

The Development Permit System

PLANNING A GREAT CITY, **TO**GETHER

The background is a solid blue color. On the left side, there are several concentric white circles of varying radii, creating a ripple effect. On the right side, there is a white outline of a stylized city or building structure, consisting of several vertical and horizontal lines forming a complex shape.

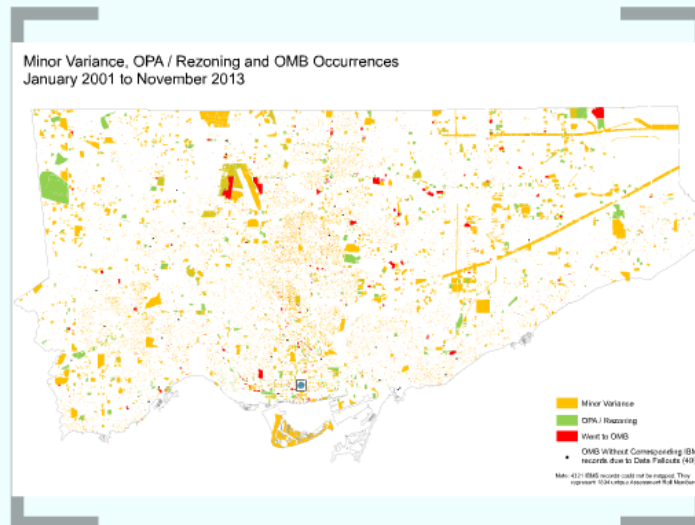
The DEVELOPMENT PERMIT SYSTEM (DPS)



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- 1996 - introduced into the Planning Act
- 2001 - Regulation established for 5 pilot areas
- 2006 - Regulation allows for use across Ontario

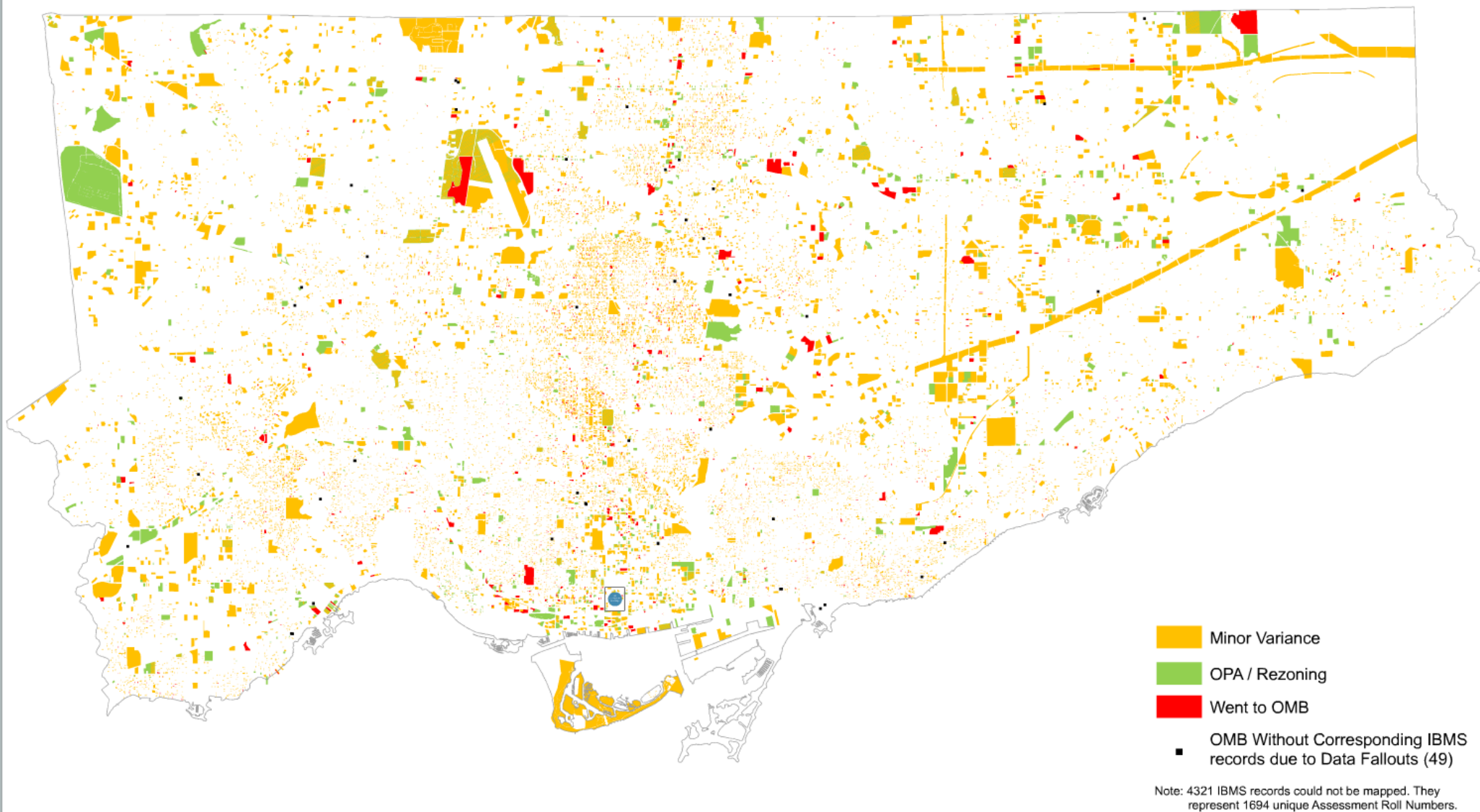
Planning Site by Site

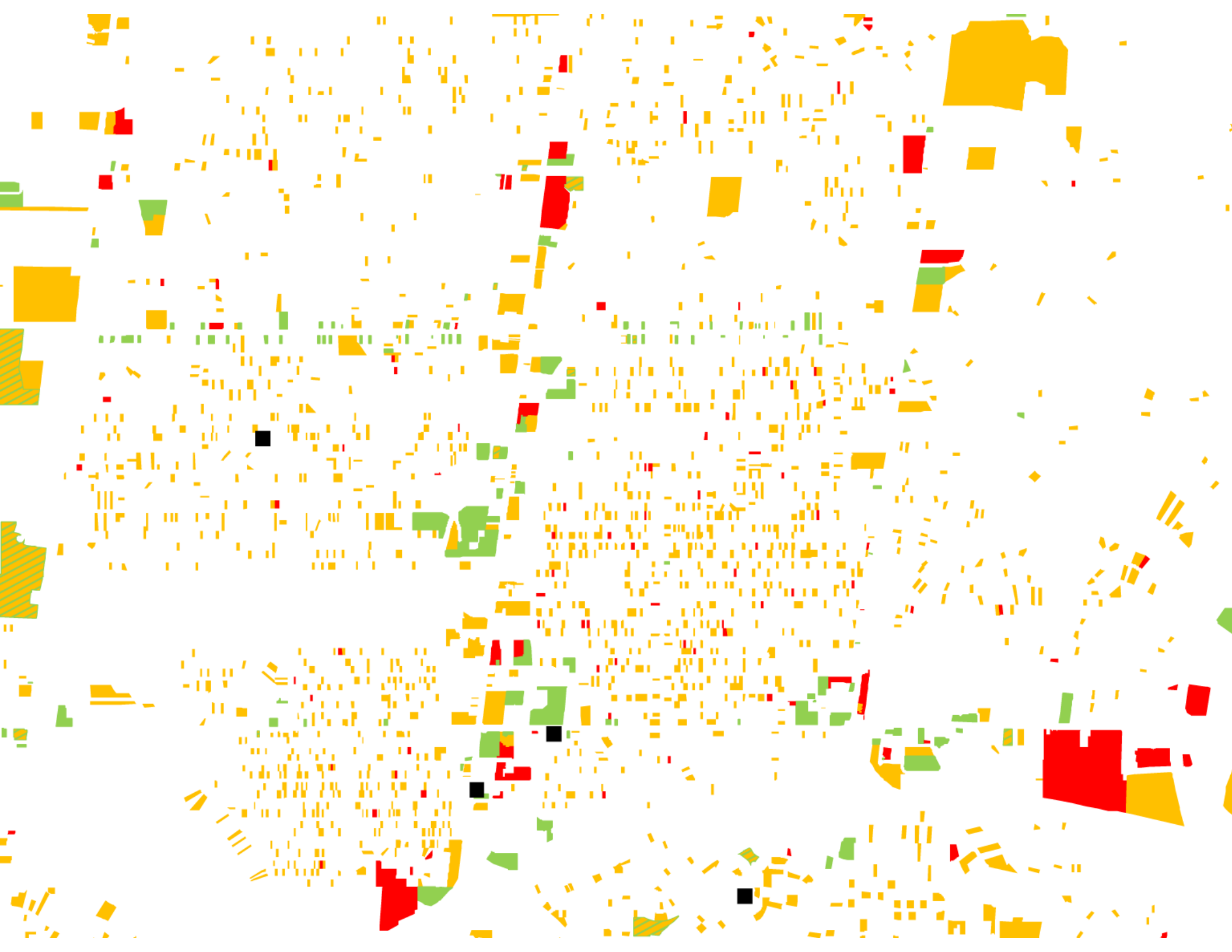


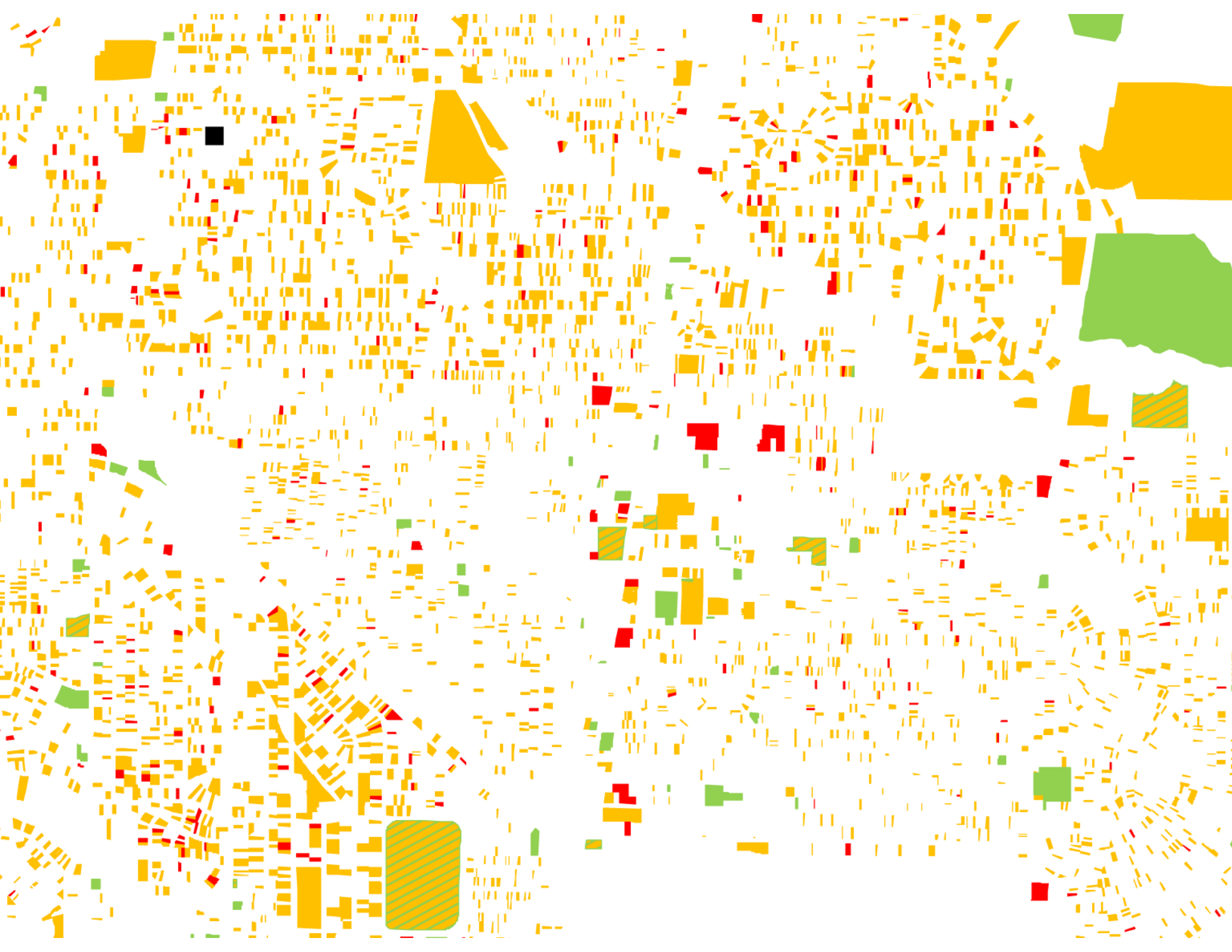
What if these could all be combined into one process?

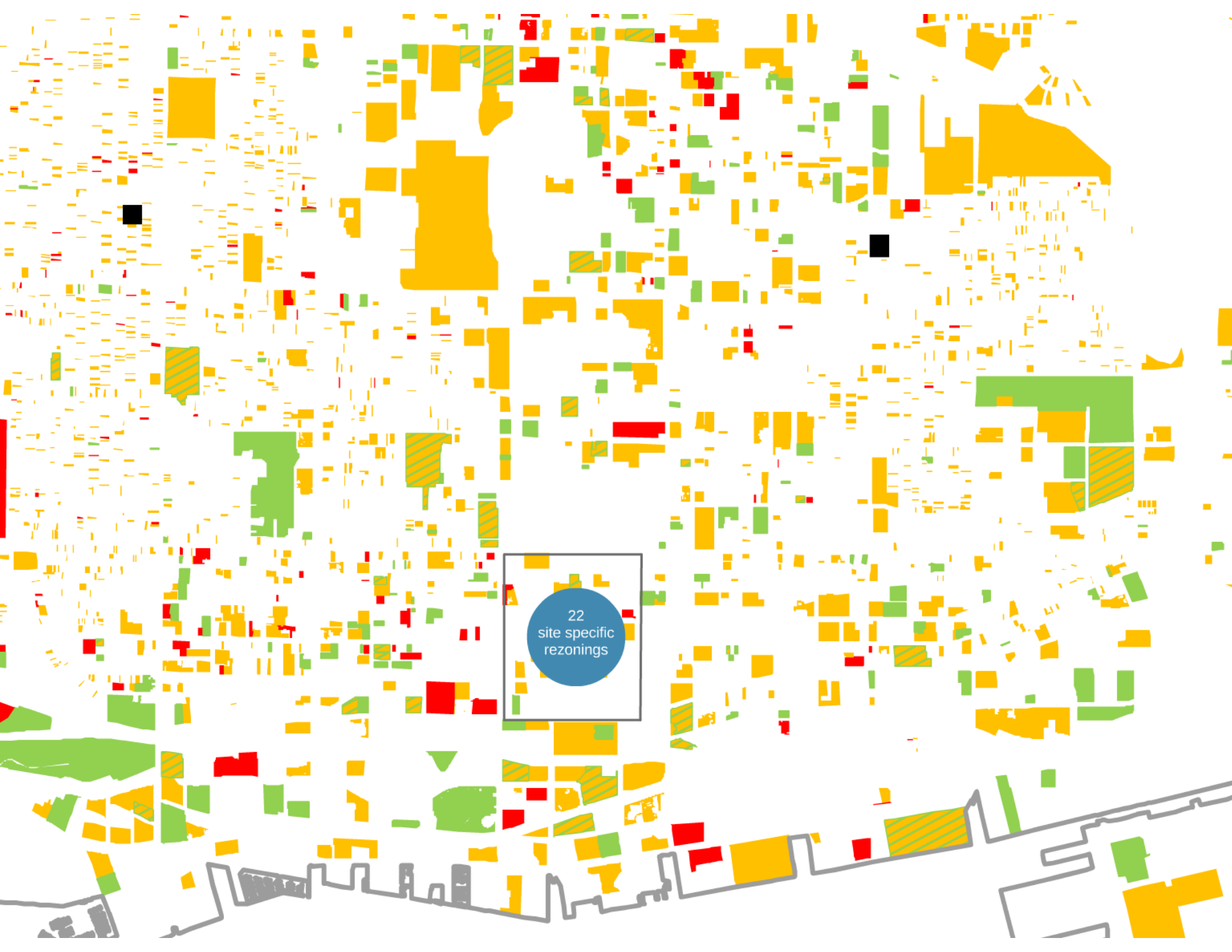


Minor Variance, OPA / Rezoning and OMB Occurrences January 2001 to November 2013







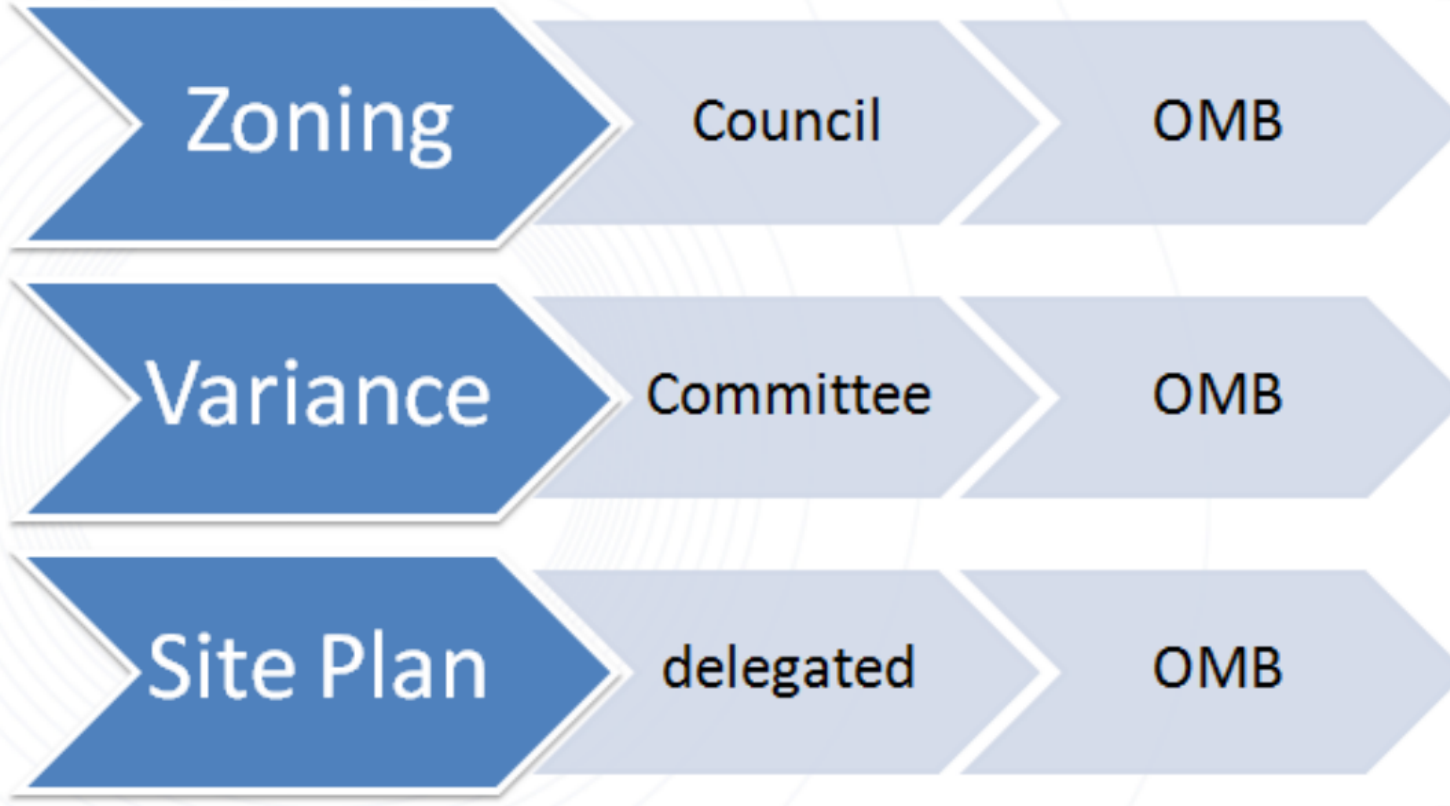


22
site specific
rezonings



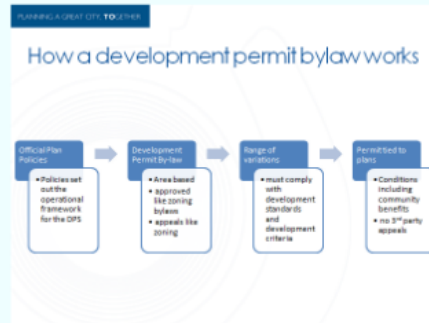
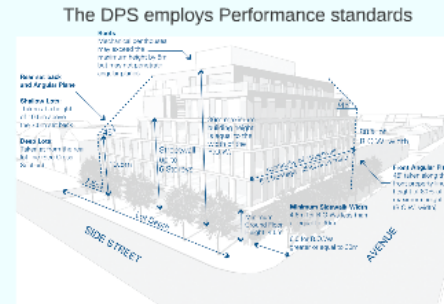
22
site specific
rezonings

3 processes – 3 OMB hearings

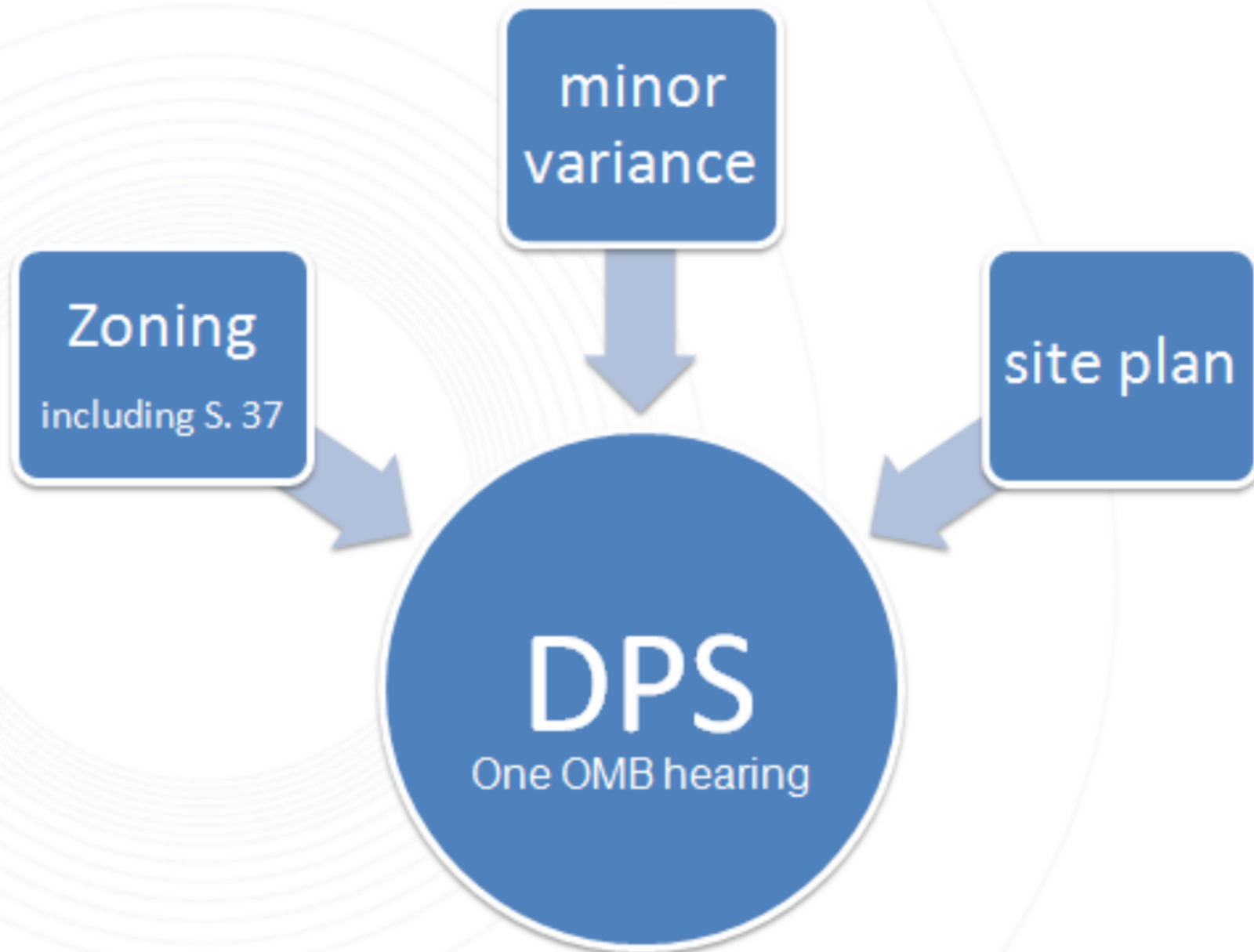


What if these could all be combined into one process?

How does the Development Permit System work?



3 processes combined into one



How a development permit bylaw works

Official Plan Policies

- Policies set out the operational framework for the DPS

Development Permit By-law

- Area based
- approved like zoning bylaws
- appeals like zoning

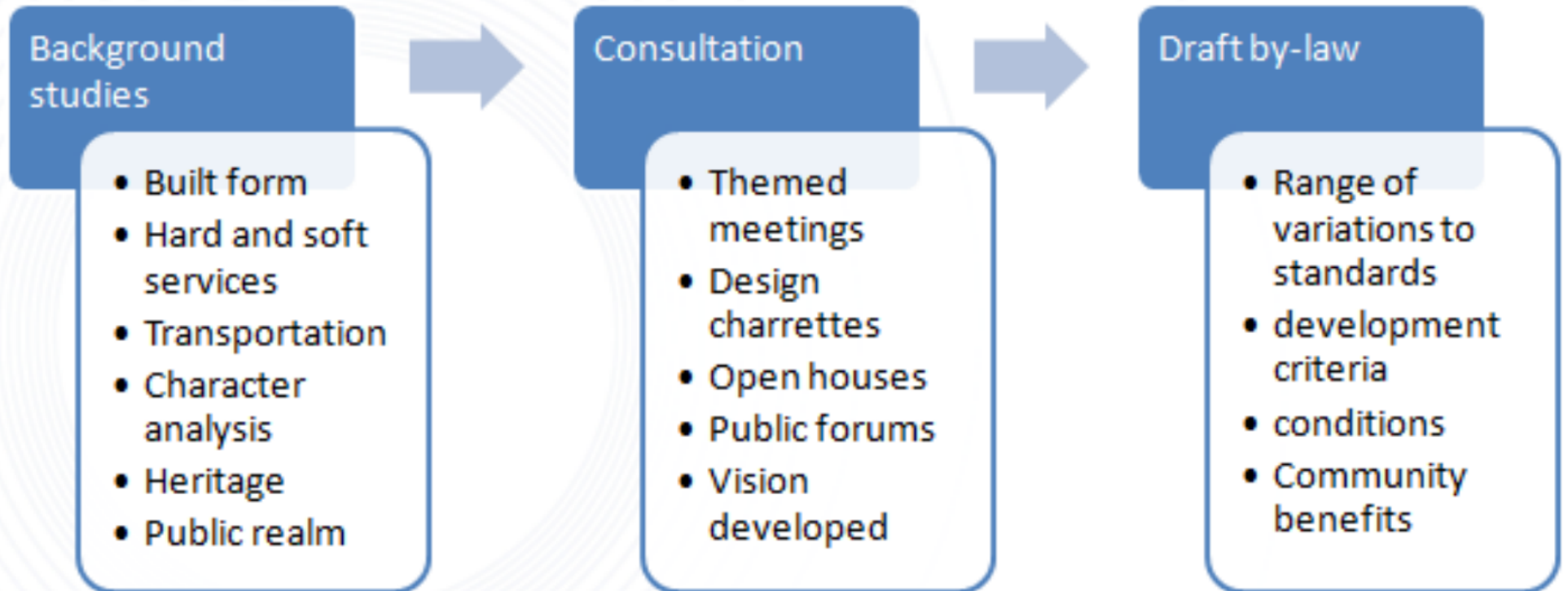
Range of variations

- must comply with development standards and development criteria

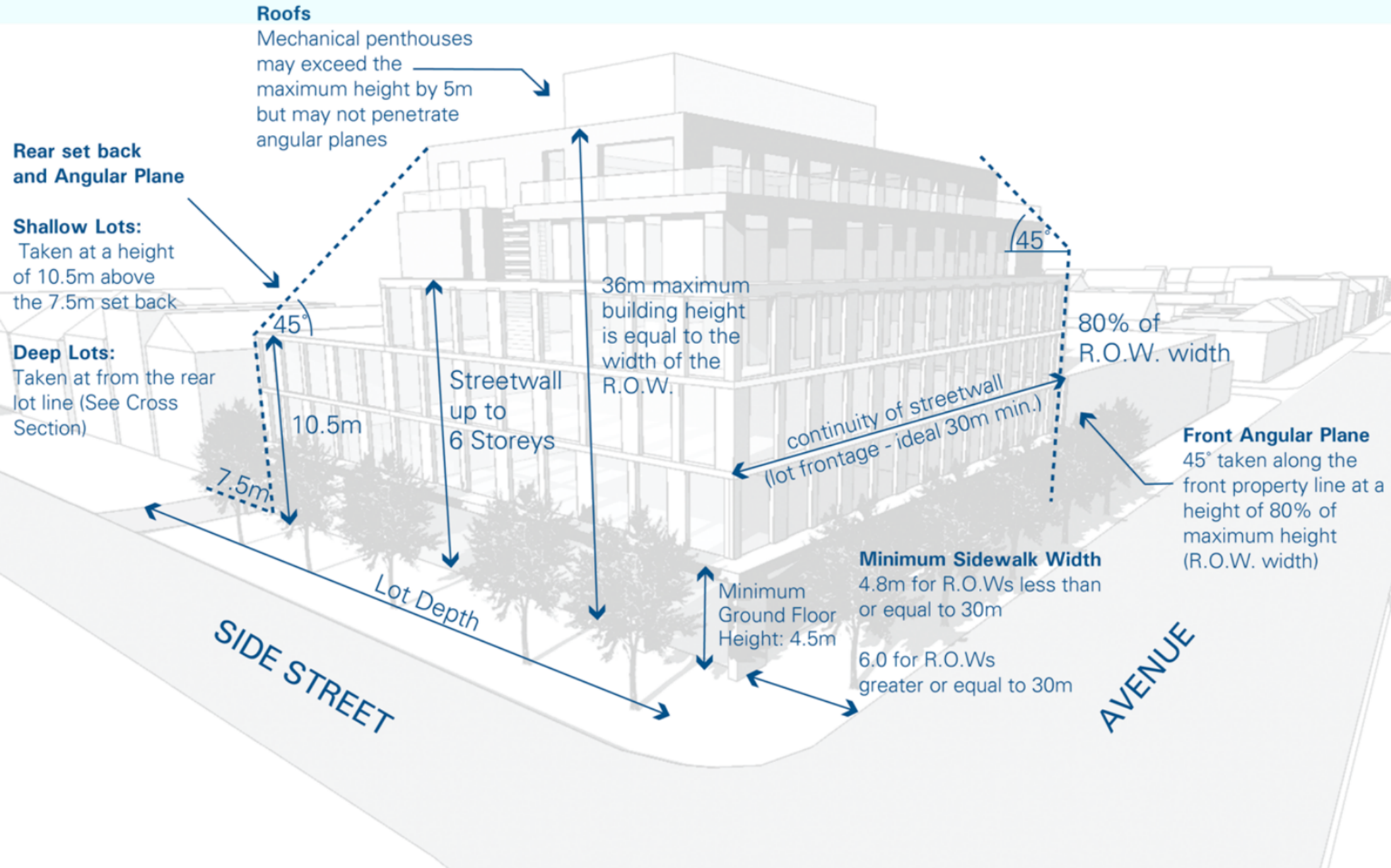
Permitted tied to plans

- Conditions including community benefits
- no 3rd party appeals

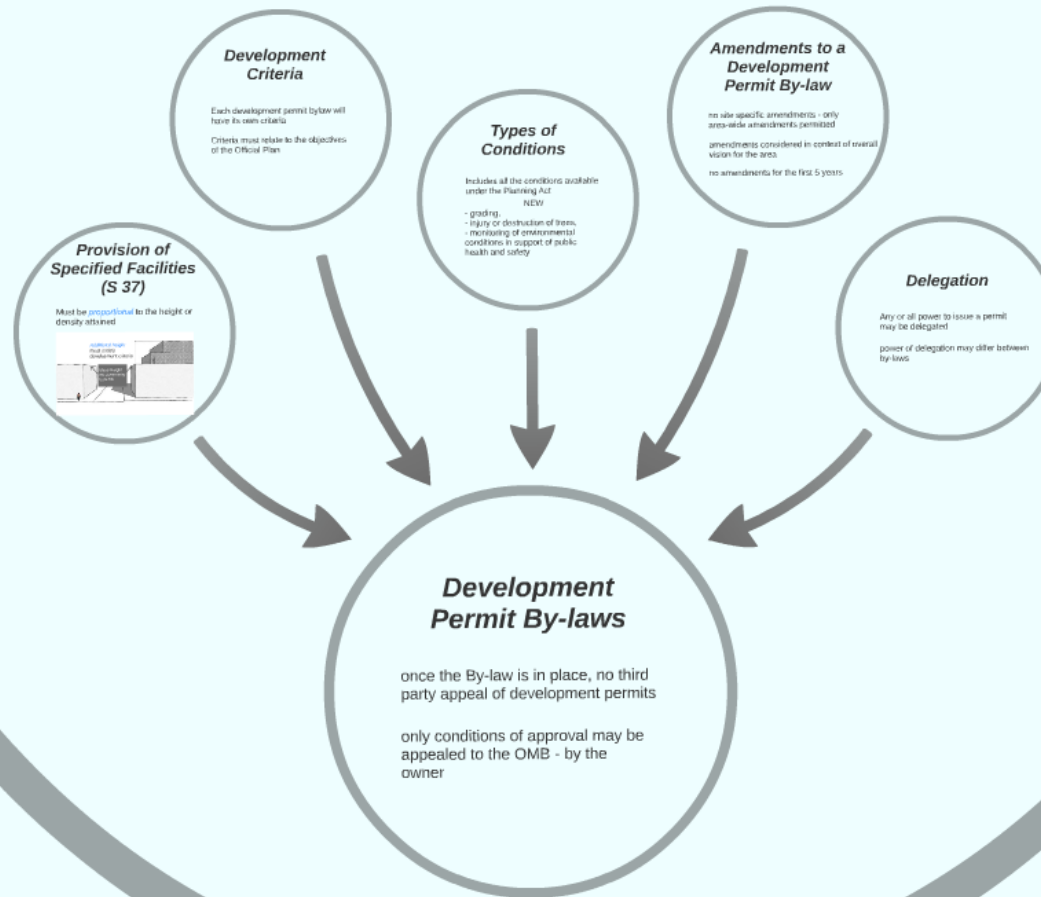
Process for establishing a development permit by-law



The DPS employs Performance standards

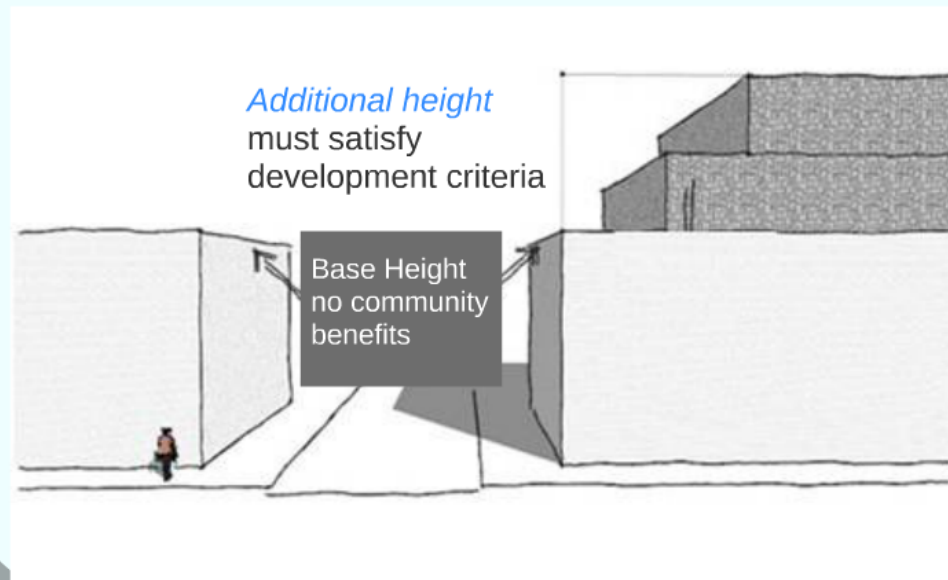


Key Features of the Policy



Provision of Specified Facilities (S 37)

Must be *proportional* to the height or density attained



Development Criteria

Each development permit bylaw will have its own criteria

Criteria must relate to the objectives of the Official Plan

Types of Conditions

Includes all the conditions available
under the Planning Act

NEW

- grading,
- injury or destruction of trees,
- monitoring of environmental
conditions in support of public
health and safety

Amendments to a Development Permit By-law

no site specific amendments - only
area-wide amendments permitted

amendments considered in context of overall
vision for the area

no amendments for the first 5 years

Delegation

Any or all power to issue a permit
may be delegated

power of delegation may differ between
by-laws

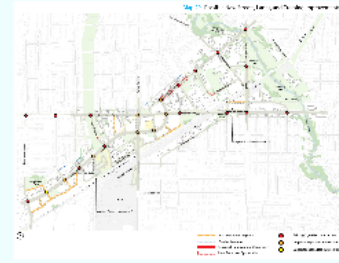
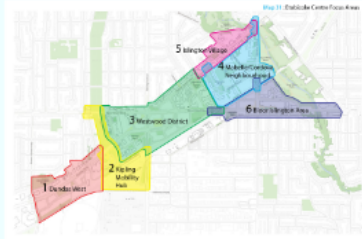


Development Permit By-laws

once the By-law is in place, no third party appeal of development permits

only conditions of approval may be appealed to the OMB - by the owner

Opportunities



PLANNING A GREAT CITY TOGETHER

How variations and criteria relate

Tall buildings	Standards	Criteria
<ul style="list-style-type: none"> height range = 12 - 30 storeys 	<ul style="list-style-type: none"> 0.006 building 2-4 storeys 45° angular planes next to low-rise residential max floor plate of 825 m² for heights between 12 and 20 storeys; 750 m² above 20 storeys lower setback 6 to 9 m 	<ul style="list-style-type: none"> 2 hours of sunlight on at least one sidewalk between Mar 21 and Sept 21 along Bloor & Dundas Design features to diffuse wind into windbreaks provide adequate transition to adjacent areas

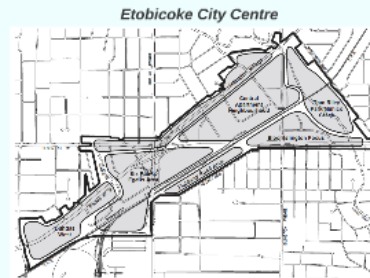
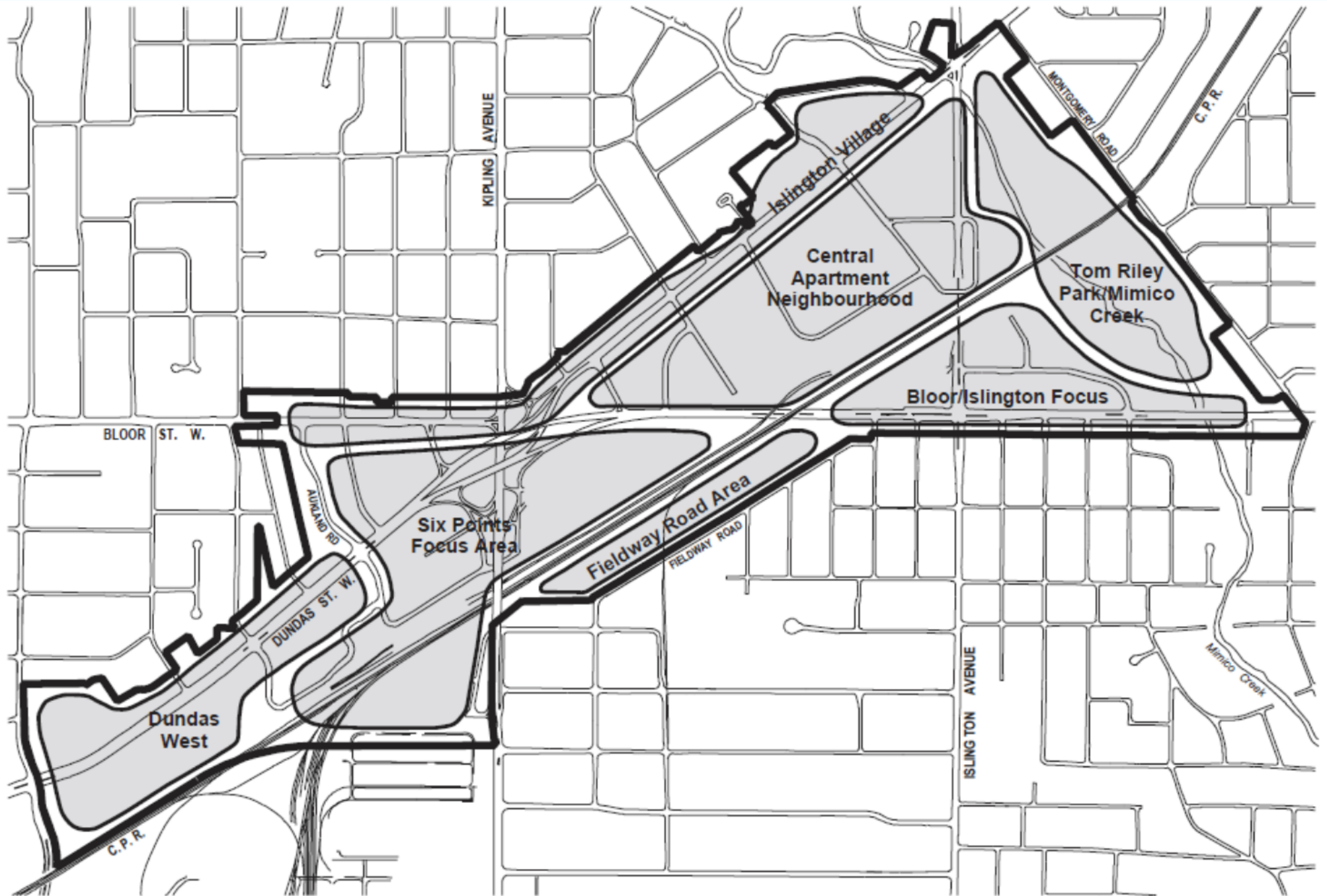


TABLE 1: TALL BUILDING STANDARDS

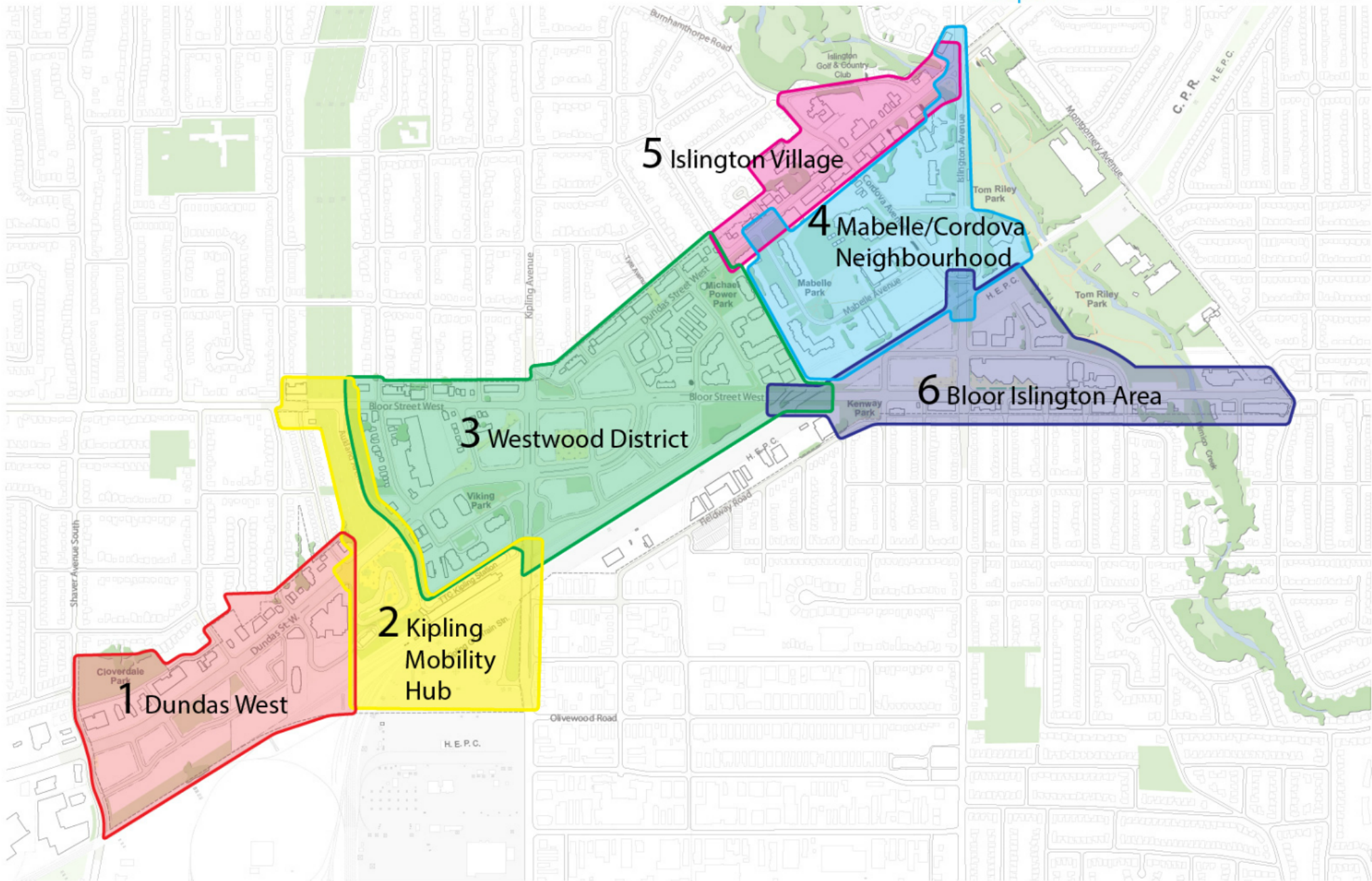
Height (Storeys)	Max Floor Plate (m ²)	Setback (m)	Angular Plane
2-4	0.006	6-9	45°
5-10	0.008	6-9	45°
11-20	825	6-9	45°
21-30	750	6-9	45°



Etobicoke City Centre



Map 31 : Etobicoke Centre Focus Areas

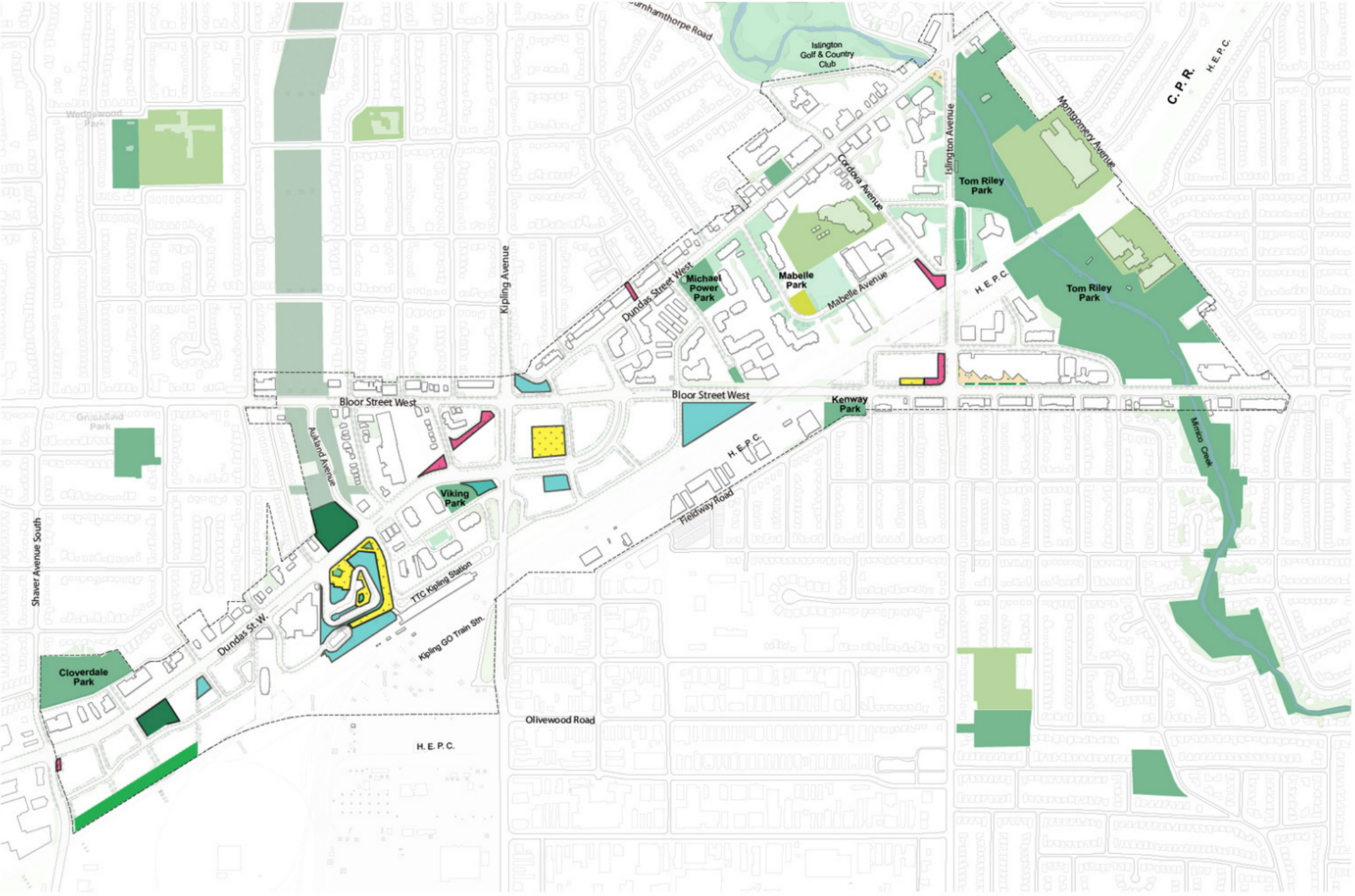


Map 20 : Possible New Streets, Lanes, and Crossing Improvements



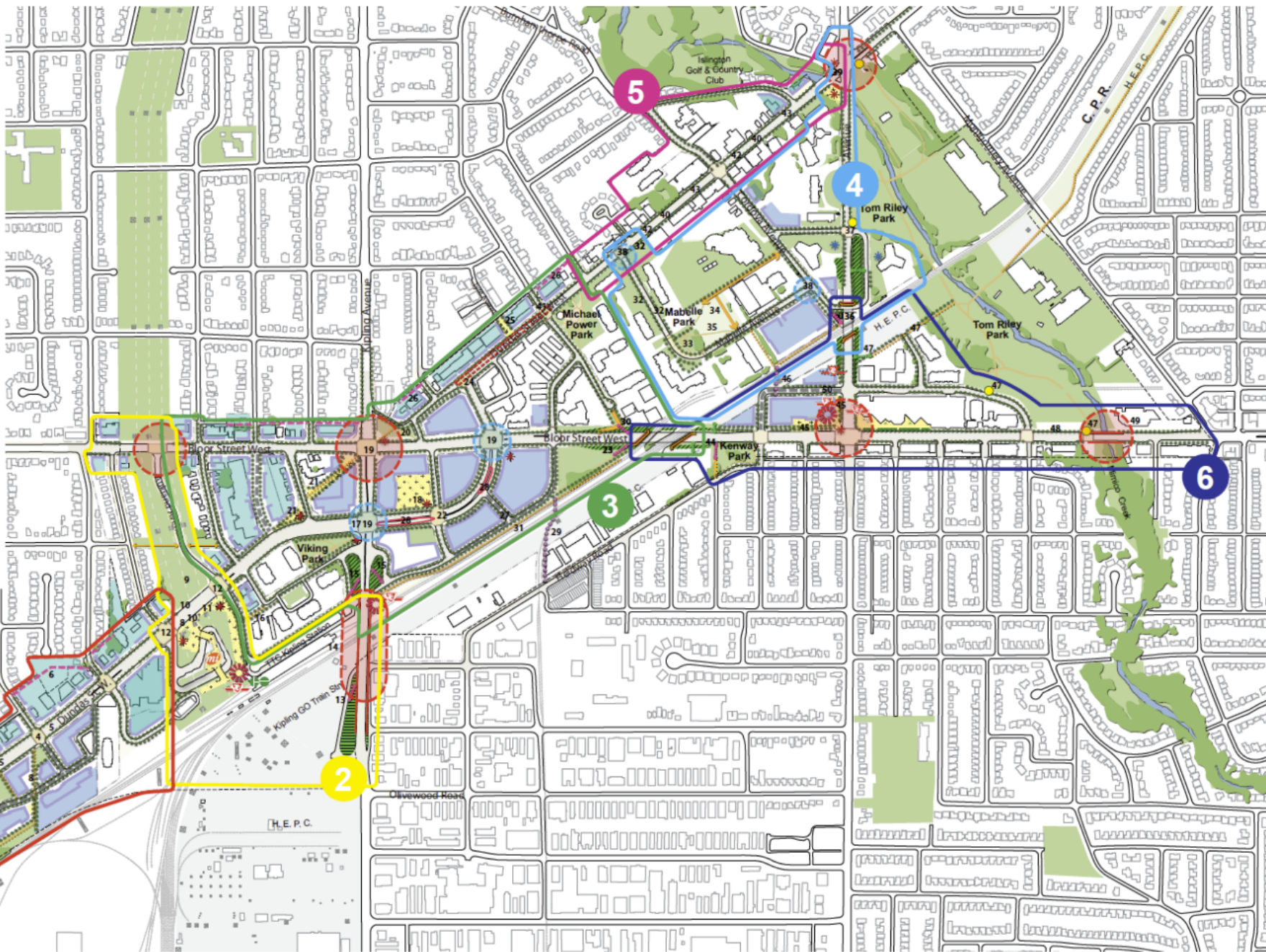
- Possible Connecting Road
- Possible Laneway
- Crosswalk Improvement Opportunity
- Lane Reduction Opportunity
- Existing Signalized Intersection
- Proposed Signalized Intersection
- Suggested Signalized Intersection

Map 25 : Existing, Planned, and Future Open Spaces



Legend

-  Existing key pedestrian movement
-  Proposed key pedestrian movement
-  Existing vertical connection
-  Potential vertical connection
-  Possible grade separated connection
-  Key public art opportunity
-  Public art integration with overpass
-  Artwork opportunity in median
-  Public art integration with bridge
-  Open space
-  Plaza/special streetscape treatment
-  Park entry improvement
-  Area of change - short/medium term
-  Area of change - long term
-  Area of change - suggested building frontage
-  Existing tree/planting cluster
-  Proposed street trees
-  Potential for lane removal
-  Possible new roadway
-  Possible new laneway
-  Major entryway
-  Minor entryway
-  Key transit entryway
-  Embankment landscape improvement
-  TTC subway entrance
-  Suggested future new TTC subway entrance





ETOBICOKE CENTRE

Development in the Etobicoke Centre area will be consistent with the following urban design guidelines. The guidelines are to be read in conjunction with the Etobicoke Centre Secondary Plan, which City Council adopted November 29 2002. The guidelines were developed subsequent to those found in Chapter 12, of the Official Plan Secondary Plans

LOCATION:

These guidelines apply to new development and re-development in the Etobicoke Centre Area, as shown on Map 25, the Secondary Plan Key Map in Chapter Six of the Official Plan.

GUIDELINES

URBAN DESIGN GOALS

The Urban Design goals for Etobicoke Centre are to create a beautiful, comfortable and amenable area of the city. These guidelines are a framework, which can be used to guide the form and layout of new development in the area. The heights, setbacks and built-to zones described in the Zoning By-law are derived from the following goals:

- To define the **character** of Etobicoke Centre as a whole, including its streets and buildings
- To provide **open spaces and linkages** to encourage movement in and around Etobicoke Centre

How variations and criteria relate

Tall buildings

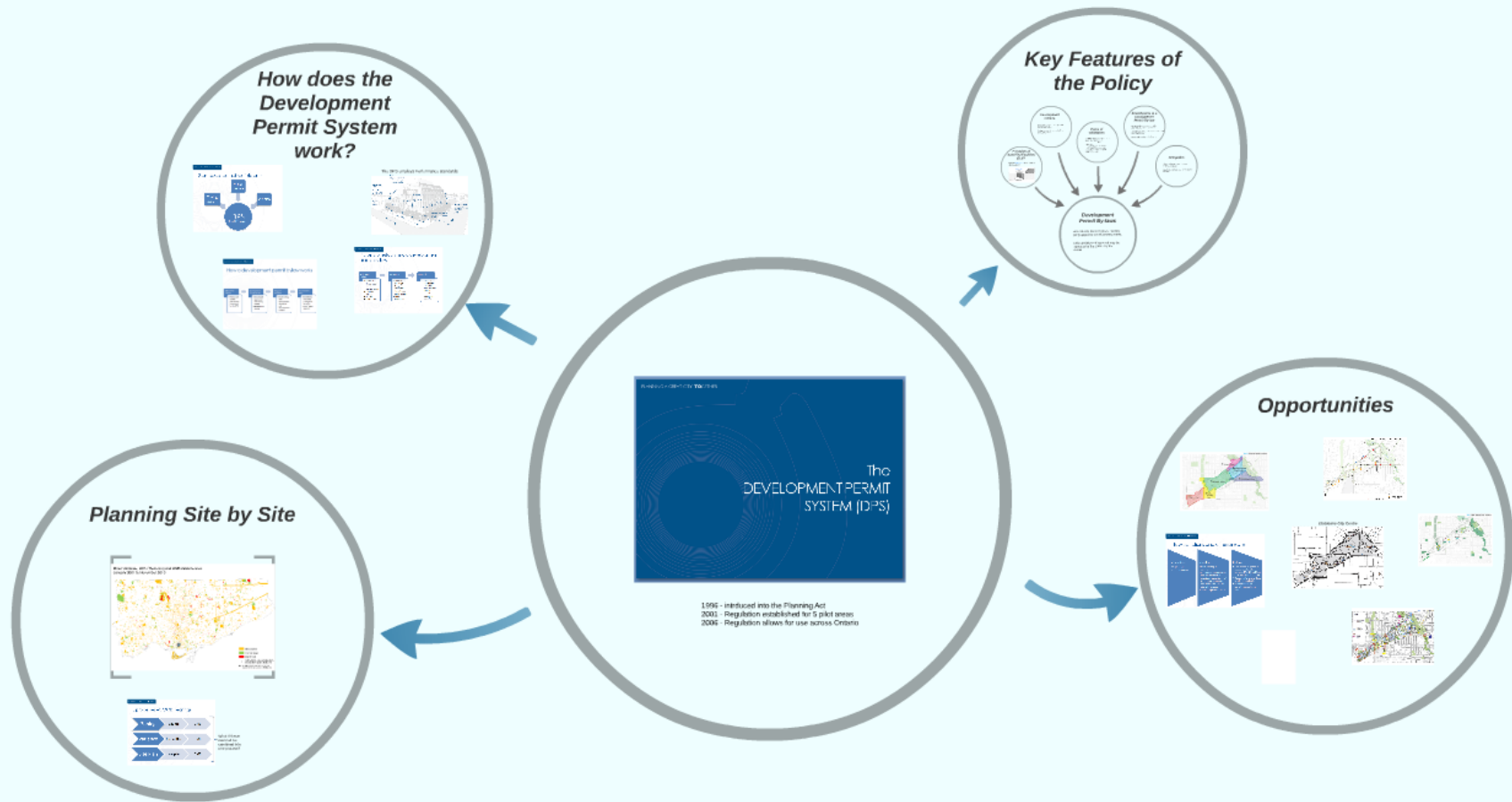
- height range –
 - 12 – 30 storeys

Standards

- Base building 2 – 4 storeys
- 45° angular plane next to low rise residential
- max floor plate of 825 m² for heights between 12 and 20 storeys -750 m² above 20 storeys
- Tower stepback 6 to 9 m

Criteria

- 5 hours of sunlight on at least one sidewalk between Mar 21 and Sept 21 along Bloor & Dundas
- Design features to diffuse winds eg. stepbacks
- provide adequate transition to adjacent areas



The Development Permit System