

NEW

MARKHAM ZONING BY-LAW PROJECT



PHASE 3B

Established Neighbourhoods Workshop

SEPTEMBER 5, 2017

NEW



Evening Overview

1. Introduction – Tom Villella, Manager of Zoning and Special Projects, City of Markham
2. Presentation – Nick McDonald, President, Meridian Planning
3. Workshop – Donna Hinde, Principal, The Planning Partnership



Presentation Overview

This presentation will cover the following topics:

1. Overview of Process

- Review of Official Plan process
- Review of Phases 1, 2 and 3A components of the ZBL process
- Review of Project Goals
- Review of Work Program
- Review Public Participation Plan

2. What is an Established Neighbourhood?

3. What Does New Official Plan say about Established Neighbourhoods?

- Review of applicable policies

4. Current Zoning

- Overview of how zoning by-laws have been prepared and evolved in Markham
- Overview of number and combination of different zone types that apply in established neighbourhoods
- Review of infill by-laws and heritage conservation districts

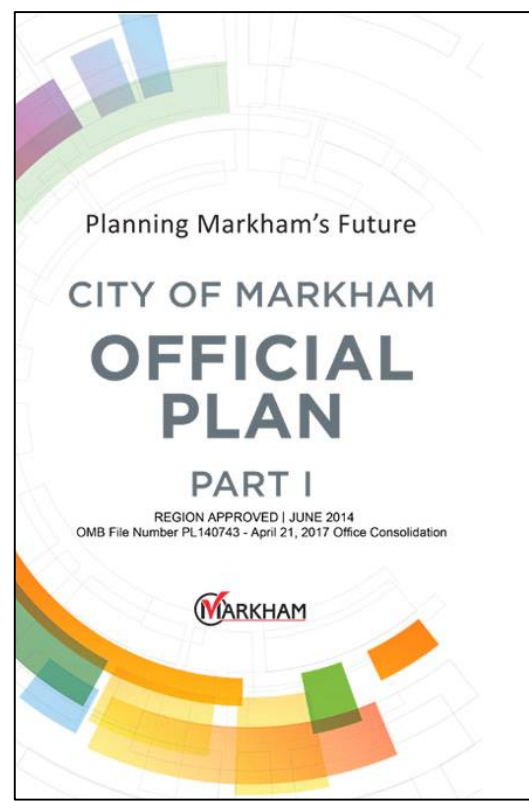
5. Moving Forward

6. Workshop Introduction

Overview of Process

City of Markham new Official Plan

- City Council adopted the new Official Plan on December 10, 2013.
- York Region approved the new Official Plan on June 12, 2014.
- A number of appeals were made to the Ontario Municipal Board (OMB) and therefore, the new Official Plan is not fully in force.
- On April 21, 2017, the OMB issued the most recent partial approval that brings a large part of the Official Plan into force.



Overview of Process

(continued)

The objective of this project is to develop a new zoning by-law that:

- Is user-friendly, interactive & web-based;
- Guides land use and development in Markham;
- Responds to emerging planning and development trends; and,
- Implements the policies of the new Official Plan (to the greatest extent feasible).

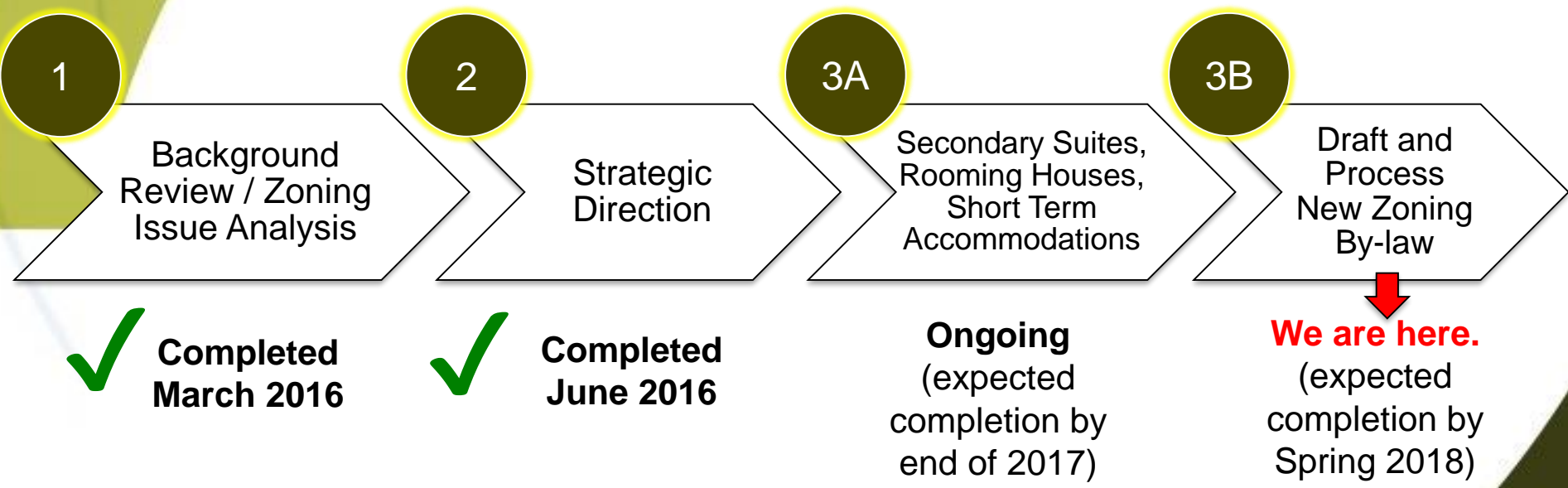
Below are the parts of the zoning by-law that will be reviewed:

- Definitions, general provisions, zone categories and associated permissions and standards, etc.;
- Layout, format, structure, zoning method, etc.; and,
- Existing zoning permissions, including site specific zoning by-law amendments and minor variance approvals, to determine the best approach for recognizing existing permissions in the new by-law.

Overview of Process

(continued)

Below are the phases of the new zoning by-law project.

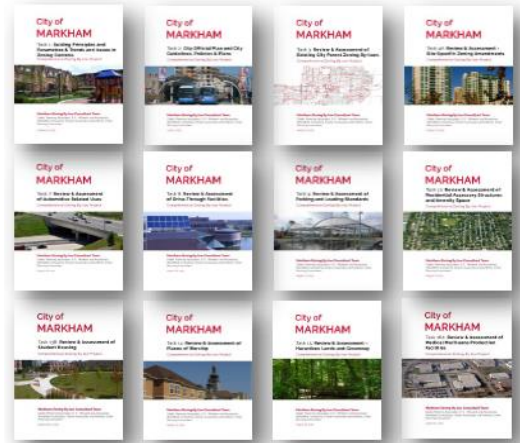


Overview of Process

(continued)

Phase 1 – Zoning Issues Analysis

- 20 discussion papers were prepared that examined zoning issues and topics, including recommendations to guide the drafting of the new comprehensive zoning by-law.
- 3 Open Houses were held in the Fall of 2015 to present information and obtain input on the Phase 1 draft discussion papers.
- On March 29, 2016 Markham’s Development Services Committee (DSC) endorsed, in principle, a Zoning Issues Analysis Report that summarized the 20 draft discussion papers.



NEW

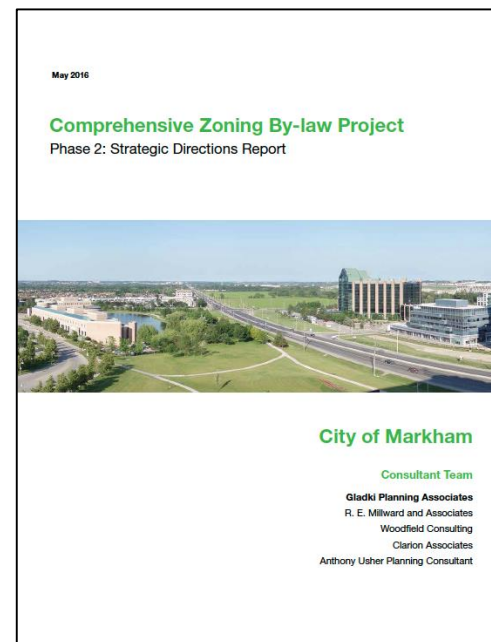


Overview of Process

(continued)

Phase 2 – Strategic Directions Report

- A Strategic Direction Report was prepared that included a number of recommendations relating to the zoning issues examined as part of Phase 1.
- An Open House was held in May 2016 to provide information and obtain input on the Phase 2 recommendations.
- The Strategic Direction Report was endorsed, in principle, by Markham's Development Services Committee on June 14, 2016.



NEW



Overview of Process

(continued)

Phase 3A – Review of Secondary Suites, Rooming Houses and Short Term Accommodations

- During the Phase 1 Open Houses, Markham staff received feedback about student housing, short term residential rental accommodations (such as Air BnB), rooming houses and secondary suites.
- An Open House was held on October 16, 2016 on the matter, to receive public input and comment. A Statutory Public Meeting was held on December 6, 2016, which provided additional opportunity for public input and comment.
- An additional Public Meeting on the Official Plan Amendments for Rooming Houses and Short Term Accommodations will be held in October 2017.

Overview of Process

(continued)

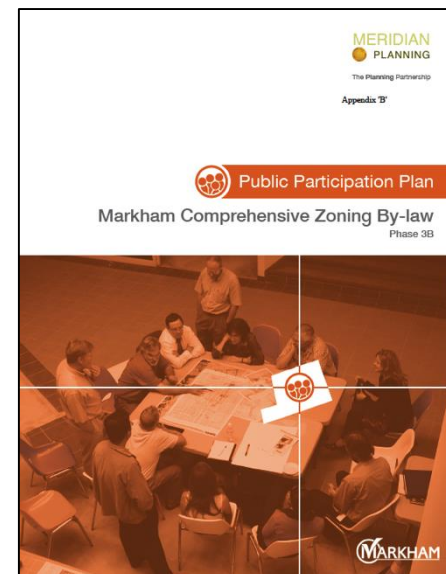
A Public Participation Plan (PPP) has been prepared for Phase 3B that:

- Outlines consultation goals;
- Identifies key stakeholder audiences to be consulted;
- Identifies key messages to be communication; and,
- Provides a general approach and timing for consultation.

Public and stakeholder consultation for Phase 3B is divided into 3 sub-phases. These are summarized below.

- Phase 1: to obtain input to inform and assist with the drafting of the new comprehensive zoning by-law.
- Phase 2: to obtain input on the draft of the new comprehensive zoning by-law.
- Phase 3: to obtain input on the final draft of the new comprehensive zoning by-law.

On April 24, 2017, the PPP was presented to DSC in an Information Report.



Established Neighbourhoods

The City's Established Neighbourhoods include:

- Residential areas developed prior to 1995; and,
- The older historic areas of Markham, such as Unionville, Buttonville, Thornhill and Markham Village.


The Established Neighbourhoods do not include:

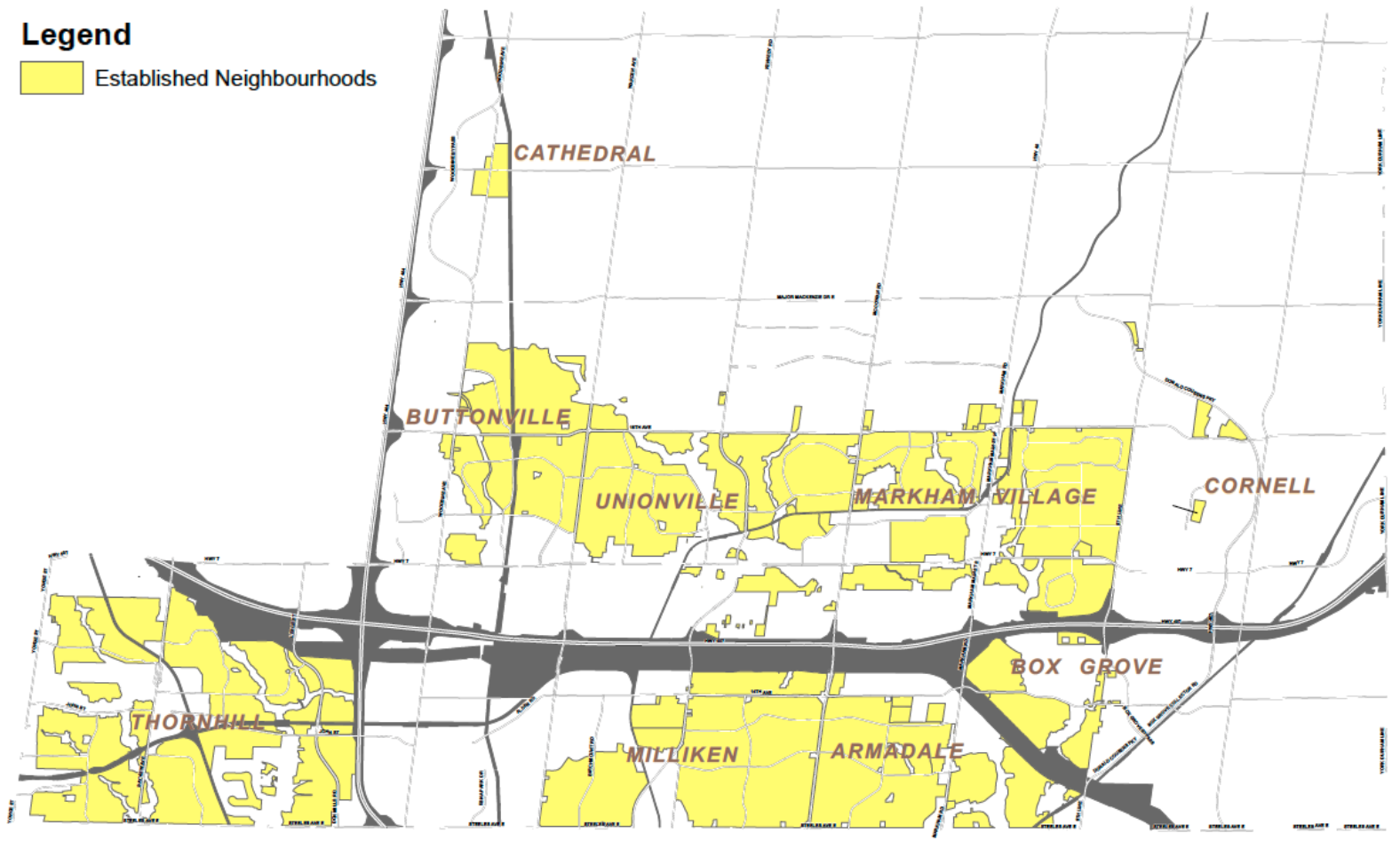
- Lands that are generally located in the City's newer developed areas and that are subject to By-law 177-96;
- Lands that are within Estate Residential area; and,
- Lands that are generally outside of the built boundary.

Established Neighbourhoods

(continued)

Legend

 Established Neighbourhoods



What does the New Official Plan say about Established Neighbourhoods?

Below are the Official Plan policies that address development in the established neighbourhoods.

8.2.3 Lands designated 'Residential Low Rise' constitute most of the existing residential neighbourhoods in Markham. These are established residential areas with lower-scale buildings such as detached and semi-detached dwellings, duplexes and townhouses, which will experience minimal physical change.

8.2.3.1a ... To respect the physical character of established neighbourhoods including heritage conservation districts.



Current Zoning


Below is an overview of how zoning by-laws have been prepared and have evolved in the City of Markham.

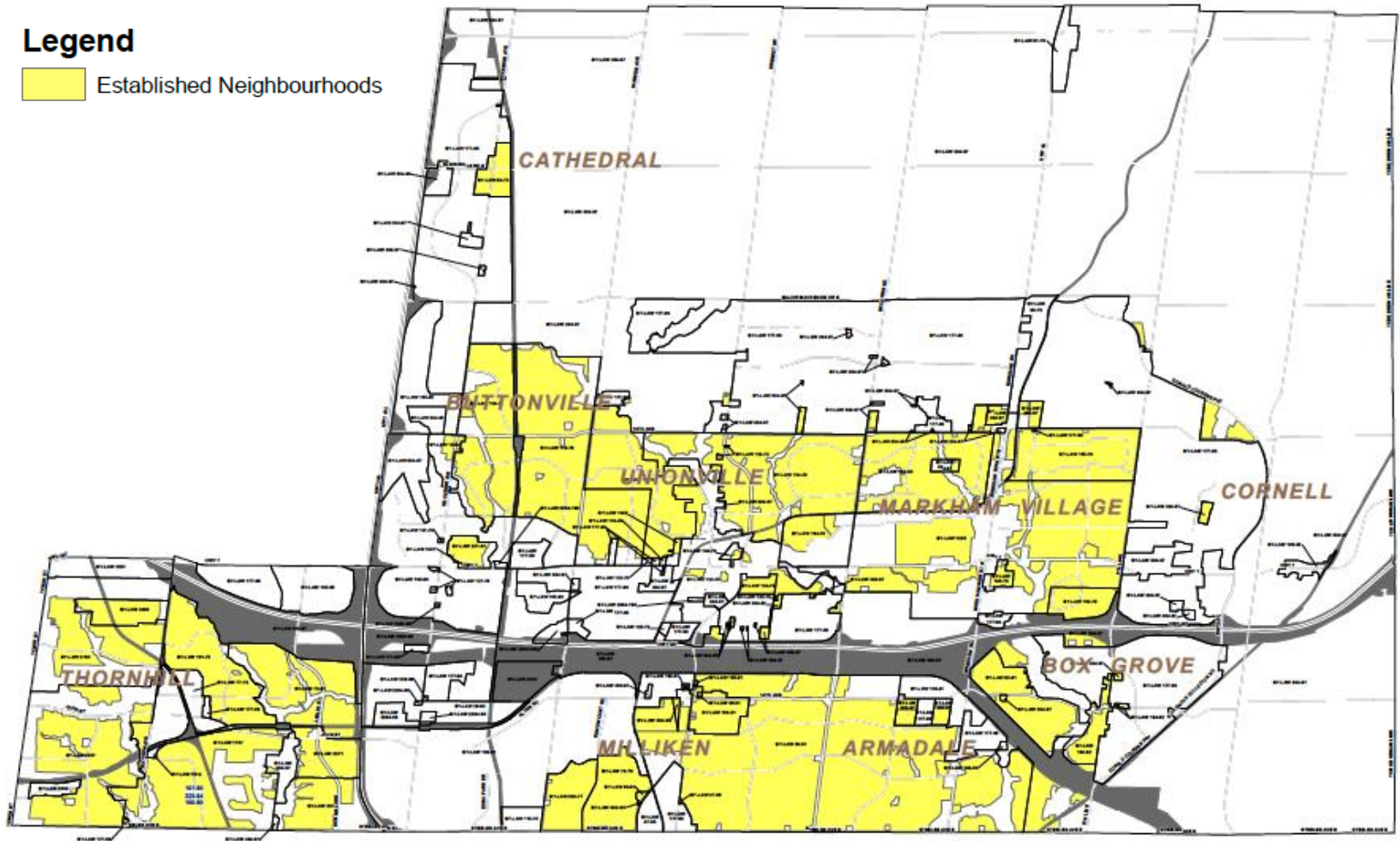
- Markham has 46 different zoning by-laws applying to different geographic areas of the City.
- These zoning by-laws were adopted between the 1954 and 2004.
- The zoning by-laws now require updating in order to:
 - Be consistent with the new Official Plan;
 - Ensure appropriateness with current zoning practices (many by-laws are very old); and,
 - Assess whether the large number of amendments and minor variances that have been approved over the years to facilitate development are still required.
- The goal of the new zoning by-law project is to produce one zoning by-law that applies City-wide.

Current Zoning

(continued)

Legend

 Established Neighbourhoods



Current Zoning

(continued)

Zoning in the Established Neighbourhoods

- There are 31 different zoning by-laws (including the four infill by-laws) that apply to the Established Neighbourhoods.
- There are approximately 160 different zones that apply to single-detached and semi-detached dwellings.
- The table below provides a general summary of select zoning standards of the zones that are currently being applied to the Established Neighbourhoods.

Zoning Standard	Low	High
Minimum front yard setback	6.0 m	8.23 m
Minimum side yard setback	1.2 m (one-storey) and 1.8 m (more than one-storey)	
Minimum side yard setback on a corner lot	3.66 m or ½ the building height, whichever is greater	4.5 m
Minimum rear yard setback	7.50 m (majority of zones are 7.5-7.62 m)	15.24 m
Maximum building height*	7.62 m	11.30 m (majority of zones are 10.70 m)

*Note: Building height is not always calculated the same way in existing by-laws.





Infill By-laws

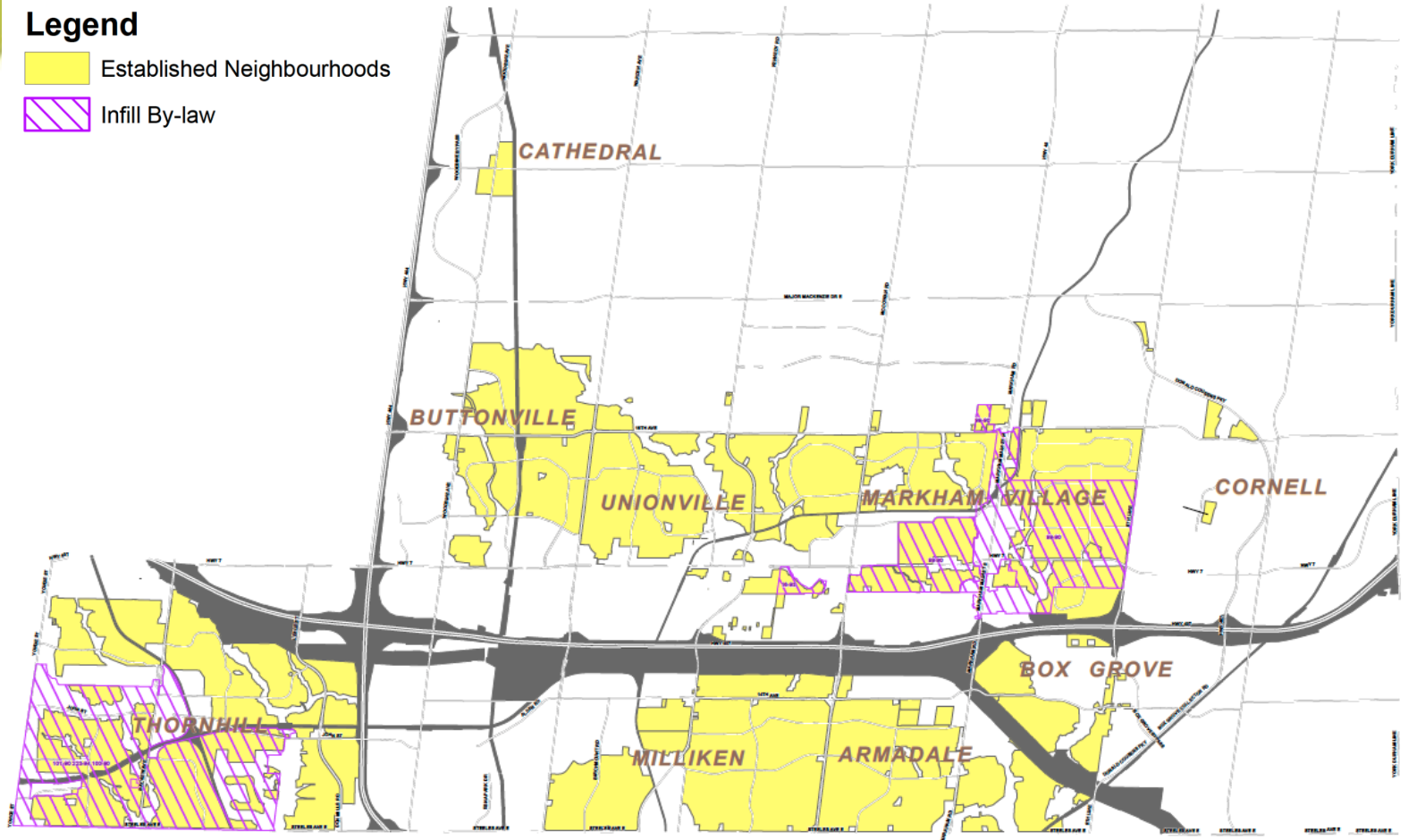
The City of Markham also has four infill by-laws that are applied to select areas of the City to ensure compatibility of redevelopment and to help maintain the character of the neighbourhoods.

- The four infill by-laws include standards on:
 - Building height;
 - Number of storeys;
 - Depth of dwelling;
 - Garage projection and width; and,
 - Floor area ratio (FAR).

Infill By-laws (continued)

Legend



-  Established Neighbourhoods
-  Infill By-law

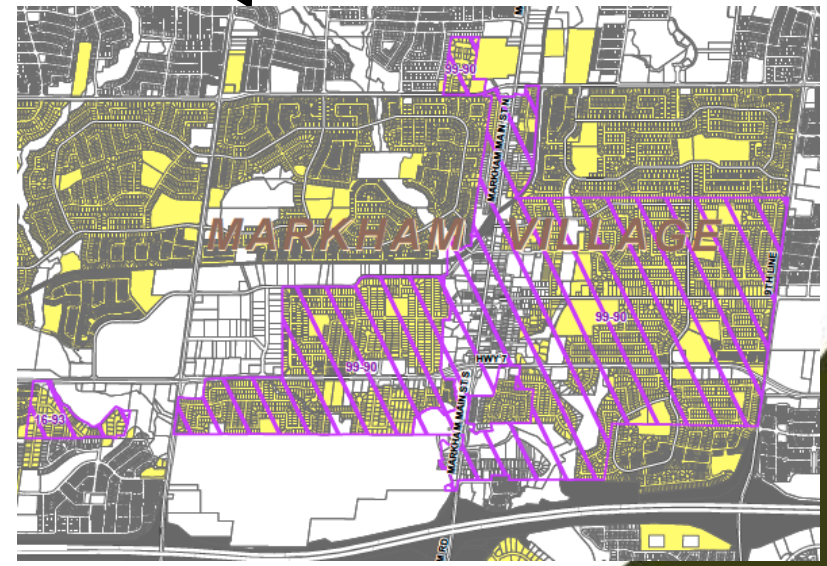
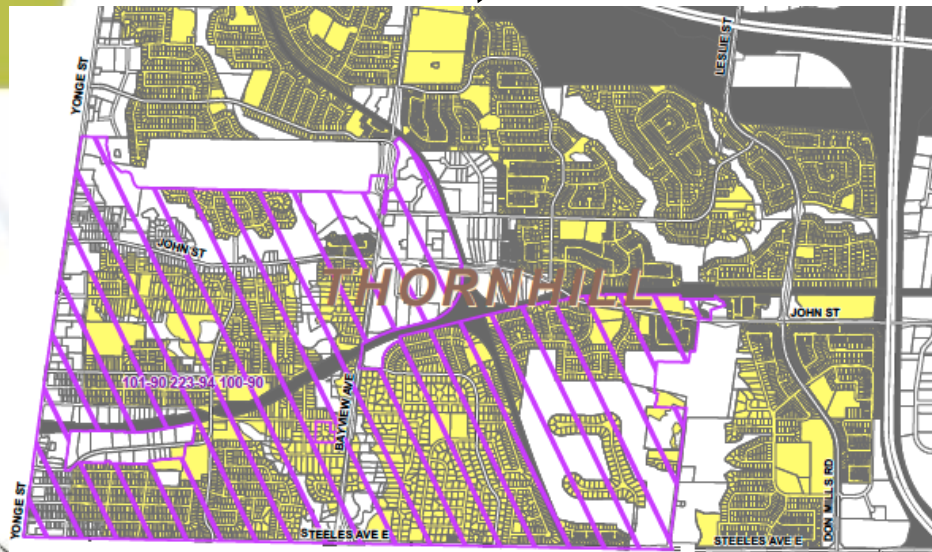


NEW

Infill By-laws (continued)

Legend

-  Established Neighbourhoods
-  Infill By-law



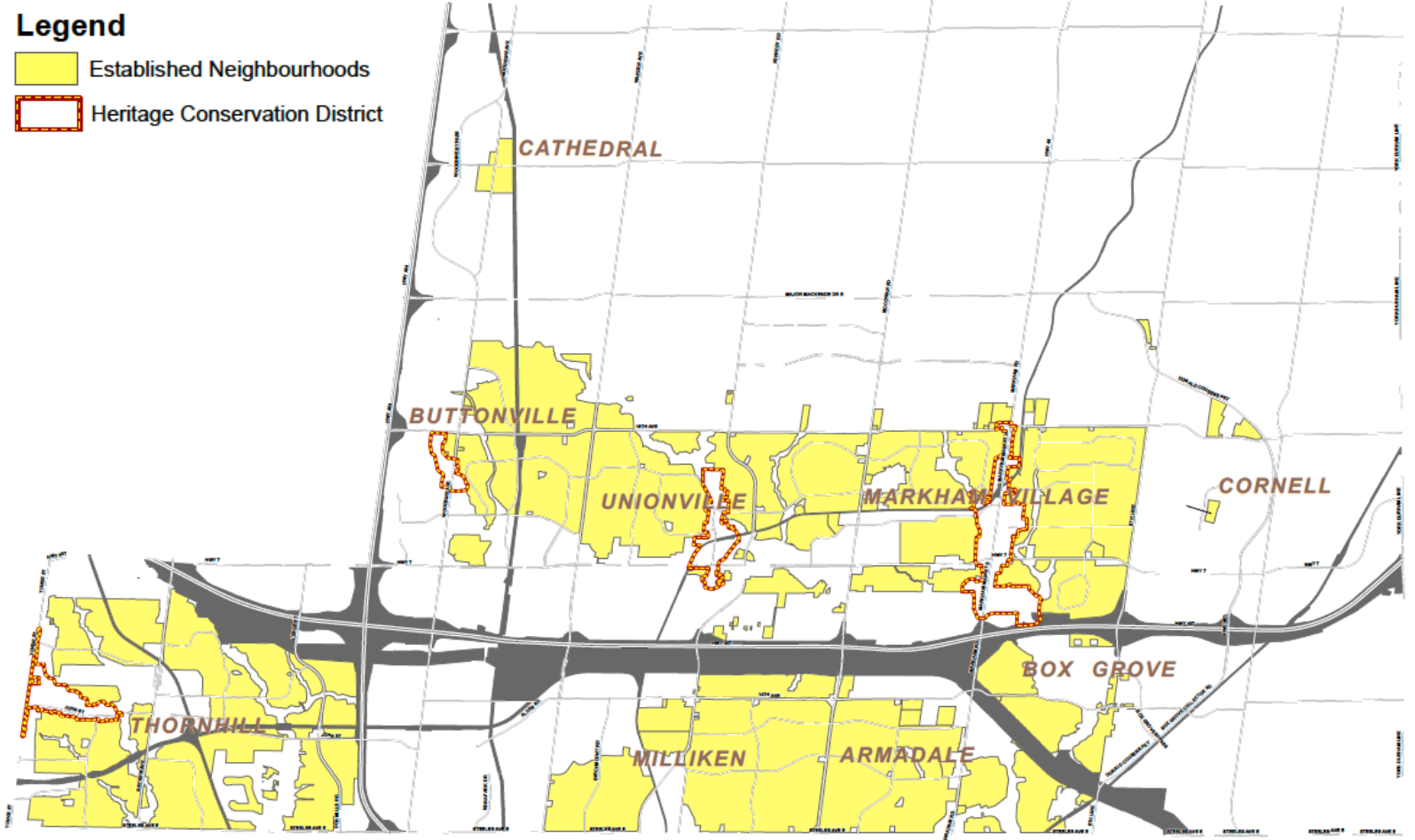
Heritage Conservation Districts

Heritage Conservation Districts (HCDs)

- There are four Heritage Conservation Districts (HCDs) in the City of Markham.
- Each HCD has its own HCD Plan that sets out standards for redevelopment.
- Development within these areas require a Heritage Permit and in some cases Site Plan Approval, and is subject to compliance with zoning.
- The Heritage Markham Committee has prepared a list of matters to be considered in the zoning by-law review.
- It is proposed that lands within an HCD will have their own unique zones and standards from other areas.

Heritage Conservation Districts

(continued)



NEW



Moving Forward

- Clearly we cannot continue with over 160 combinations of zone standards that presently exist.
- Ideally, there should be one consistent set of standards that apply.
- The challenge is determining what those consistent standards should look like.
- That is the purpose of this meeting.



Workshop

We are looking for your input on options for the following zoning standards:

- Lot Frontage;
- Building Height;
- Front Yard Setback;
- Bulk and Massing; and,
- Garage Width and Garage Projection.

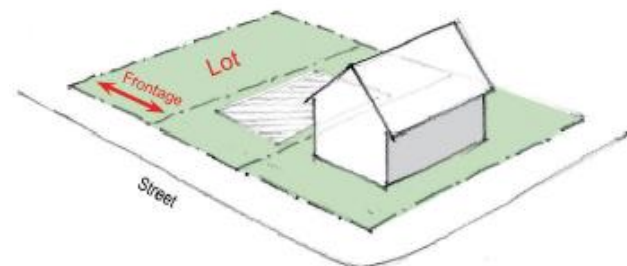
It is recognized that there are other standards that apply and these will be reviewed later.



Lot Frontage

What is it?

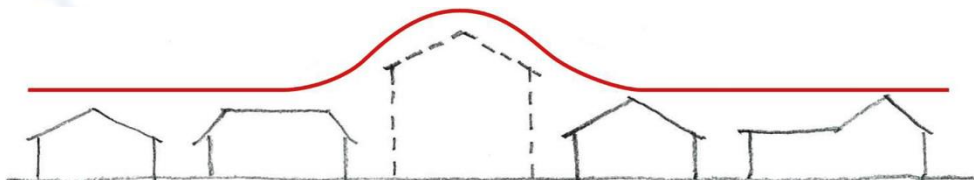
- The width of the lot at the front property line.
- The primary reason for there being 160 zones is the different lot frontages that exist.
- Typically the lot frontage ranges from 9 to 10 metres, 11 to 12 metres, 14 to 15 metres and 17 to 18 metres in the Established Neighbourhoods.
- In the past, the City established these zones when the development first occurred to ensure that the new lots at the time were an appropriate size.
- An opportunity exists to develop new rules for lot coverage on a City-wide basis.



Maximum Building Height

What is it?

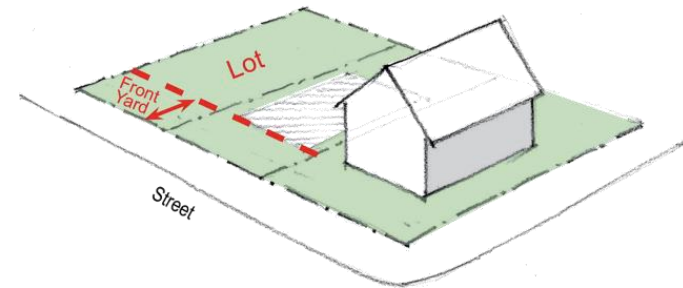
- The maximum building height in most of the zoning by-laws is 10.7 metres. This could provide for dwellings of up to 3 storeys.
- The infill by-laws permit a maximum building height of 8 metres for a flat roof and 9.8 metres for a pitched roof and prohibit the development of more than 2 storeys in a single vertical plane.
- New development areas (outside of the Established Neighbourhoods) permit a maximum building height of 11 metres.
- An opportunity exists to develop new rules for maximum building height on a City-wide basis.



Minimum Front Yard Setback

What is it?

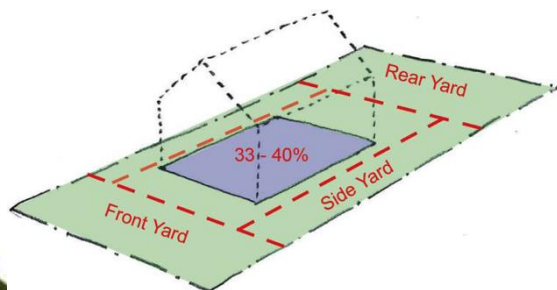
- The minimum required front yard in most zones in the City's Established Neighbourhoods ranges from 6.0 metres to 7.5 metres.
- In general, the existing by-laws do not establish a maximum front yard setback, which means that a dwelling could be located on the rear portion of the lot, provided all other setbacks are met.
- There are certain structural elements and architectural features that are permitted to project into the front yard setback such as: stairs or access ramps, balconies and terraces/porches/decks.
- An opportunity exists to develop new rules for minimum front yard setback on a City-wide basis.



Bulk and Massing

What is it?

- Restrictions on lot coverage control the amount of a lot that can be covered by a building.
- In the City of Markham, most zoning by-laws permit a maximum lot coverage that ranges between 33.3% and 40%.
- The other type of bulk and massing control is the use of a floor space index (FSI) or Floor Area Ratio (FAR) restriction.
- This standard establishes as a percentage the maximum amount of floor area that can be developed on a lot.
- The FSI/FAR maximum ranges from 42% to 50% depending on the zone and applicable infill by-law.
- An opportunity exists to develop new rules for bulk and massing on a City-wide basis.



Garage Width and Projection

What is it?

- Controls the width of the garage and the projection from the front face of a dwelling.
- Only the City's infill by-laws establish rules to control garage width and projection in the Established Neighbourhoods.
- An opportunity exists to develop new rules for garage width and projection on a City-wide basis.



NEW



Workshop

We are looking for your input on options for the following zoning standards:

- Lot Frontage Options;
- Building Height Options;
- Front Yard Setback Options;
- Bulk and Massing Options; and,
- Garage Width and Garage Projection Options.