

Trends in Zoning

This theme explores the latest trends in zoning regulations, as well as potential pitfalls in their implementation. Topics may include the use of form-based zoning and development permit systems, how zoning can be used in mature communities to retain neighbourhood character, as well as a look at the newest zoning by-laws in Ontario.

Subtopic	Learning Outcome/Key Elements	Guiding/Essential Questions <i>What questions can I ask to ensure I arrive at the intended learning outcome?</i>
Best New Zoning By-laws of 2015	<p>Latest trends in zoning regulations and potential pitfalls in implementation.</p> <p>Trends in communicating zoning regulations: sketches, maps and internet sites</p>	<ul style="list-style-type: none"> • What lessons can we learn from other jurisdictions? • What has changed and why? • How is new technology being used to make zoning easier to understand? • Hear from planners in three different municipalities who have recently completed comprehensive zoning by-law reviews.
<p>Form Based Zoning Regulations & Development Permit Systems</p> <p>Why Aren't Ontario Planners Adopting these Tools?</p>	<p>What is form based zoning and when, how and why should we use it?</p> <p>What are the advantages and disadvantages of form based zoning and Development Permit Systems?</p> <p>Can it be done in Ontario? Can planners predict the specific outcomes necessary for success?</p> <p>Clarity and certainty of design – are tools like form based zoning and development permit systems achievable without great certainty of the 'right' built form.</p> <p>When, how and why to use a development permit system.</p>	<ul style="list-style-type: none"> • How are form based zoning regulations designed? • What are the expectations for community design? • How well is it working? • Want to hear from planners and community members about implementation benefits and challenges to a development permit system • Lessons learned from the NEC Development Permit System? (Where do you need to be more specific? What role does politics play?)

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Zoning for Green Neighbourhoods	How zoning regulations can accommodate green building features, LEED Neighbourhood design, and transit oriented development, low impact storm water design or land use mix.	<ul style="list-style-type: none"> • What types of regulations have other municipalities tried? • How do you ensure that green features are incorporated into development?
Retaining Neighbourhood Character – Zoning for Intensification Areas	How zoning can be used in mature communities to retain neighbourhood character and heritage buildings but still accommodate infill and intensification.	<ul style="list-style-type: none"> • What are height, massing and setback regulations to achieve compatible infill development? • Can legacy zoning be used to support heritage character without designation? • Transitional zoning with H zones? • Zoning tools & planning for intensification
The ins and outs of bonus zoning	An understanding of the how-to of bonus zoning...planners should come away with an understanding of how to go about establishing and implementing bonus zoning provisions under Section 37 of the Planning Act in their municipality and an understanding of the challenges/opportunities associated with this tool.	<ul style="list-style-type: none"> • What types of policy & by-laws are required to establish bonus zoning? • What types of community benefits can be requested? How do the 'numbers' work in negotiating a community benefits? What are some examples of municipalities with established bonus zoning provisions and how are they applied? Successfully/not? • What are the 'musts' and 'must not's of bonus zoning?