

Directed to: Mayor Joe Preston and Members of City Council

Department: City Manager's Office

Authored By: Brandon Sloan, HAF Coordinator

Subject: Community Planning Permit By-law (Elm-Wilson-Victor Area)

Recommendation:

THAT: Report CMO-02-26 relating to Community Planning Permit By-law (Elm-Wilson-Victor Area) be received for information; and further,

THAT: Council authorizes staff to prepare a new Community Planning Permit By-law (Elm-Wilson-Victor Area) for consideration and decision of Council; and further

THAT: A public information centre (open house) and a public meeting regarding a new Community Planning Permit By-law be scheduled for January 28 and February 9, 2026, respectively, in accordance with the Ontario Planning Act and regulations.

Background:

The final HAF Action Plan initiative is to establish a Community Planning Permit (CPP) System. In October, the Official Plan was amended to include new enabling policies to guide and support the preparation of a CPP By-law for a specific development area of the city (Report PD-45-25). A further report later in October (Report PD-49-25), initiated the CPP process for the Elm St-Wilson Ave-Victor Dr area (see Figure 1) which has the potential for significant residential housing as part of a brownfield clean-up and redevelopment that could be assisted by having a City-led CPP By-law in place.

Figure 1 - Location Map (Proposed CPP By-law Area)



Draft Community Planning Permit By-law

A CPP By-law is a tool under the Ontario Planning Act that replaces the Zoning By-law 50-88, as amended and Site Plan Control By-law for the specific properties covered by the new CPP By-law. The CPP By-law will include many provisions that are similar to a Zoning By-law (e.g., general provisions, parking, permitted uses, development regulations, definitions); however, it is updated

and more specific to the context and objectives for the specific area along with incorporating provisions that are not in Zoning By-laws (e.g., discretionary uses, community benefits, variations, permit classes). The By-law will include clauses related to Community Planning Permit application types (Class 1-3 permits, modification, amendment), the application and review process, the decision types, the approval authority, provisional or conditional approvals, the types of conditions that can be used, authorization for development agreements and further procedural provisions.

Staff have prepared a Draft CPP By-law that is intended to provide the necessary requirements for future permit and development applications within the Elm-Wilson-Victor area. The Draft By-law is provided for the public consultation and is subject to change. An overview of the potential development permissions proposed within the Draft CPP By-law include:

- A series of overall objectives aimed at facilitating redevelopment of underutilized sites for higher density residential and any complimentary land uses while recognizing the existing community/arena/trail uses and integrating development into the existing area
- Establishing minimum vehicle, visitor and bicycle parking rates for each land use
- Allowing some variation to parking rates provided transportation demand management and active transportation measures are provided (i.e., community benefits)
- Permitted uses: apartment, community/rec centre, retirement home, park, day care, home occupation, public service uses, urban agriculture (incl. community gardens)
- Discretionary uses: multiple dwelling and many forms of stacked and/or back-to-back townhouse, long-term care facility, neighbourhood commercial uses in a mixed-use building
- New development standards for apartment/retirement home regarding built form including minimum and maximum building height, provisions for floor space ratio, setbacks, step-backs, maximum lot coverage, minimum landscaped area, building length and separation
- Development standards for other permitted and discretionary uses (including limited ground floor neighbourhood commercial uses in a mixed-use building).
- Identifying variations to development standards up front for Class 2 and 3 Permits
- Establishing community benefits, which are proposed to including affordable housing plus a potential combination of public realm improvements (parks/trails/streets), sustainable development and/or active transportation. A specified amount of each benefit is indicated that could be considered in exchange for additional building height and density

A summary overview presentation of the Draft Community Planning Permit By-law (Attachment A) is appended to this report along with an initial Draft of the Proposed By-law (Attachment B) to assist with the department, agency and public consultation along with initial Council feedback.

Public Process – Next Steps

Formal circulation of the Draft CPP Bylaw for comment is commencing after the Jan. 12 Council meeting, including formal notice of a Public Information Centre to be held January 28, 4-6pm (Memorial Arena, Peter Lynch Meeting Room) and a Public Meeting to be held February 9, 6pm (Council Chambers). Staff will provide a more fulsome presentation of the draft CPP By-law at the Public Meeting. Following the Public Meeting and any comments/issues to be addressed, a report with a recommended final CPP By-law will then be provided for Council decision.

Strategic Priority:

Strategic Pillar: Excellence in All We Do - Priority #5: Housing for Everyone

Financial Impact:

There are no direct financial impacts associated with the preparation of this By-law (any costs are covered through the HAF grant). The By-law does include City-owned land which could have implications and financial benefits for its future use.

Report Approval:

This report has been reviewed and approved by: Manager of Planning Services, Director of Planning and Building Services, Director of Financial Services/Treasurer.

All reports are reviewed and approved by the City Manager.