

September 22, 2025

MEMO TO: Mayor West and Members of Council

FROM: Gus Galanis, Commissioner Planning and Building Services

COPY TO: Darlene Joslin, City Manager

SUBJECT: Revisions to Proposed By-law 93-25
Staff Report SRPBS.25.081 - Comprehensive Zoning By-law
City Files: MZBA-23-0001 and MZBA-25-0001

Purpose: To advise Council of modifications to the proposed Comprehensive Zoning By-law 93-25 subsequent to the Committee of the Whole Meeting on September 17, 2025.

Recommendations:

1. That the Memo to Council - Revisions to Proposed By-law 93-25, Staff Report SRPBS.25.081 Comprehensive Zoning By-law – City Files MZBA-23-0001 and MZBA-25-0001, be received; and,
2. That any reference to Employment Lands in the recommendation section of Staff Report SRPBS.25.081 be deleted.

Discussion:

Further to Staff Report SRPBS.25.081, a number of pieces of correspondence were received and delegations were made at the Committee of the Whole Meeting of September 17, 2025. The delegations and correspondence outlined a number of concerns/comments associated with the proposed Comprehensive Zoning By-law 93-25 (“CZBL”) including, but not limited to the inclusion of the City’s Employment Lands, existing appeals to By-law 30-25, and, specific properties that have existing approvals that have not been constructed and/or have site-specific zoning in place that does not meet the transition criteria provided within proposed Comprehensive Zoning By-law 93-25.

Staff have discussed these matters with the applicable stakeholders, and have revised the proposed CZBL to address these matters where appropriate, as follows:

- the deletion of the City’s Employment Area lands from the proposed CZBL;
- the addition of site-specific exceptions (i.e. York Montessori, amongst others);
- revisions to the proposed CZBL in an effort to resolve concerns identified through the public consultation process including the exclusion of specific parcels or the inclusion of site specific development standards;

- refinements of wording to achieve consistency and/or provide greater clarity; and,
- corrections to numbering, bolding, abbreviations, typographical errors, grammar and similar administrative edits.

Staff have comprehensively reviewed all comments and/or concerns identified to date and have revised the CZBL accordingly as outlined above. However, it should be noted that it is not necessarily appropriate to address all comments/concerns through the proposed CZBL. In particular, comments and/or concerns that do not comply with the existing Official Plan, requests that require a development application and/or proposals that have not been formally submitted to the City, and requests related to proposals that have not yet received Council approval are among those matters that have not been incorporated in the revisions of the CZBL.

On the basis of the preceding, it is recommended that this memorandum be received and that any reference to Employment Lands in the Recommendation Section of Staff Report SRPBS.25.081 be deleted.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Galanis", with a long horizontal flourish extending to the right.

Gus Galanis, MCIP, RPP
Commissioner of Planning and Building Services