Process and Approvals
for Missing Middle Housing
THE YELLOWBELT

http://www.mapto.ca/
NEIGHBOURHOOD ZONES

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

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

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

WHAT WE WANT

WHAT WE GET
Approval Process

3 to 8 steps for a ‘missing middle’ project

- 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)

6-24 months

Developer Charges up to $66K/unit after 2nd or 3rd*
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
LESSONS LEARNED
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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 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 into your property?

● What is the right balance of planning regulation and local decision making through public engagement?