

NEW

MARKHAM ZONING BY-LAW PROJECT



PHASE 3B

Mixed Use / Employment / Commercial Workshop

SEPTEMBER 11, 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. Mixed Use, Employment and Commercial Areas

- Current zoning
- Where are these areas?
- What are the applicable Official Plan policies for these areas?

3. Moving Forward

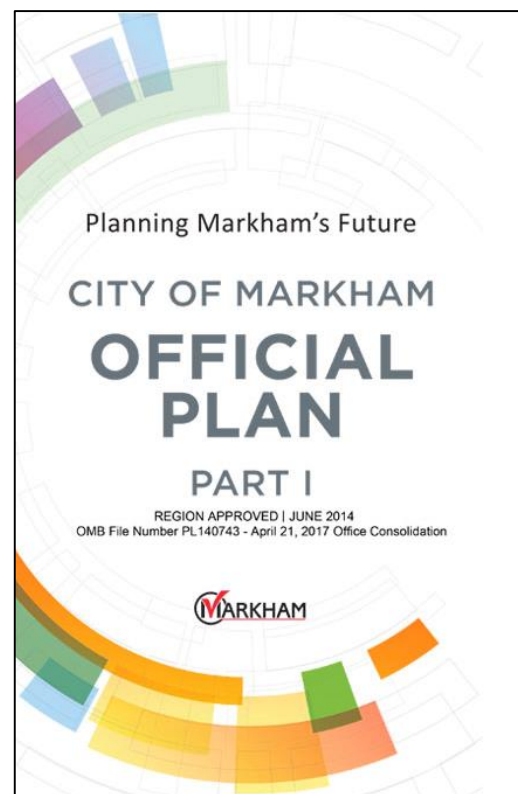
4. Workshop Introduction



Overview of Process

City of Markham new Official Plan (OP)

- 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 OP (to the greatest extent feasible).

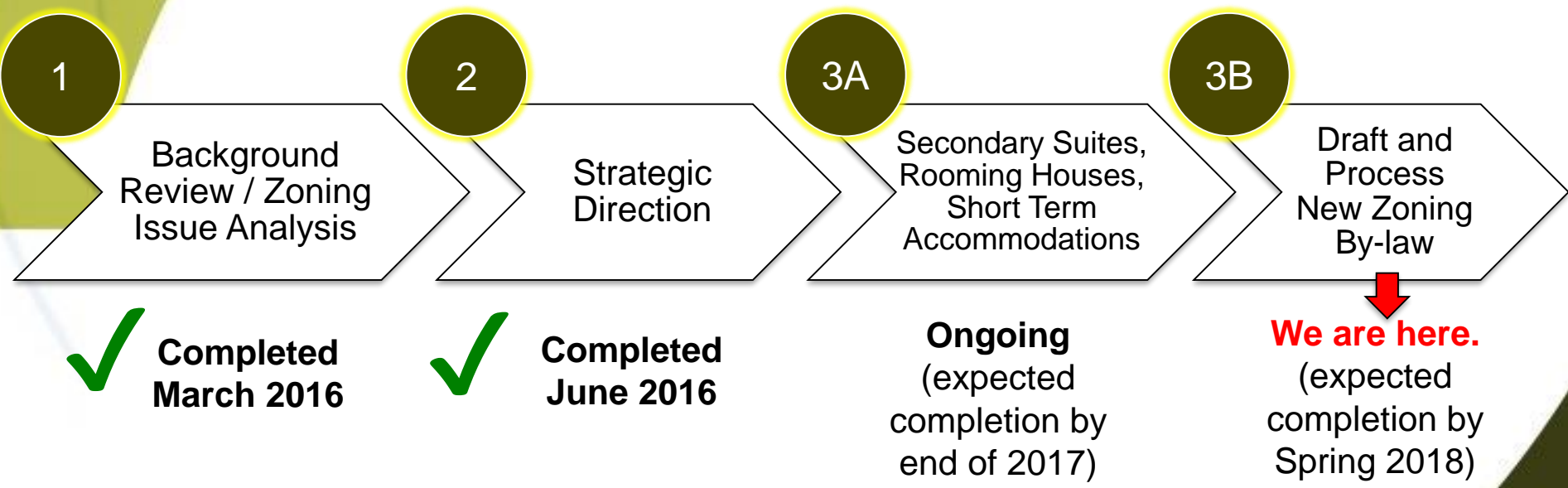
Below are the parts of the zoning by-law that will be reviewed:

- 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.

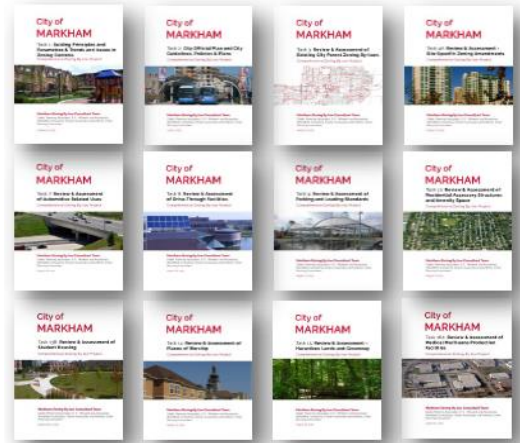


Overview of Process

(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.

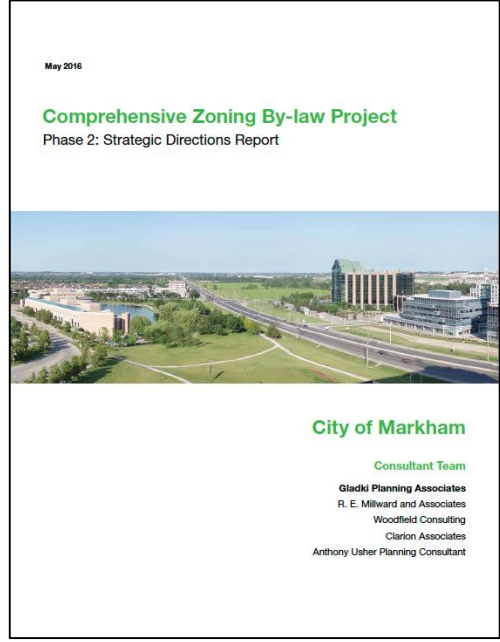


Overview of Process

(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)

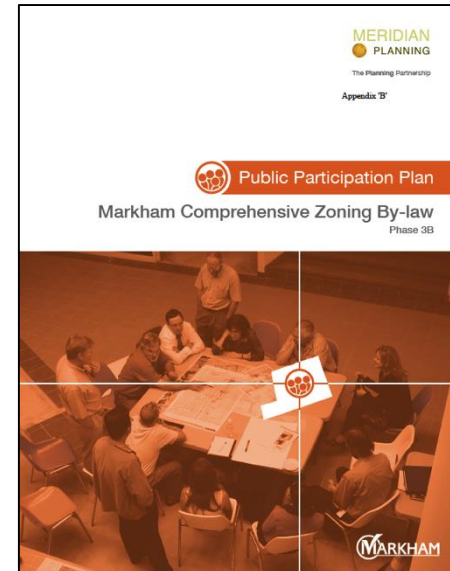
A Public Participation Plan (PPP) has been prepared for Phase 3B that:

- 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.





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 OP;
 - 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.



Mixed Use Areas

The City's OP establishes 6 Mixed Use designations as follows:

- The **Mixed Use Low Rise** designation generally applies to small scale retail plazas located within residential neighbourhoods.
- The **Mixed Use Mid Rise** designation generally applies to mid to large scale plazas on larger properties within residential neighbourhoods.
- The **Mixed Use High Rise** designation is generally limited to intensification corridors such as along Highway 7.
- The **Mixed Use Heritage Main Street** designation is applied to Heritage Areas in Unionville, Thornhill and Markham Village.
- The **Mixed Use Health Care Campus** designation comprises the Markham Stouffville Hospital and surrounding lands.
- The **Mixed Use Office Priority** designation applies to larger office buildings located north of the Highway 407 and west of Kennedy Road.

NEW



Mixed Use Areas (continued)



OP Policies for the Mixed Use Areas

Below are the OP policies that apply to the Mixed Use Areas.

- 8.3.1.1 a) Provide for a mix of residential, retail, restaurant and service uses that contribute to the creation of complete communities;
b) Create attractive multi-storey street related building environments;
c) Ensure that new development is compatible with the character and pattern of adjacent and surrounding development;
d) Ensure that adequate park space and community services exist or will be provided to serve residents;
e) Encourage a high quality of urban design;
f) Promote sustainable development practices;
g) Improve the pedestrian experience; and
h) Improve access to transit services.

Section 8.3.1.4 of the OP also requires a comprehensive block plan to be prepared for sites that are generally larger than one hectare.

This requirement will need to be implemented in the City's new zoning by-law.



Employment Lands

The City's OP establishes 5 Employment designations as follows:

- The **Business Park Employment** designation applies to larger properties generally along the east side of Highway 404 and a few other areas south of the Highway 407;
- The **Business Park Office Priority Employment** designation applies to lands along Highway 7 between Bayview Avenue and Woodbine Avenue;
- The **Service Employment** designation applies to lands generally located along the edges of the General Employment designation; and,
- The **General Employment** designation applies to large properties with industrial type uses that are generally located south of the Highway 407 between the Highway 404 and Warden Avenue.

The Future Employment designation will be reviewed as part of a future secondary planning exercise.

NEW



Employment Lands

- General Employment
- Business Park Employment
- Business Park Employment Office Priority
- Service Employment



OP Policies for the Employment Lands

Below are the OP policies that apply to the Employment Lands.

- 8.5.1.1
- a) *Enhance the role of Markham as a major employment centre and primary office location within York Region accommodating a significant share of forecast Regional employment growth;*
 - b) *Provide for a range of employment uses at appropriate locations that contribute to the creation of complete communities;*
 - c) *Protect and preserve 'Employment Lands' from land uses that may affect the continued viability of existing employment uses and their expansion in the future;*
 - d) *Ensure that new development is compatible with the character and pattern of adjacent and surrounding development;*
 - e) *Encourage a high quality of urban design;*
 - f) *Promote sustainable development practices;*
 - g) *Improve the pedestrian experience and*
 - h) *Improve access to transit services.*

Section 8.5.2.6 (Business Park Employment) and Section 8.5.3.6 (Business Park Office Priority Employment) requires a comprehensive block plan to be prepared for sites that are generally larger than one hectare.

This requirement will need to be implemented in the City's new zoning by-law.

Commercial Areas

The City's 13 Commercial Areas are:

- Lands that are designated Commercial in the City's OP;
- Lands that are located adjacent to employment lands; and,
- Developed with commercial uses, however some are vacant.

The City's OP indicates that no additional lands will be designated Commercial. Instead, future large-format retail development will be accommodated in Mixed Use designations.

Commercial Areas (continued)



OP Policies for the Commercial Areas

Below are the OP policies that apply to Commercial Areas.

- 8.4.1.1 a) recognize certain lands have been developed or approved for large-format retail development, adjacent to 'Employment Lands';
b) provide for the orderly, phased development or redevelopment of large-format retail development into more intensive multi-use commercial areas that accommodate complementary retail, service and office employment uses; and,
c) not permit residential uses.

Section 8.4.1.7 of the OP also requires a comprehensive block plan to be prepared for sites that are generally larger than one hectare.

This requirement will need to be implemented in the City's new zoning by-law.



Workshop

For the **Mixed Use Areas**, we are looking for your input on options for:

- Form of implementation; and,
- Basic urban design driven standards.

For the **Employment Areas** and **Commercial Areas** we are looking for your input on the types of zoning tools that we should include in the new zoning by-law.



Mixed Use Areas – Form of Implementation

Below is a description of the options to consider.

- **Option 1:** This option involves the updating of the zoning applying to mixed use sites to permit the broadest range of uses anticipated on these sites by the Official Plan and the establishment of standards to guide development.
- **Option 2:** Pre-zone mixed use areas by permitting the full range of uses provided for in the Official Plan but either establish no standards or require “height and density to be determined through a rezoning” on a case-by-case basis.
- **Option 3:** Place all mixed use properties in “Future Development” zones but only recognize existing uses. This means that existing uses can continue but any expansion of those uses and/or redevelopment of those uses would require an amendment to the zoning by-law. Existing conforming uses would continue to be permitted.



Mixed Use Areas – Standards

Below are some basic urban design driven standards to consider.

- Is min and max FSI a great tool?
- Should there be detailed podium and step back rules in the by-law?
- If angular plane is used - how should it be measured?
- Should other rules be considered? E.g. minimum first storey height and/or require a minimum percentage of building wall to be open.
- What about minimum and maximum setbacks?

Employment & Commercial Areas – Standards

Below are some basic urban design driven standards to consider.

- Is min and max FSI a great tool?
- Should there be detailed podium and step back rules in the by-law?
- If angular plane is used - how should it be measured?
- Should other rules be considered? E.g. minimum first storey height and/or require a minimum percentage of building wall to be open.
- What about minimum and maximum setbacks?



Workshop

For the **Mixed Use Areas**, we are looking for your input on options for:

- Form of implementation; and,
- Basic urban design driven standards.

For the **Commercial Areas** and **Employment Lands**, we are looking for your input on the types of zoning tools that we should include in the new zoning by-law.