

FEARLESS + GROWTH MINDSET



TEAM 3



05.23.2025

DEFINING A PROBLEM

What is a painpoint in our industry that we traditionally consider to be **untouchable**?

What is a process that has not been **reinvented** in years?

What is a change that would **disrupt** the industry?

OUR COMMON PAINPOINT

The slow, overly restrictive and highly delayed development process.

CTV News

Leaders tackle environment, housing, and streamlining project approvals. Live election campaign updates here

Three weeks are left until Canadians head to the polls on April 28. The Liberals remain ahead of the Conservatives, but their lead has...

2 weeks ago



constructconnect.com

CHBA study reveals housing affordability worsened because of municipal delays

CHBA study reveals housing affordability worsened because of municipal delays

OTTAWA — The Canadian Homebuilders' Association (CHBA) has released a new study that shows housing affordability in the country has worsened because of municipal delays.

1 month ago



The Globe and Mail

Delays, municipal fees behind slow home construction in Ontario, report finds

Developer group warns the gap between new home construction and province's population growth has never been wider.

Sep 25, 2024



THE PROBLEM

The current municipal planning process in Ontario, anchored by 100+ page Official Plans, leads to delayed development and increasing housing costs.

**...What if the municipal
planning process was
no longer **untouchable**?**



Let's

BLOW UP

THE OP

WHAT IS THE OP?



**Sets out the City's
goals & objectives
for growth over 30
years**



**Provides the
framework for a
community structure
that accommodates
future growth**



**Establishes policies,
guidelines and
supportive plans for
the built environment**

How has the OP evolved?

1943 Master Plan for the City of Toronto and Environs



???

1943 Computer



vs. Today

1943 Car



WHY?

The Official Plan should be disrupted as it:

1

Increases housing costs through delayed processes and restrictive zoning

2

Embeds overly bureaucratic inefficiencies

3

Creates confusion

WHY?

1

Costly & Restrictive



**Lengthy Timelines
and Approval
Delays**



**Restrictive Land
Use Designations &
Policies**



**Increases
Unpredictability**

WHY?

2

Overly Bureaucratic



**Overly Prescriptive
Policies & Rigid
Procedural
Requirements**



**Out of Date &
Requires Frequent
Amendments**



**Complex Multi-
Layered Approval
Process**

WHY?

3

Creates Confusion



**Complex Structure
& Documentation**



**Inconsistent
Approach Across
Municipalities**



**Frequent Updates
and Policy Shifts**

**We know this may leave
you with mixed feelings.**



So let us explain...

THE FEARS



Council & Municipal Staff

“How can we secure the long-term vision of the municipality?”

“How will development be assessed?”



Community Members

“How will the municipality protect my neighbourhood (e.g. NIMBYism)?”

“Design quality may suffer without clear parameters.”



Non-Profits

“How do we protect the communities we support without OP policies as leverage (e.g. affordable housing)?”



Developers

“What is the City going to replace it with? Will it result in less predictable outcomes?”

THE FEARSless



Municipal Staff

“Review by neighbourhood and community not project-by-project”

“Connect and enable”

“All development is positive”

“Demonstrate what excess resources are available”

“Reallocating time spent”



Community Members

“Participate in working groups with municipal staff and developers to contribute to better projects”



Non-Profits

“More flexibility around development types”

“Ability to work with partners in the private sector”



Developers

“Yay!”

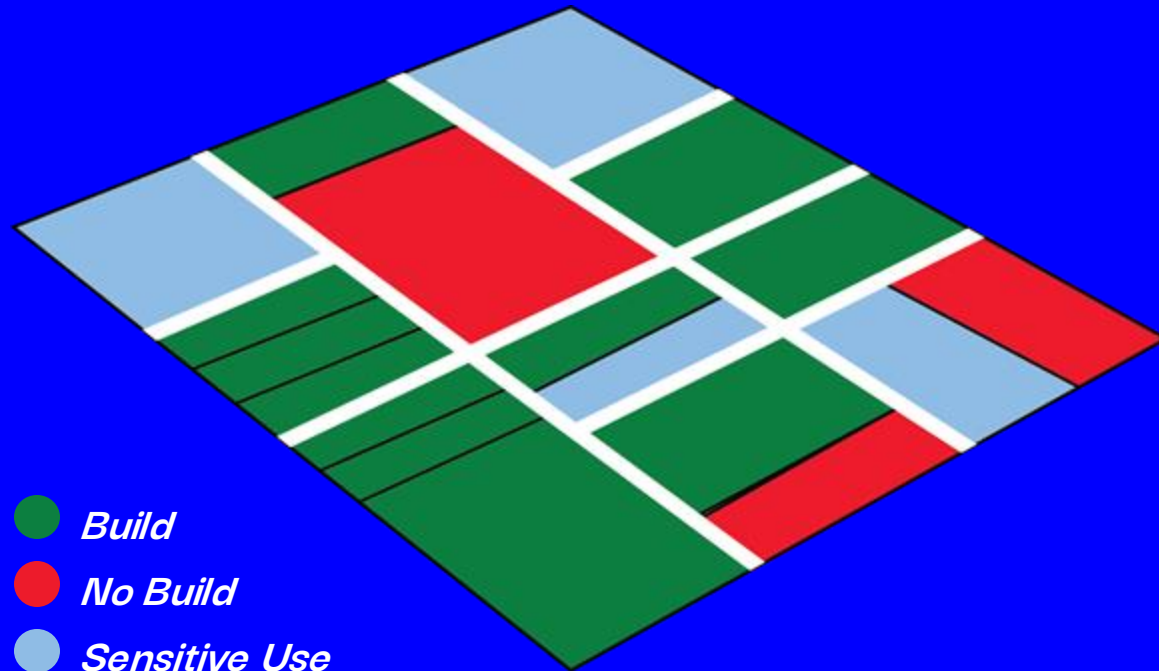
“Faster development and more flexibility!”

But, how?



What are the potential solutions?

HOW?



-  **Build**
-  **No Build**
-  **Sensitive Use**
Heritage, Industrial, etc.

Page 1

Community Vision Statement

Page 2

'3 Colour' Land Use Map

Page 3

Definitions- land use allowances

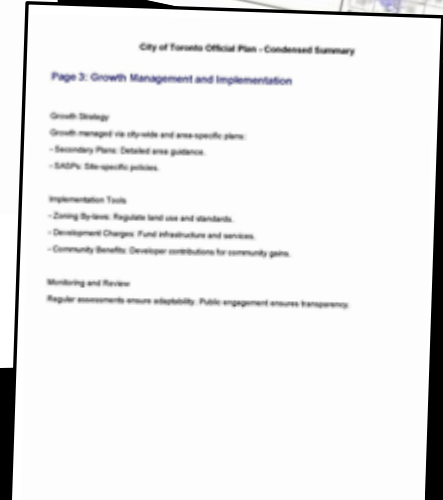
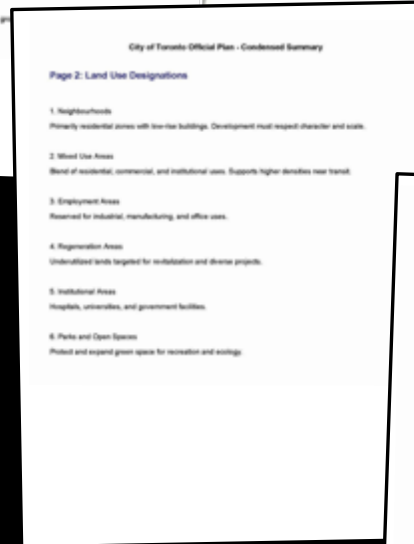
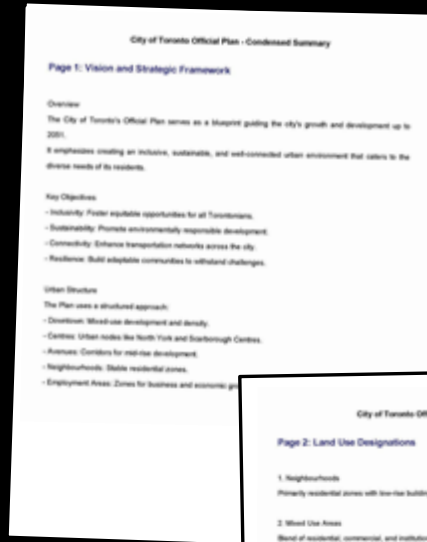
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Development Checklist- the community 'must haves' related to development

*The 4-page
Official Plan*

HOW?

*The City of Toronto
Official Plan*
**4pg. ChatGPT
Version** →



HOW?

Putting the power back in the hands of local citizens

- City Planner as Facilitator
- Bottom-up, Grassroots Development Process
- Simple Yes/No Voting Process



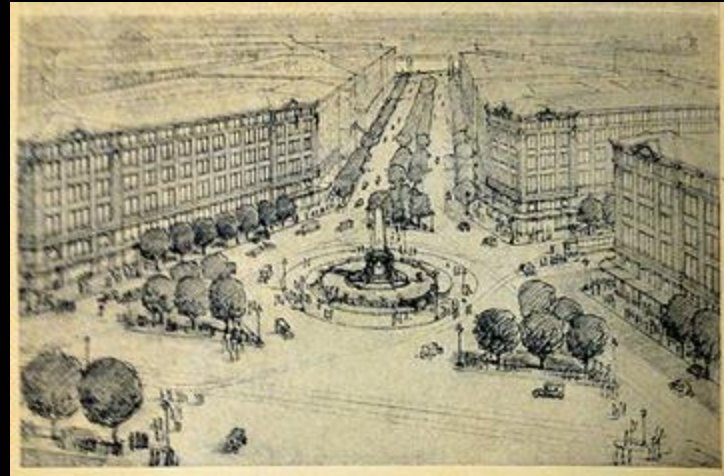
The Citizen Jury

HOW?

Creative Planning Tools




THE BRIDGE AT THE CITY OF BOSTON
THE BRIDGE AT THE CITY OF BOSTON
THE BRIDGE AT THE CITY OF BOSTON



TO SUMMARIZE

...


Our Why

1

Increases housing costs through delayed processes and restrictive zoning

2

Embeds overly bureaucratic inefficiencies

3

Creates confusion



Questions?