



# Community Planning Permit Systems

A progressive zoning framework that is robust, flexible and reliable





# Midtown is Ambitious!

Which is great!

To realize our plans, we need a zoning policy that is **as ambitious** as Midtown.





# Risks with Midtown

1

How do we **guarantee** that what we plan for is going to be built?

3

How do we get greenspace, amenities, retail, and affordable housing?

2

How do we avoid 3rd party appeals on **every** development?

(Even from Midtown residents)

4

How do we build **complete communities**?



# Our zoning process is painful

... and it doesn't work!





# Current Process is Painful

## Council zones a property

For example: a 5 story property

## Compromise?

Maybe. Either way it takes forever and somehow pisses everybody off

## Shovels in the ground

No timeline really. Could be months or years.



## Developer asks for amendment

Just build the damn building please



## Approved? Not done yet...

If approved, it can be appealed to the OLT. Takes a long time.





**Fear not... There's a solution**





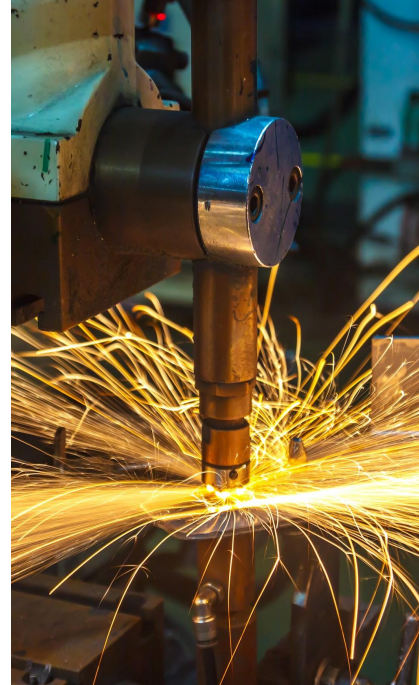
# Community Planning Permit Systems

**Tested** - In use in British Columbia & Burlington!

**Flexible** - Works with heritage, greenspace, affordable housing. You name it!

**Faster** - Approvals in 45 days!

**Power to Council** - No amendments from developers, no appeals from 3rd parties!





# Now with a CPPS

## Council zones a property

For example: a 5 story property. All feedback is given up front

## Compromise?

Nope. You decide what is built. The developer builds it.

## Appeals?

Only by the developer if its not approved within 45 days.



## Developer submits application

They cannot amend. They can only build



## Approved?

Congrats. You're done.







We actually agree on most things!

We want greenspace, affordability,  
connectivity, green buildings, heritage...

*... and complete communities*



# Market trends

## 02

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt labore dolore magna aliqua. Lorem ipsum dolor sit amet, consectetur adipiscing elit.

### **Client Implications:**

Consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Lorem ipsum dolor sit amet, consectetur adipiscing elit tempor incididunt ut labore et dolore magna aliqua.



A horizontal bar with a teal segment on the left and an orange segment on the right, positioned above the text.

What I'm asking from you today

Direct your staff to incorporate a CPPS  
within the next 6 months

*... Burlington did it, so can we!*

A short horizontal line with a teal-to-orange gradient, positioned above the text.

**Thank you!**

