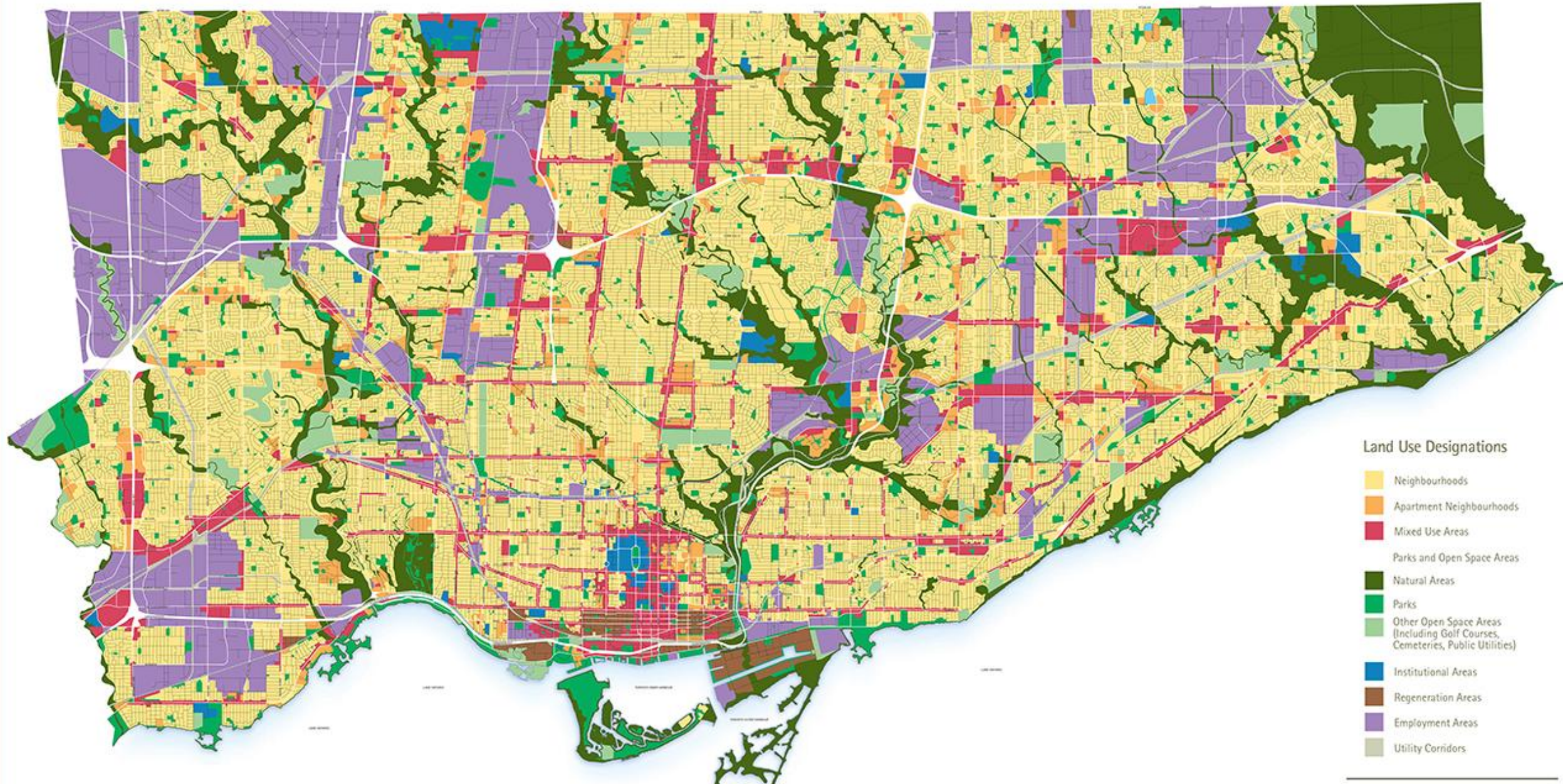


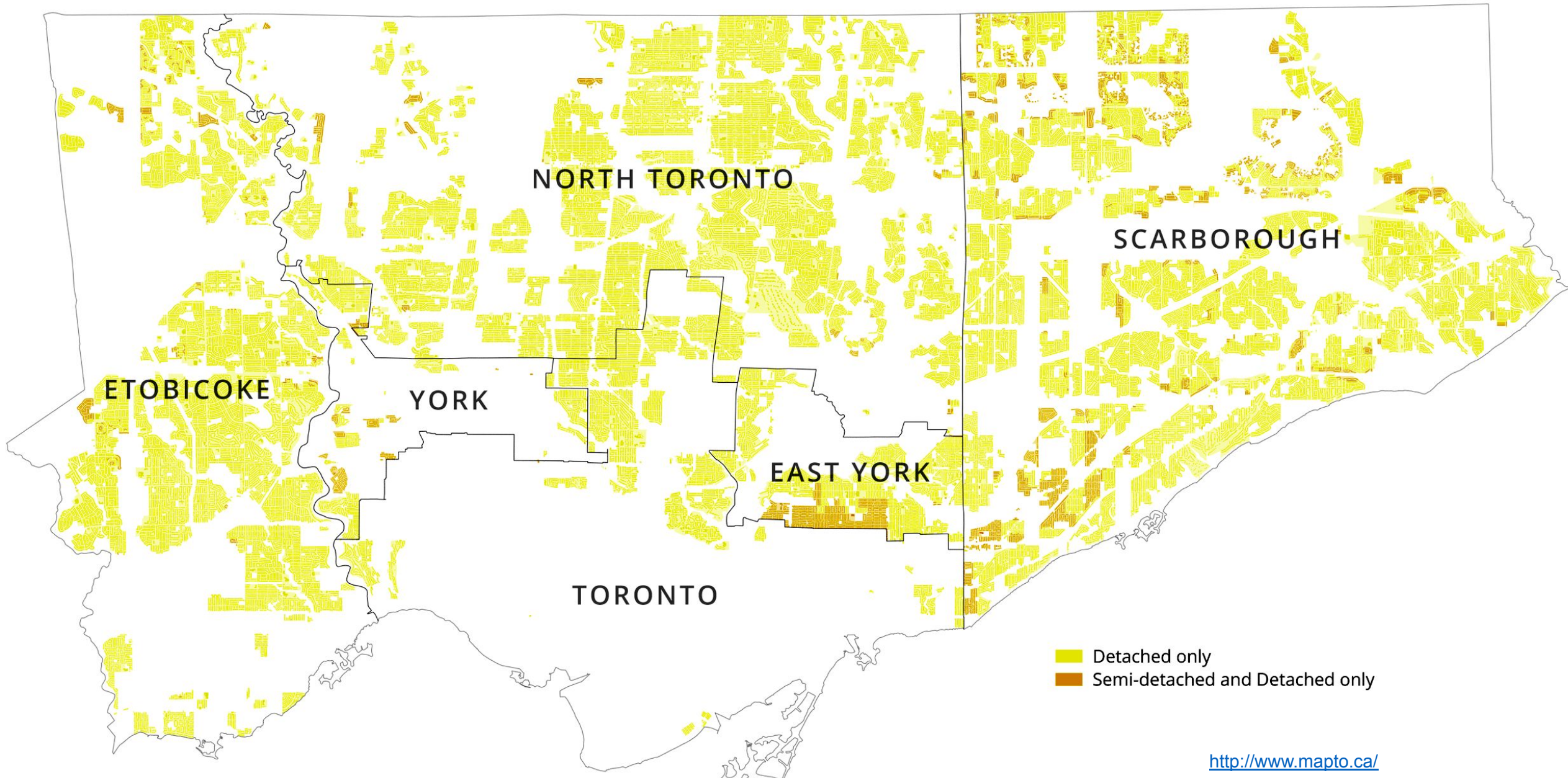
Process and Approvals

for Missing Middle Housing

THE OFFICIAL PLAN



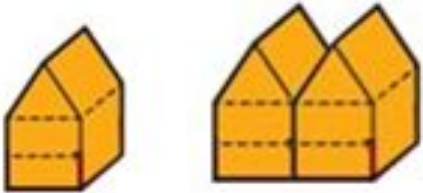
THE YELLOWBELT



NEIGHBOURHOOD ZONES

RS, RD

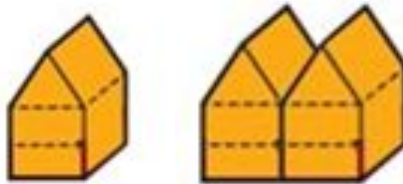
permits a range of single detached, semi-detached, building forms



Most Restrictive

RT, RM

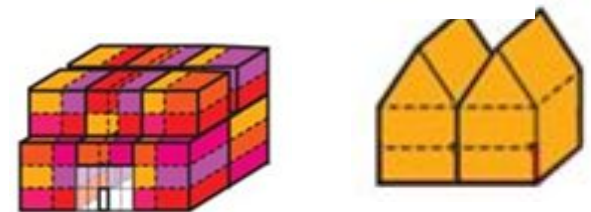
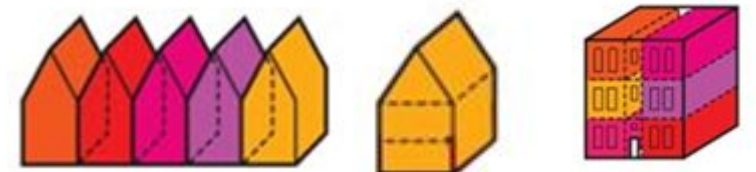
permits a range of single detached, semi-detached and townhouse building forms



Less Permissive

R

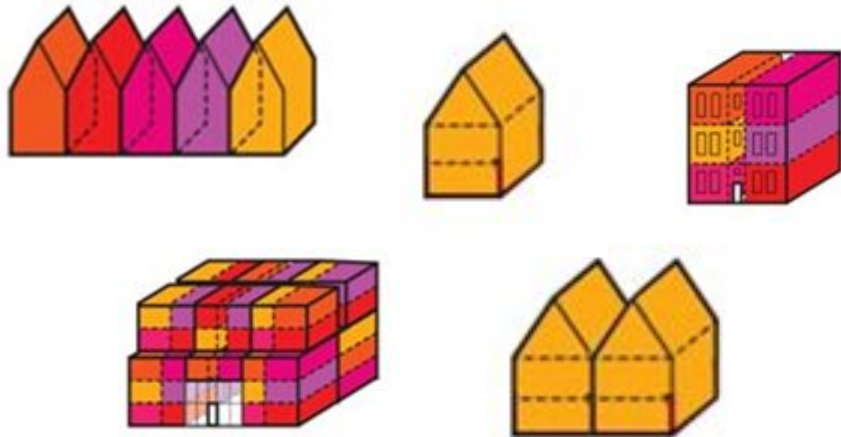
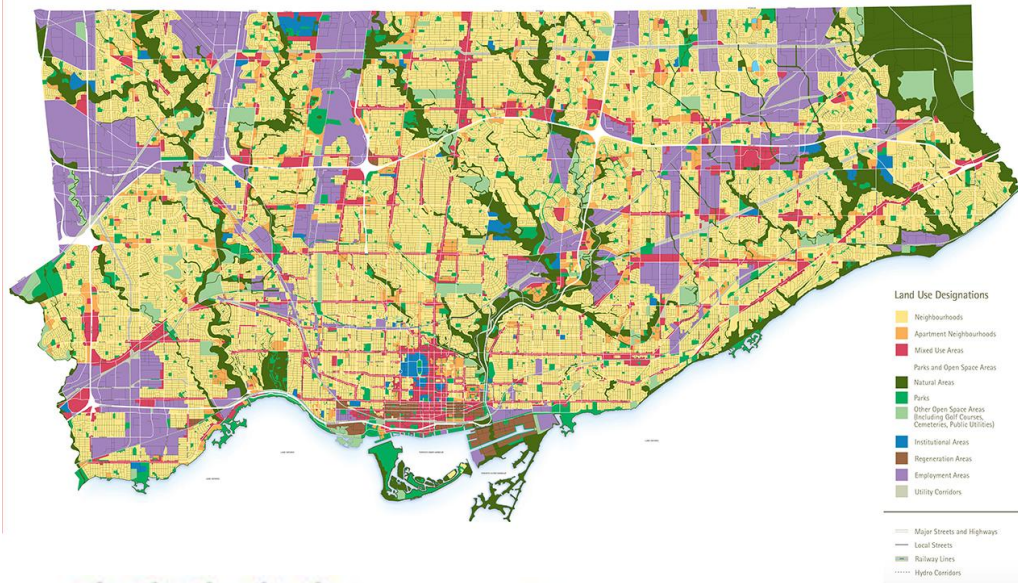
permits a range of single detached, semi-detached, townhouse, duplex, triplex, fourplex and apartment building forms (RM) with conditions



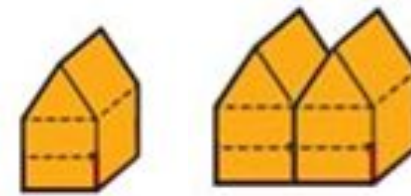
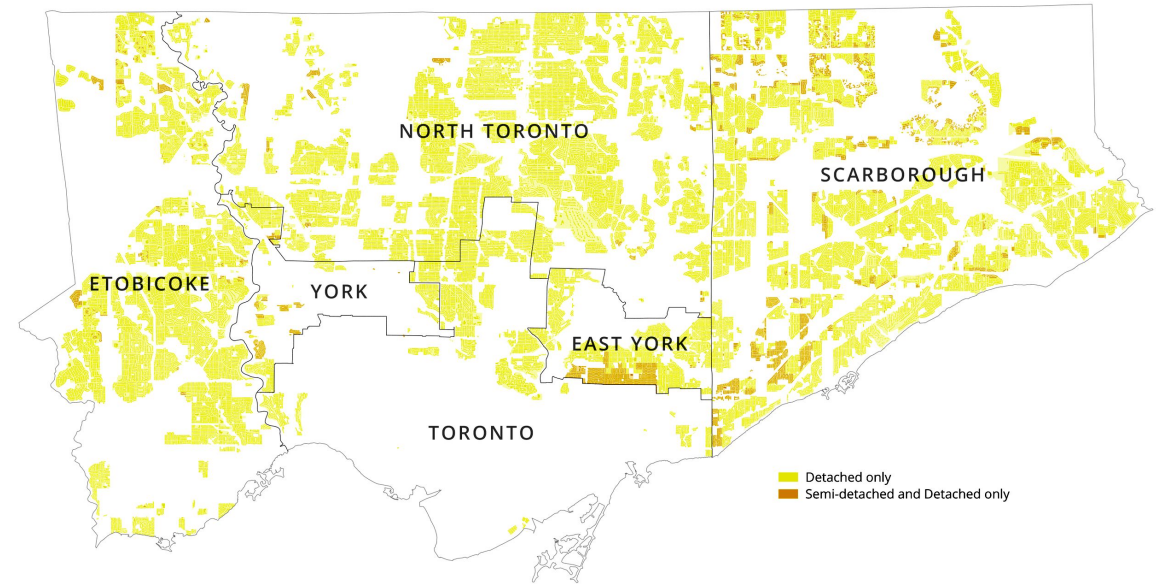
Most Permissive

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**

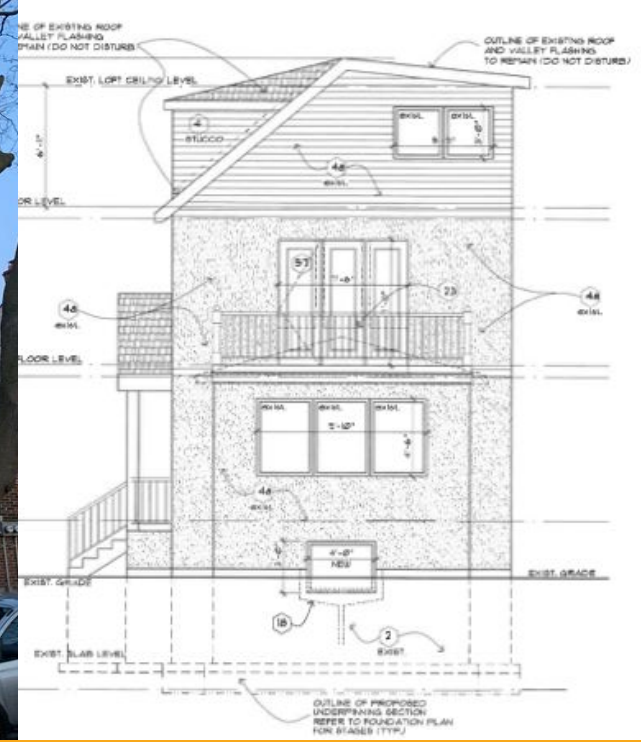
Time

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:

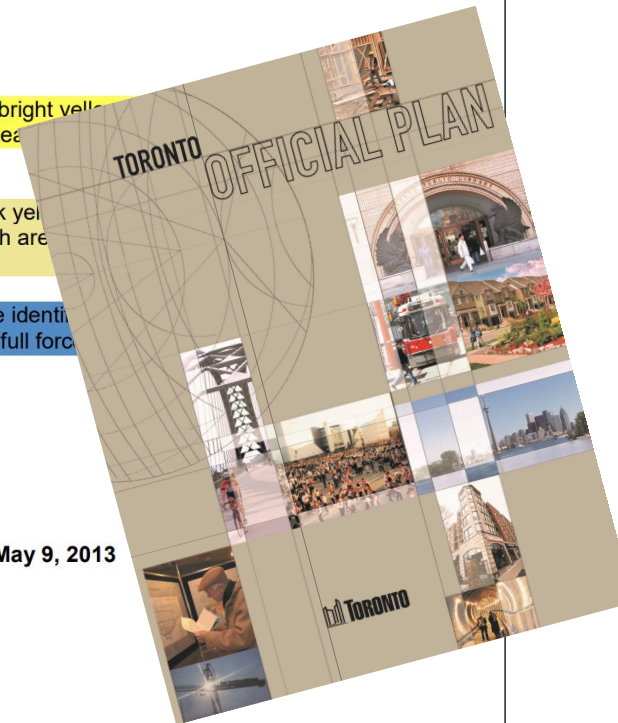
The portions of this By-law that are highlighted bright yellow were enacted by City Council May 9, 2013 and are under appeal at the LPAT/OMB and are not in full force and effect.

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



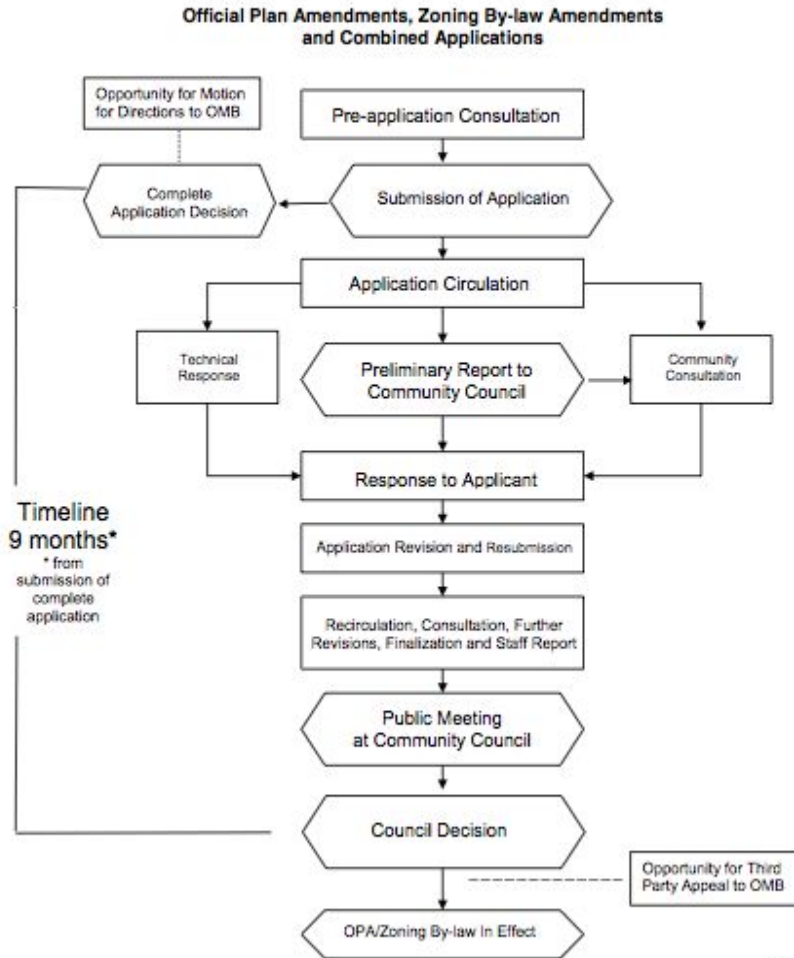
LESSONS LEARNED



LESSONS LEARNED

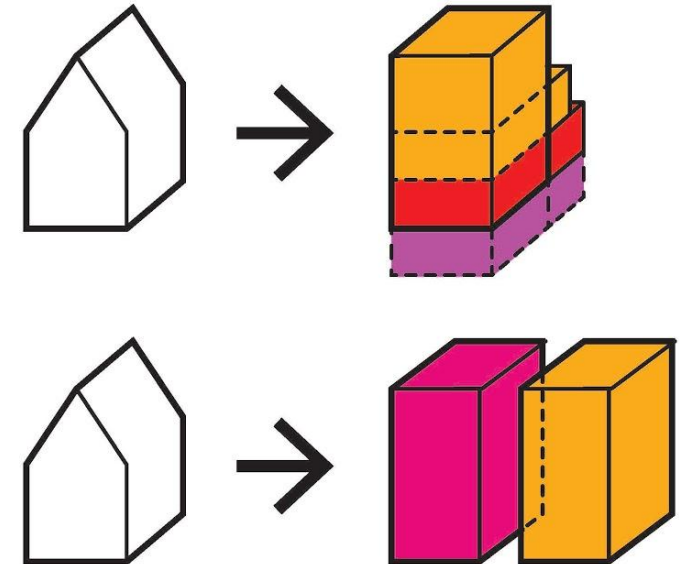
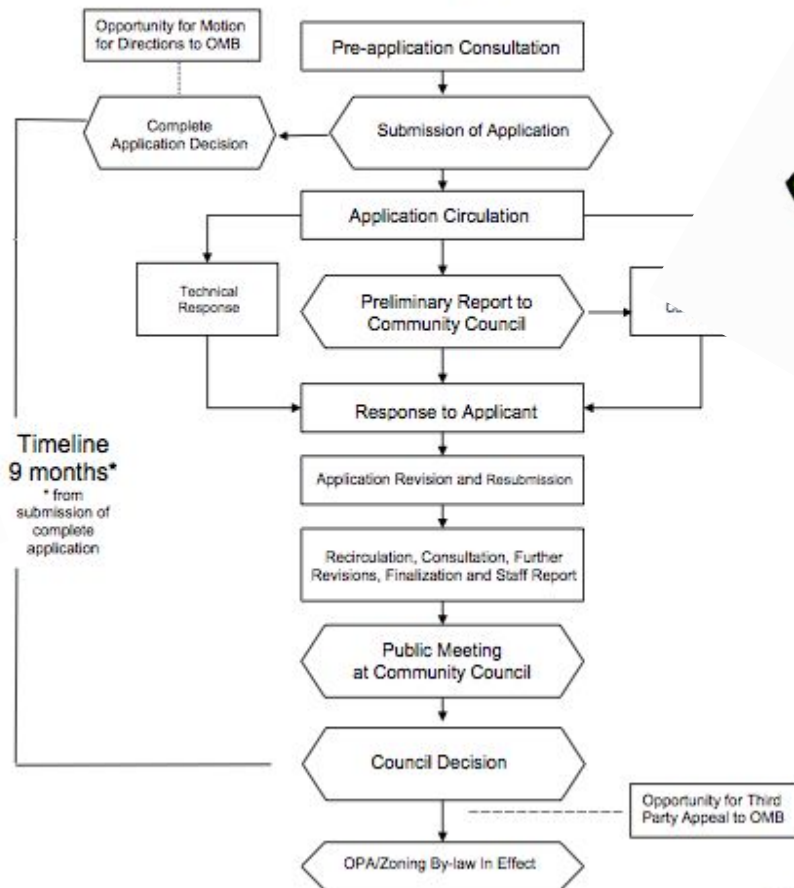


LESSONS LEARNED

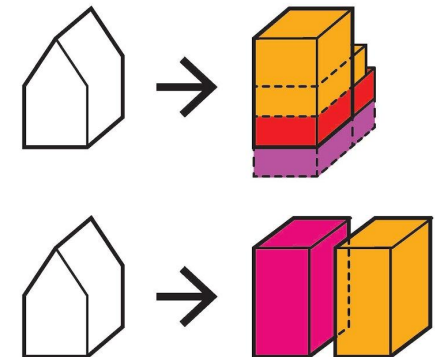


LESSONS LEARNED


Official Plan Amendments, Zoning By-law Amendments and Combined Applications



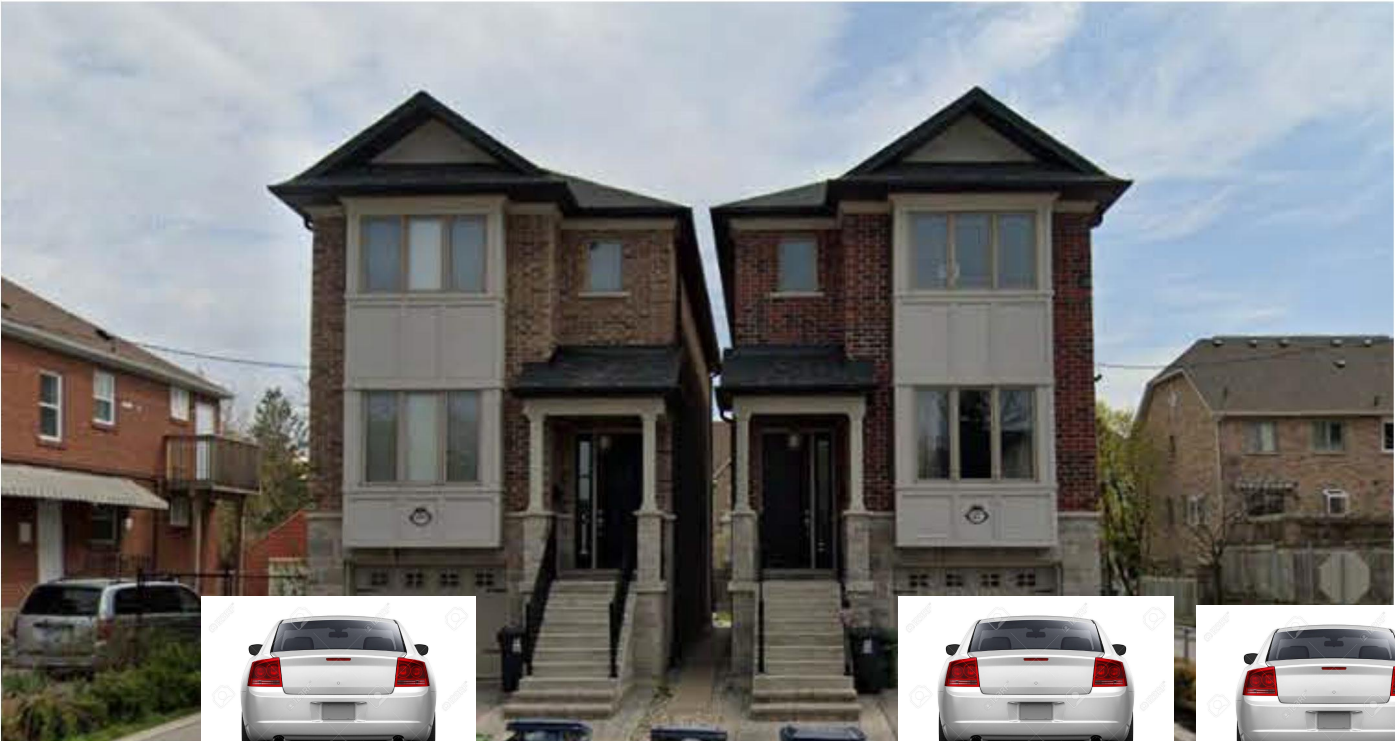
LESSONS LEARNED




LESSONS LEARNED

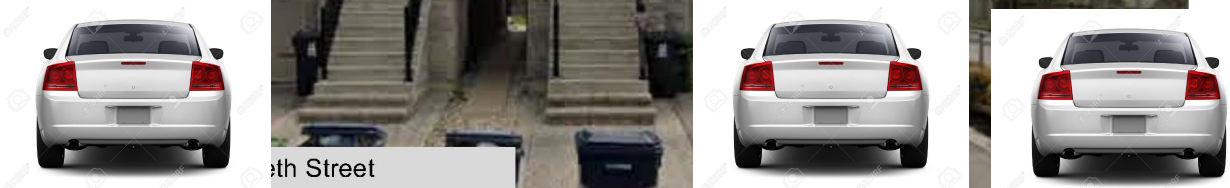



2019
JANUARY
FEBRUARY
MARCH
JUNE
MAY
SEPTEMBER
OCTOBER
Printable Calendar




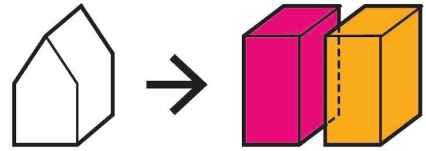
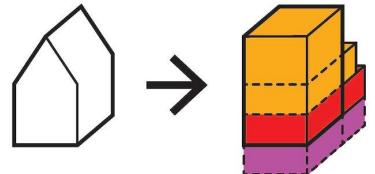
Long Branch (Etobicoke) 1000 Bath Street









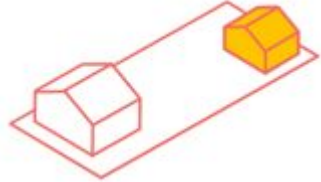


Policy *Alternatives*

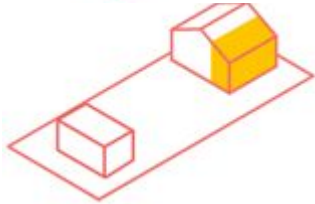
Ideas from away

ACCESSORY DWELLING UNITS

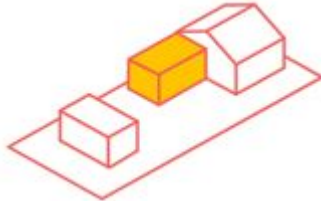
Garage Conversion



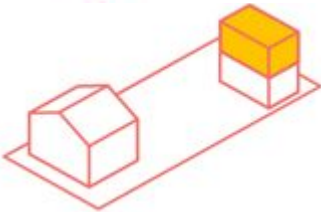
Home Conversion



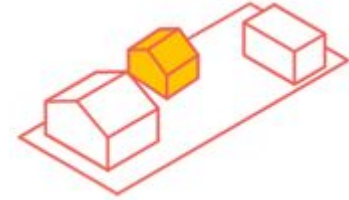
Addition to Home



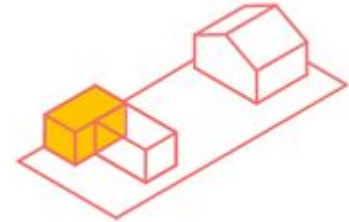
Addition Above
Garage



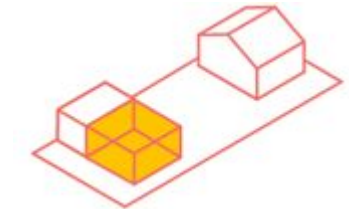
New Detached ADU



Addition to Garage



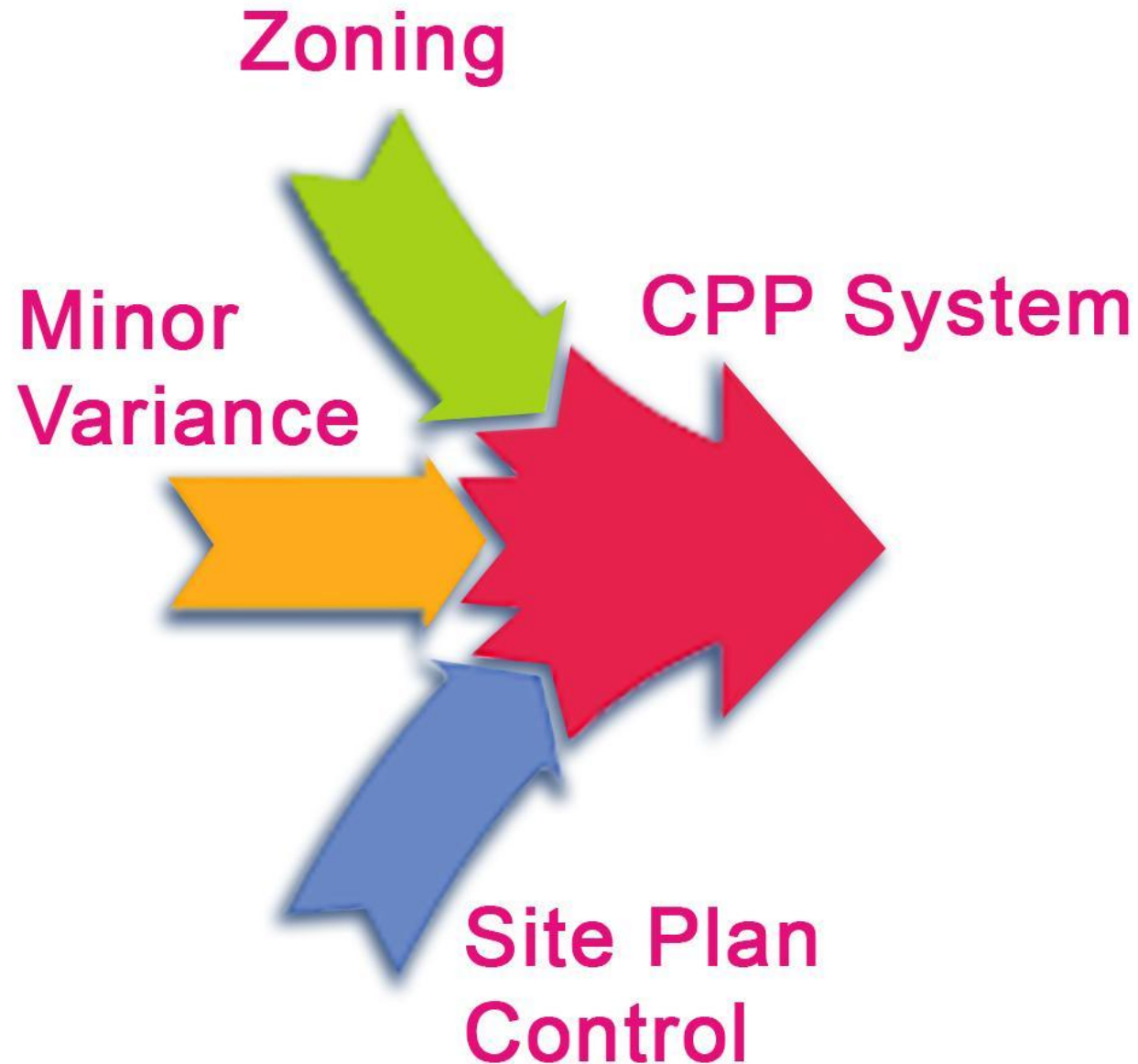
Attached to Garage



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 addresses 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?



