

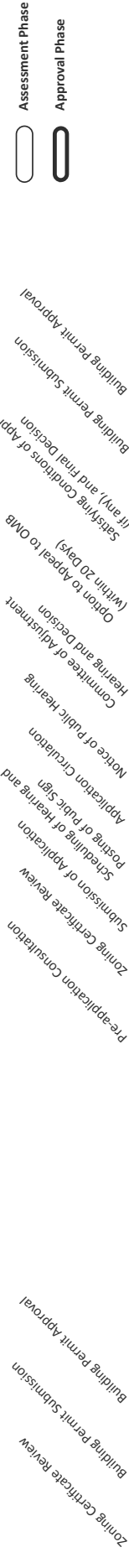
APPENDIX B:

CHART: PROCESS FOR BUILDING PERMIT, ZONING BY-LAW AMENDMENT AND VARIANCE, A COMPARISON

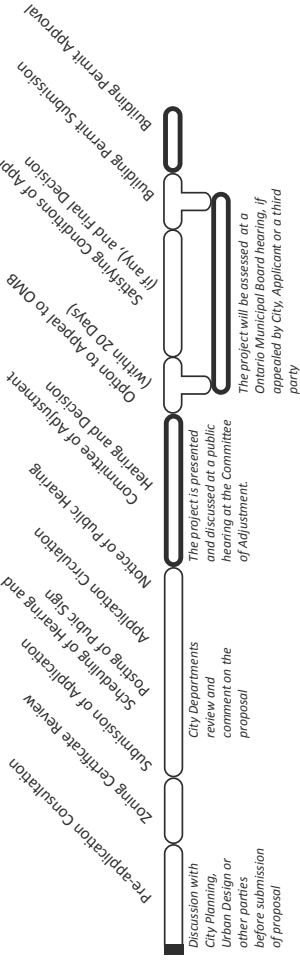
Development Approvals, a comparison

Based on the City of Toronto's Development Guide, 2010 and additional information by ERA Architects

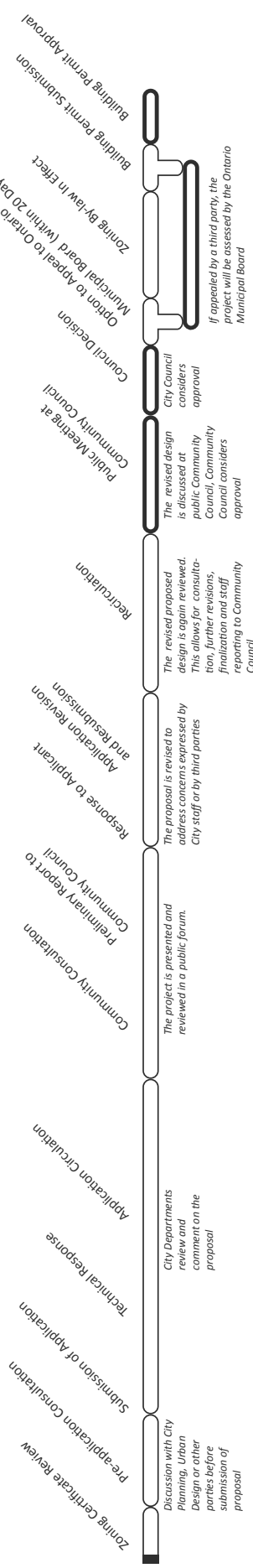
Zoning in place (21 Days)



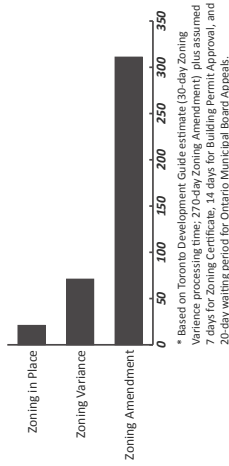
When a Zoning Variance is required (71 Days)



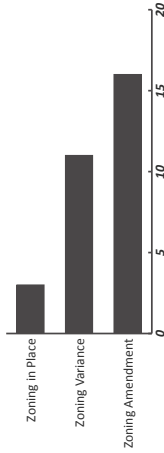
When a Zoning Amendment is required (311 Days)



Number of Days*



Number of Steps



Number of Approval Points*

