

the complexities of city governance

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in a rapidly changing
city are we
focusing on
the right things?

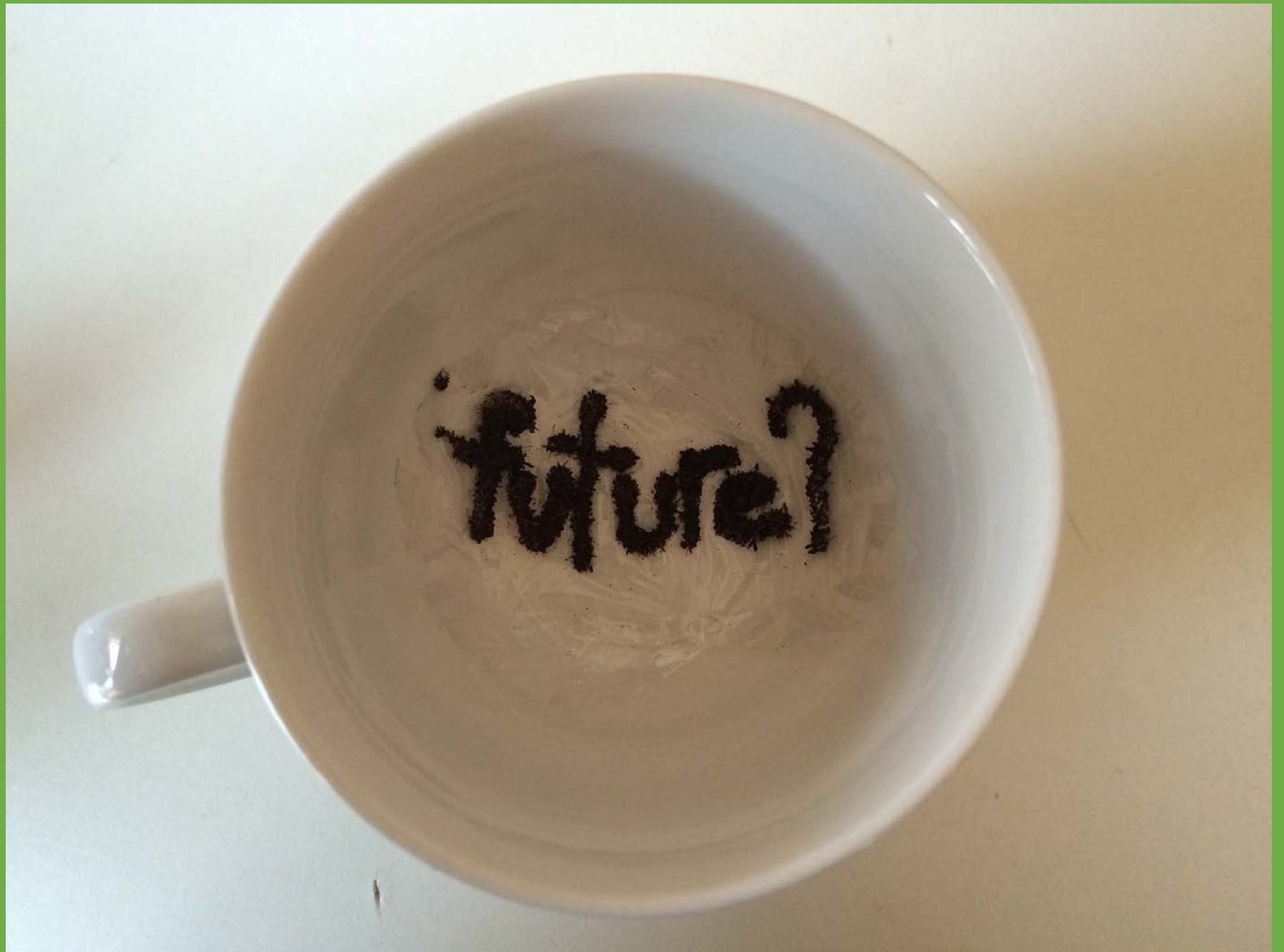


**what if
I want
to build
a shed
instead of
a snowman?**

Committee of Adjustment

- read/understand the zoning bylaw ?
- get plans drawn (maybe a survey too) ?
- apply ?
- wait ?
- attend (maybe with an architect) ?
- wait ?
- decision – maybe yes/maybe no
- appeal (perhaps) ?
- decision – maybe yes/maybe no

if we had
to start
all over again
would we actually
invent
the CofA ?!?





YOU'VE
CHANGED

Paul E. Garfinkel
1877



**Toronto's
narrative
is a
story of
change ...**

**we need a
governance
model that
follows**