

Appendix B: Progressive Options and Tools

	Progressive Options and Tools	Description	Legislation, Implementation Tools & Resources
A	Alternative/Green Development Standards	Updating rules that shape lot size/layout, design of streets, amount of parking, stormwater management, and location of utilities	<i>Planning Act, Municipal Act, Official Plan, Zoning By-law, Development Manual</i>
B	Transit Oriented Development	Coordination of development planning and fixed transit infrastructure	<i>Planning Act, Official Plan, Zoning By-law</i>
C	Regional Urban Growth Boundary	Working with neighbouring municipalities to intensify urban areas before developing on agricultural lands	Provincial Policy Statement (PPS) Official Plan, Zoning By-law
D	Retaining Institutions in Core Neighbourhoods	Retaining institutions and where this is not possible—ensuring the buildings remain a neighbourhood focal point.	Demolition Control By-law, <i>Ontario Heritage Act</i> , CIPs, by-law
E	Neighbourhood /Tertiary Planning	Proactive planning to encourage infill development to and ensure it fits within the existing urban fabric	urban design guidelines, micro grants for neighbourhood driven placemaking projects
F	Placemaking	Encouragement to create unique, comfortable, and attractive public spaces that promote health, happiness, and well being	Official Plan, Zoning By-law, Urban Design Review, Sidewalk Cafe Handbook, public art policy, urban design guidelines, micro grants for neighbourhood driven placemaking projects, Parklet Program / Manual
G	Innovative Indicators and Metrics	Quantifying development to provide a basis for improvement and demand for quality buildings	Research Capacity resulting in Policy and Regulatory Changes
H	Demonstration Projects	Demonstration projects build capacity within the community while highlighting opportunities to improve the environment	Permits, Zoning
I	Temporary Uses	Bridge the gap between high cost	Zoning Bylaw, Site

		redevelopment investments and productive interim uses.	Plan Control Bylaw, Collaborating with Building Permitting and Licensing
J	Reuse of Vacant Buildings & Property	Reduce barriers and incentivize reuse of existing built-up areas or building stock	Community Improvement Program
K	Active/Alternative Transportation	Promotes walking, cycling and use of transit as a viable mode of transportation	Research Capacity, Collaboration with Geomatics and Transportation Planning staff
L	Complete Streets	Emphasizes safe, convenient and comfortable streets to be designed and operated for all users, ages and abilities	Official Plan, Urban Design Manual, Transportation Master Plan
M	Reduced Parking Standards: Minimum Parking Ratios in the Zoning Bylaw and Maximum Parking Ratios	Changes to the regulatory environment which sometimes results in over supply of parking	Zoning Bylaw, Possibly Parking Consultant (Especially for Maximum Parking Standards)
N	Lean Urbanism: Pink Zones	Reducing regulations in specific areas to help small developments happen	Zoning Bylaw, Site Plan Control Bylaw, Collaborating with Building Permitting and Licensing
O	Urban Tree Canopy	Increase number of trees on public right of ways	Urban Forest Management Plan, Streetscape Design Guidelines