

Implementation Tool Kit

There are a number of tools and programs that can be used to promote and support revitalization. Some of the most commonly used tools and programs within the City are outlined below.

Official Plan

The official plan describes how land in the community should be used. It is a statutory document that includes policies for guiding growth and change in the City.

Zoning By-law

Zoning By-laws are one of the key mechanisms used to implement Official Plan policies. They include regulations and standards that shape the City's built form and land use.

Urban Design Guidelines

Urban Design Guidelines establish a framework to guide development and improvements to the public realm.

Urban Design Guidelines:

- Include a vision of the desired urban structure for an area;

- Identify desired relationships between buildings and the public realm such as open spaces, streets and public buildings;
- Provide guidance with respect to built form matters such as building height, massing, setbacks, step-backs as well as quality of design;
- Identify opportunities to enhance, improve or add to the public realm such as new public spaces, landmarks, streetscapes, and gateways; and
- Provide a tool that can be used to assess development proposals.

Height and/or Density Incentive

Section 37 of the Planning Act enables a municipality to pass a zoning by-law to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in exchange for community benefits such as childcare or other community facilities, public art, or park improvements.

Community Improvement Plans

The Community Improvement provisions of the Planning Act give the City tools

to actively stimulate reinvestment and revitalization. In designated Community Improvement Project Areas, a Community Improvement Plan can be prepared providing the City with various powers some of which would be otherwise unavailable to address deficiencies or facilitate improvements. This includes incentives to stimulate or leverage private and/or public investment where they advance the community interest and objectives of the Plan.

Business Improvement Area

A Business Improvement Area (BIA) is an association of commercial property owners and tenants within a defined area who work in partnership with the City to create thriving, competitive, and safe business areas that attract shoppers, diners, tourists, and new businesses.

Commercial Façade Improvement Program

The City's Commercial Façade Improvement Program provides grants to commercial building owners whose properties are located within the Community Improvement Project Area (CIPA). The objective of the program is to enhance the visual attractiveness, architectural character and general business climate within the CIPA by encouraging

the redesign, renovation and restoration of commercial facades.

Site Plan Control

Site Plan Control is used to ensure well-designed, functional and accessible development. The City reviews plans that show the location, design and massing of buildings, the relationship of the development to adjacent streets and buildings, public access areas, the layout of parking and service areas, site landscaping and other aspects of the development. Council or delegated staff may approve plans and drawings and the owner is required to enter into an agreement to secure the construction of the projects as shown in the plans.

Community Services & Facilities Strategy

A community services and facilities strategy identifies issues related to community services and facilities in an area and the improvements needed to enhance the quality of life for residents. Community services and facilities strategies are prepared in consultation with local residents, services providers and other stakeholders.

Green Development Standard

The City's 'Green Development Standard' includes a set of targets for site and building design to address matters of sustainability. The targets are based on key environmental drivers for the City that include, better air quality, reduced greenhouse gas emission and urban heat island effect, greater energy efficiency, improved water quality and water efficiency, less solid waste, protection of the urban forest and wildlife habitat and reduced light pollution.

Payment in Lieu of Parking Policy

The City's payment-in-lieu of parking policy, allows owners of commercial and industrial properties to make cash payment to the City for required parking stalls that the applicant cannot provide on site. The payment-in-lieu of parking policy does not apply to residential properties or the residential component of mixed-use developments. Payment-in-lieu of parking is not a right. Applicants must satisfy Council that the proposal will not aggravate parking conditions in the area and justify why the parking requirements cannot be met on site. The Toronto Parking Authority uses these payments to acquire, construct, maintain and improve municipal parking facilities in the City.