PD-H05

HOW TO DEVELOP A TOD SUPPORTIVE ZONING FRAMEWORK

Guideline for the government to prepare/revise TOD supportive zoning ordinances, including revisions for pedestrian activities, urban design and parking restrictions.

Type: Step-by-Step Guide
01 REVIEW & ASSESS EXISTING REGULATIONS

- Identify existing regulations that do not work, are obsolete, are not developer friendly and/or are being constantly superseded during site plan approval stage.
- Evaluate whether existing FAR’s are being utilized—this also provides an indication of market demand and absorption potential.
- Assess if the regulations include urban design and pedestrian access.

02 ENGAGE DEVELOPERS IN MODIFYING DEVELOPMENT NORMS

Organize a workshop with multiple developers to identify:
  - Shortcomings of existing regulations
  - Which regulation’s work and what needs to change
  - Which regulation’s need to be included

03 ASSESS & DOCUMENT EXISTING GROUND CONDITIONS

Based on the various scales of intended interventions, to gain an understanding of the existing or desired nature of development, parameters to be studied shall include:

- **TOD AREA CHARACTER**
  - Site History | Population | City-wide Context

- **DEVELOPMENT**
  - Existing/Proposed Land Use | Surrounding Buildings | Land Ownership

- **ACCESSIBILITY**
  - Pedestrian and Bicycle Network | Transit Access | Feeder Transport

- **EXISTING INFRASTRUCTURE**
  - Roadways | Utilities | Public Facilities

- **URBAN DESIGN**
  - Street Grid | Setbacks | Heights | Building Forms | Open Spaces

- **PARKING**
  - On-Street | Off-Street | Legal and Illegal Spaces | Park and Ride

DATA SOURCES

- Land Use as per Master Plan/Development Plan/Comprehensive plan/Overlays if applicable
- Building Regulations
- Relevant Policies and Codes
04 ESTABLISH TOD ZONING VARIATIONS

TOD Zones
- Core Area
- Primary Zone
- Influence Zone

Built Form
- Building Use
- Plot Size
- Building Height
- FAR

Transport
- Road Width
- Travel Lanes
- Road Types

Special Area
- TOD Typologies
- Heritage Area
- Others

Miscellaneous
- Topography
- Natural Features
- Physical Barriers

Replace existing regulations where possible or create new transit supportive regulations related to (at minimum):

To establish statutory relevance, one of the following options could be utilized:

OPTION 01:
Include a TOD chapter in Master Plan/Development Plan/Comprehensive Plan as an amendment

OPTION 02:
Create a TOD policy as a special law that supersedes the existing regulations

OPTION 03:
Establish a TOD overlay district as a special area in existing development regulations

05 UPDATE/AMEND CITY DEVELOPMENT REGULATIONS/ORDINANCE (DCRS)

To initiate development review process:
- Incorporate updated regulations in draft form to:
  - Existing Master Plan
  - Master Plan Update (if underway)
- Follow the city’s existing protocol for the development review process, including:
  - Public consultations
  - Presentations to stakeholder,
  - Objections & suggestions phase to seek inputs from the community

06 INITIATE DEVELOPMENT REVIEW PROCESS

07 NOTIFY TOD ZONING AMENDMENTS

Follow the city’s existing protocol for amendments to regulations notification