Maggie Sarzynski
M.Sc.Pl, HBA in Urban Studies
Planning Associate

R.E. MILLWARD +
ASSOCIATES LTD

Maggie is an urban planner who is passionate about equitable city building practices, land-use planning and development. She completed a Master of Science in Planning at the University of Toronto where she researched opportunities for light industrial mixed-use in Toronto's urban core areas.

Maggie brings experience and skills in land-use planning and policy analysis from working with government departments (municipal and provincial) and non-profit organizations.

Professional Positions

Planning Associate
R.E. Millward + Associates
(2022 - Current)

Land Use Planning Assistant
Ministry of Municipal Affairs and Housing
(2021)

Research Assistant
City of Toronto, City Planning Division
(2020)

Policy Intern; Youth Region Builder
Toronto Region Board of Trade
(2019)

Research Assistant
City of Toronto, Transportation Services
(2018 - 2019)

Education

Masters of Science in Planning
University of Toronto
(2020 - 2022)

Honours Bachelor of Arts
University of Toronto
(2015 - 2019)

Memberships

Urban Land Institute
Associate Member

Policy Development, Zoning, and Implementation

Zoning Conformity for Official Plan Emlpoyment Areas
City of Toronto (2022 – Ongoing)
R.E. Millward + Associates is undertaking research and analysis to provide recommendations on how to bring Toronto's city-wide zoning by-law 569-2013 into conformity with Official Plan Amendment (OPA) 231, Employment Areas. Maggie is working with the project team on translating land uses and conditions from the former municipal zoning by-laws into the city-wide zoning by-law, and ensuring these conform to municipal policies. Further work involves determining whether land uses in employment industrial zones should remain, be deleted, amended, or if new uses should be added, and the consideration of employment industrial zone land use permissions and zoning standards such as compatibility, adjacency issues, neighbouring zones and major streets.

Toronto Metropolitan University Zoning By-law Review
Toronto Metropolitan University (2022 - Ongoing)
R.E. Millward + Associates has been retained by Toronto Metropolitan University to conduct a review and update of zoning by-laws applicable to TMU lands. The project will consist of a harmonization exercise to address the varied layering of zoning regulations on properties owned by TMU in 1980 and since acquired with particular attention to the development of campus-wide bicycle parking rate, vehicle parking rate, and open space requirements. A multi-property rezoning application was submitted to the City of Toronto in late 2022.

Rethink Zoning
City of London (2021- Ongoing)
R.E. Millward + Associates is working with Sajecki Planning, Scribe, LURA Consulting, and Posad Maxwan to implement The London Plan through a new comprehensive zoning by-law. The London Plan's new approach to planning, replacing conventional land uses with Place Types, will be translated into an innovative zoning by-law that balances land use permissions with use, form and intensity considerations. Maggie is currently supporting the drafting of the new zoning by-law.

Planning Approvals and Applications

St. Elizabeth Catholic School
TDCSB (2023 - Ongoing)
R.E. Millward + Associates was retained to manage the site plan application for a replacement school, formerly St. Elizabeth Catholic School. Maggie is contributing to policy, development activity, and process research and is assisting in the coordination of the approvals process.

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Professional Activities

Urban Land Institute
WLI (Women's Leadership Initative) Committee Member

R.E. MILLWARD + ASSOCIATES LTD

110 Bloor Street West
Prowinko Inc. (2022 - Ongoing)
R.E. Millward + Associates was retained to manage the minor variance application to alter the existing mixed-use building at 110 Bloor Street West, by replacing the two-storey glazed rotunda into a new two-storey rectangular entrance, on the north side of the ground floor. Maggie contributed to both policy and zoning research and coordinated the application process. In addition, Maggie represented the application at the Commitee of Adjustment

168 Clonmore Drive + 1665 Kingston Road & 35 Birchcliff Ave
Core Developments (2022)
R.E. Millward + Associates Ltd. was retained to represent clients seeking a minor variance at the Committee of Adjustment regarding both of their two properties at 168 Clonmore Drive + 1665 Kingston Road & 35 Birchcliff Ave, where both minor variance applications were successful. Maggie contributed to the evaluation of the site within the context of zoning by-law regulations, prepared, and submitted both applications to the Committee of Adjustment and arranged public signs pertaining to the hearing.

Rail Deck District (RDD)
Craft Kingsmen Fengate - Rail Development Limited Partnership (2015 - Ongoing)
R.E. Millward + Associates acted as the lead planning consultant and project manager for an Official Plan Amendment application submitted on behalf of Rail Development Limited Partnership to the City of Toronto in 2017, which was approved by the Ontario Land Tribunal (formerly LPAT) in 2021. R.E. Millward + Associates is now supporting SvN Architects + Planners in a subsequent Official Plan Amendment and Zoning By-law Amendment application as part of the Rail Deck Reset process. The project proposes building over the active rail corridor in downtown Toronto to accommodate a high-density mixed-use development and significant open space. Working with SvN and a team of consultants, Maggie is assisting the team with the rezoning and site plan approval processes in 2022 -2023. In addition, Maggie is currently supporting the drafting of the Community Services and Facilities Study for the application.

Planning Analysis & Reserach

2409-2425 Yonge St. Development Potential Analysis
The Torgan Group (2020 - Ongoing)
R.E. Millward + Associates was retained by The Torgan Group to conduct a development potential planning evaluation for 2409-2425 Yonge Street in Midtown Toronto. Analysis included a review of the applicable policy framework and local development activity with a preliminary meeting held with City staff. The project involved monitoring the Broadway & Erskine Block Study and Midtown Zoning Review implementing the 22 character areas introduced by the Yonge-Eglinton Secondary Plan.

Selected Past Professional Experience

Land Use Planning Assistant
Ministry of Municipal Affairs and Housing (2021)
Maggie complied and analyzed Ontario municipalities geospatial data (official plans and zoning by-laws). She also provided research support for the Accelerating Industrial Approvals (AIA) project through the production of research documents. Maggie's research contributed to best practices for accelerating development

approvals on employment lands, specifically for industrial lands within Ontario.

Research Assistant
City of Toronto, City Planning Division (2020)
Maggie monitored employment changes and assessed the impact of the COVID-19 pandemic on the economic profile of the City of Toronto. She collected employment data from surveying business establishments within the City of Toronto.

Policy Intern; Youth Region Builder
Toronto Region Board of Trade (2019)
Maggie produced a research paper based upon the analysis of the feasibility of new mobility solutions within the GTA, specifically analyzing micro transit services and on demand mobility. She created research documents that included case studies, slide deck presentations and briefings for the Board's innovation economy files (Transportation, Housing and Movement of Goods).

Research Assistant
City of Toronto, Transportation Services (2018 - 2019)
Maggie produced a research project based upon a historical analysis of transportation innovation across multiple modes, involving the analysis of connections between technological developments within transportation and their subsequent impact on the demand for mobility. She created a report and presentation that summarized the analysis of the research and lessons learned to offer insights for Transportation Services and the broader network of City Divisions and Agencies to prepare for the next wave of technological advancement in urban mobility.