



Building Markham's Future Together  
Journey to Excellence

# Markham's New Comprehensive Zoning By-law Project



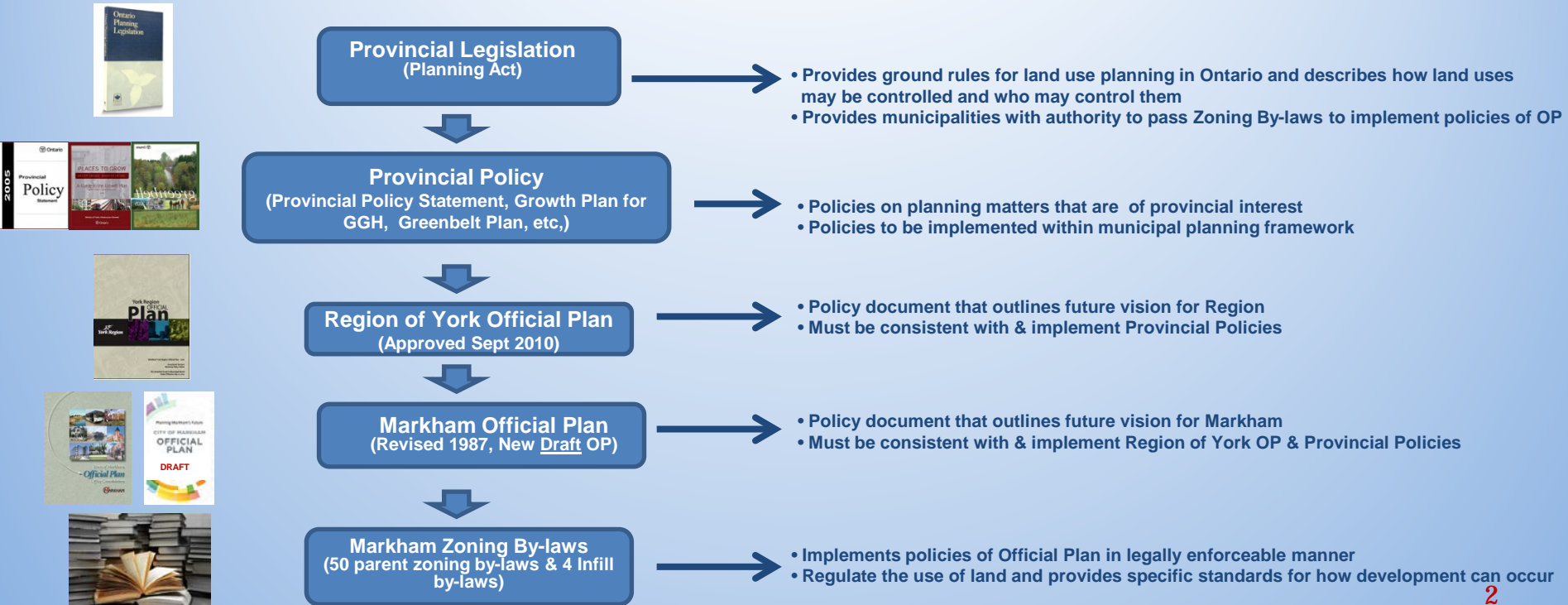
## Markham's New Comprehensive Zoning By-law Project

# Outline

1. **Background:** Planning Framework, Markham's Draft Official Plan & Markham's Zoning By-laws
2. **Purpose & Objective**
3. **Key Initial Steps: Phase 1** → Zoning Issues Analysis & Strategic Direction
4. **Draft Work Program**
5. **Consultation**
6. **Preliminary Issues Identified**
7. **Next Steps**

# Markham's New Comprehensive Zoning By-law Project

## Background: Planning Framework

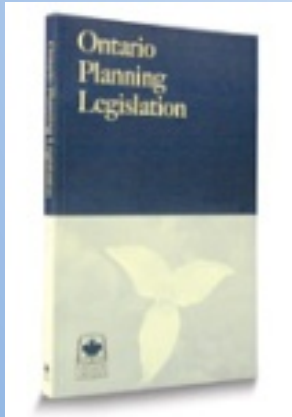




Markham's New Comprehensive Zoning By-law Project

Cont:d.....**Background: Markham's Draft Official Plan**

## Markham's Draft Official Plan – target adoption late 2013



S. 26 (9) - municipalities required to review & update zoning by-law(s) to conform with new OP no later than 3 years after new OP comes into effect

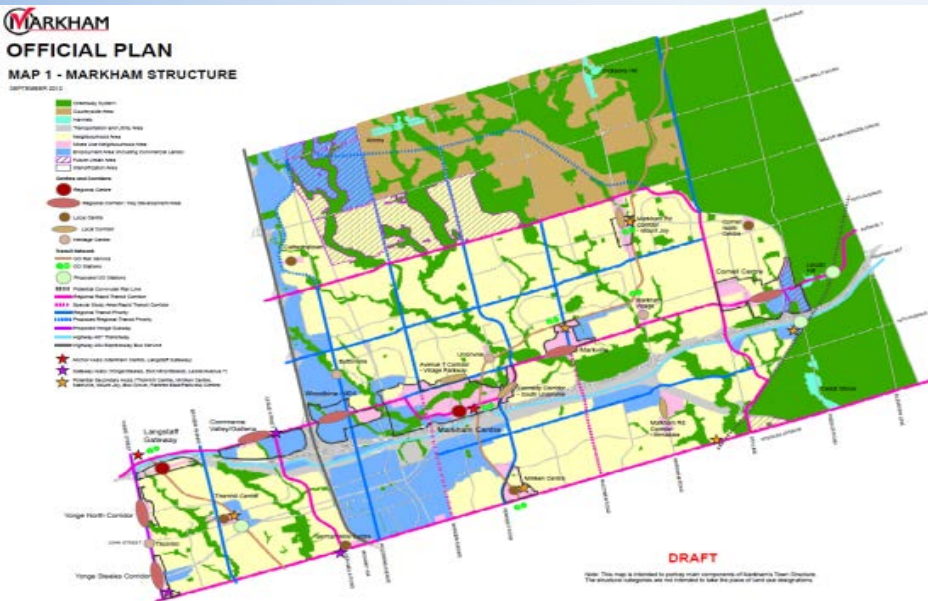




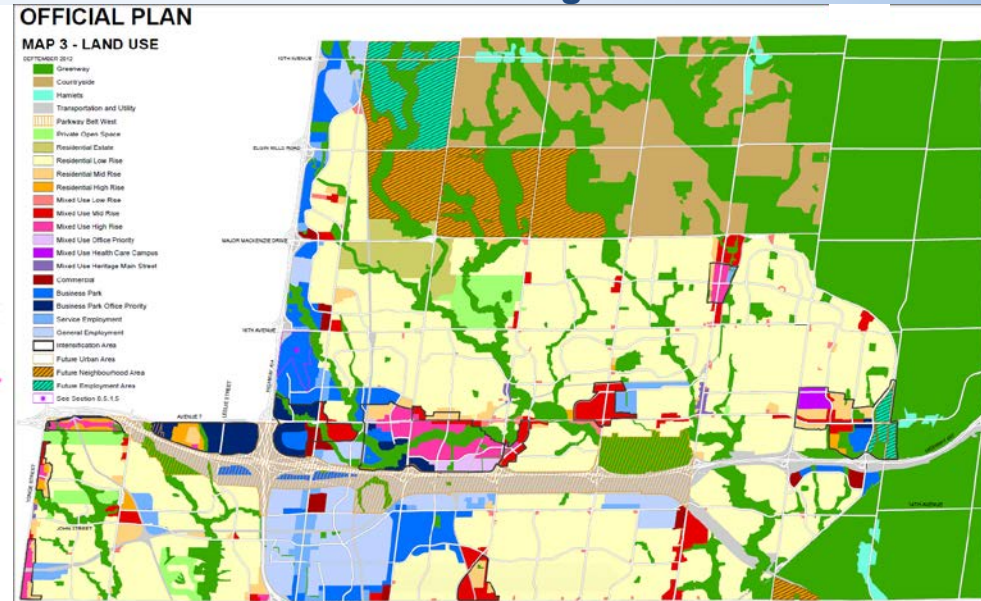
# Markham's New Comprehensive Zoning By-law Project

## Cont:d.....**Background: Markham's Draft Official Plan**

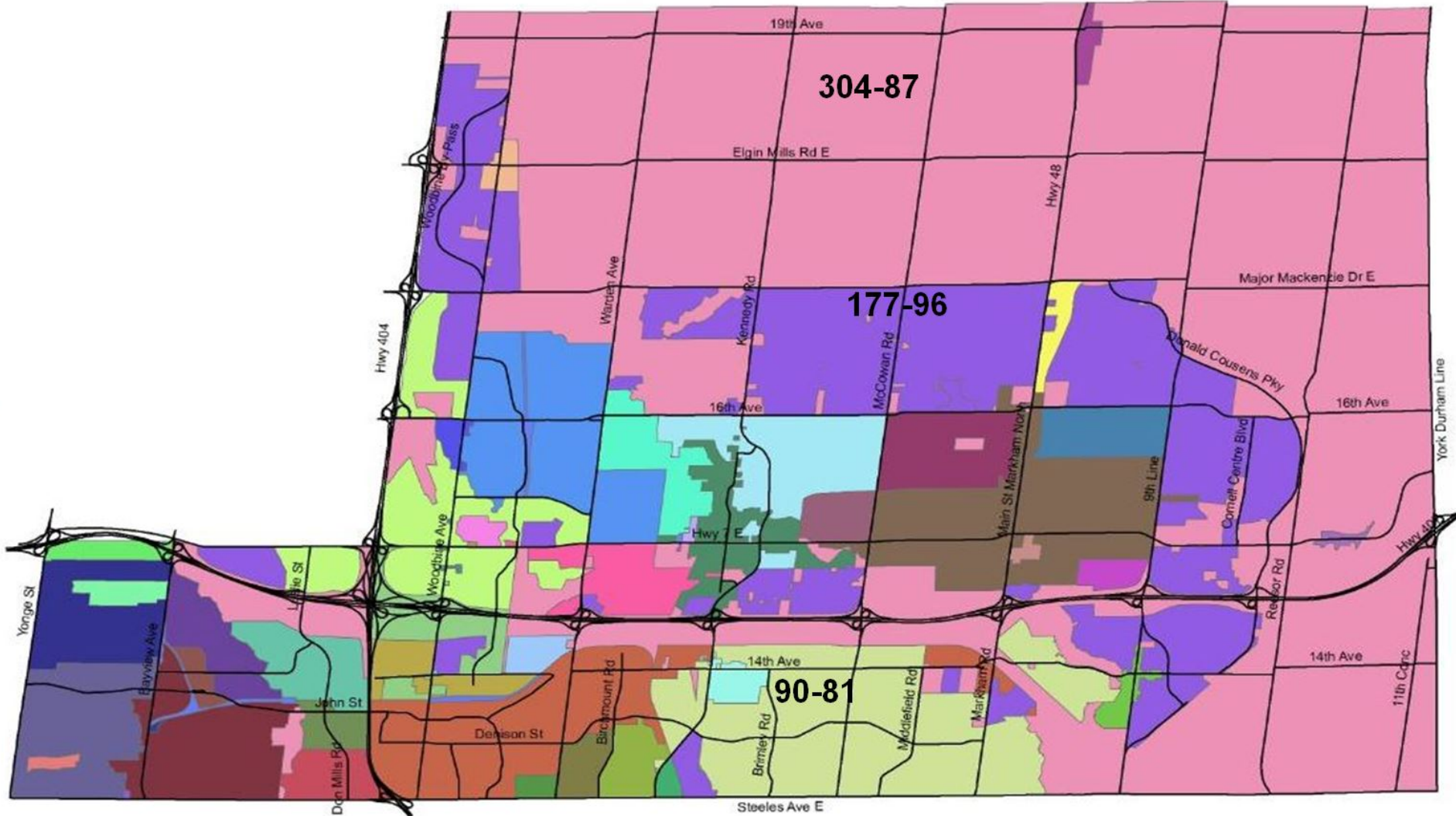
### Markham's Structure



### New Land Use Designations



New zoning framework to be established to implement new Official Plan



304-87

177-96

90-81

19th Ave

Elgin Mills Rd E

Hwy 48

Major Mackenzie Dr E

Hwy 404

Woodbine Ave

16th Ave

Hwy E

McCowan Rd

9th Line

16th Ave

Donald Cousens Pky

York Durham Line

Yonge St

Bayview Ave

Leslie St

Woodbine Ave

Don Mills Rd

John St

Denison St

Birchmount Rd

14th Ave

Brimley Rd

Middlefield Rd

Markham Rd

Main St Markham North

14th Ave

Cornett Centre Blvd

Rescor Rd

11th Cntrc

Hwy 10

Steeles Ave E



## Markham's New Comprehensive Zoning By-law Project



### Cont'd... **Background: Markham's Zoning By-laws**

# of Parent  
Zoning By-laws



Age of Parent  
Zoning By-laws



Many  
amendments over  
the years



#### Zoning By-laws:

- outdated & inconsistent
- not user friendly for Staff & public (difficult to administer & understand)
- inefficient for managing land use & development





## Markham's New Comprehensive Zoning By-law Project

### Purpose

- Review, consolidate & update Markham's zoning by-laws into one (1) new zoning by-law that implements the new Official Plan
- Meet Planning Act requirement to update zoning by-law(s) within 3 years of new OP approval

### Objective

- Develop innovative, user-friendly & web-based zoning by-law that responds to current & emerging planning & development trends, to guide future development in Markham
- Develop efficient and effective tool for managing land use & development in the City





## Markham's New Comprehensive Zoning By-law Project

# Key Initial Steps: Phase 1 → Zoning Analysis & Strategic Direction

## Staff to complete background work

- Inventory of:
  - all parent zoning by-laws and associated definitions, zone categories, regulations, etc.
  - all site specific zoning by-law amendments & minor variances approvals
  - zoning for all properties in City
- Identification of preliminary issues

## Consultant to prepare Zoning Issues Analysis & Strategic Direction Report to guide Project

- Jan 2014 – Request for Quotation (RFQ) issued to pre-selected, qualified consultants
- RFQ to be based on draft work program & preliminary issues identified
- Feb 2014 – Consultant retained



## Markham's New Comprehensive Zoning By-law Project

### Cont'd.....**Key Initial Steps: Phase 1 → Zoning Issues Analysis & Strategic Direction**

#### Zoning Issues Analysis

##### Identification & analysis of issues relating to:

- existing by-laws & new comprehensive zoning by-law (standards, definitions, format, zoning method, etc.)
- Official Plan conformity
- site specific permissions
- legal non-conforming/non-complying uses/structures
- required studies/technical papers (to be completed prior to drafting of new by-law)
- Options for addressing issues including innovative approaches & best practices review

#### Strategic Direction Report

##### Recommendation on overall approach to Project:

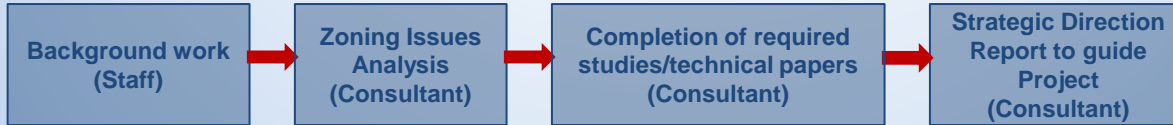
- resolution of identified issues
- resources required (staff, consultants, budget, etc.)
- public consultation & engagement program

Markham's New Comprehensive Zoning By-law Project

# Draft Work Program

## Phase 1

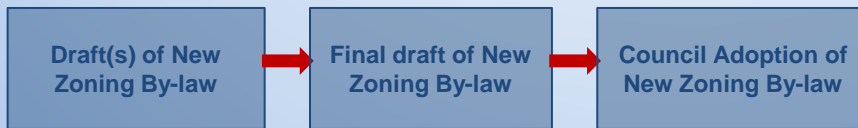
Zoning Analysis  
& Strategic Direction  
(Sept 2013-Sept 2015)



\*Consultant retained OR dedicated Staff team\*\* to undertake Phase 2 (\*\*secondments required)

## Phase 2

Drafting & Processing  
of New Zoning By-law  
TBD



Input to be provided via  
statutory open house,  
statutory public meeting,  
workshops, meetings with  
staff, stakeholders, agencies &  
DSC

## Phase 3

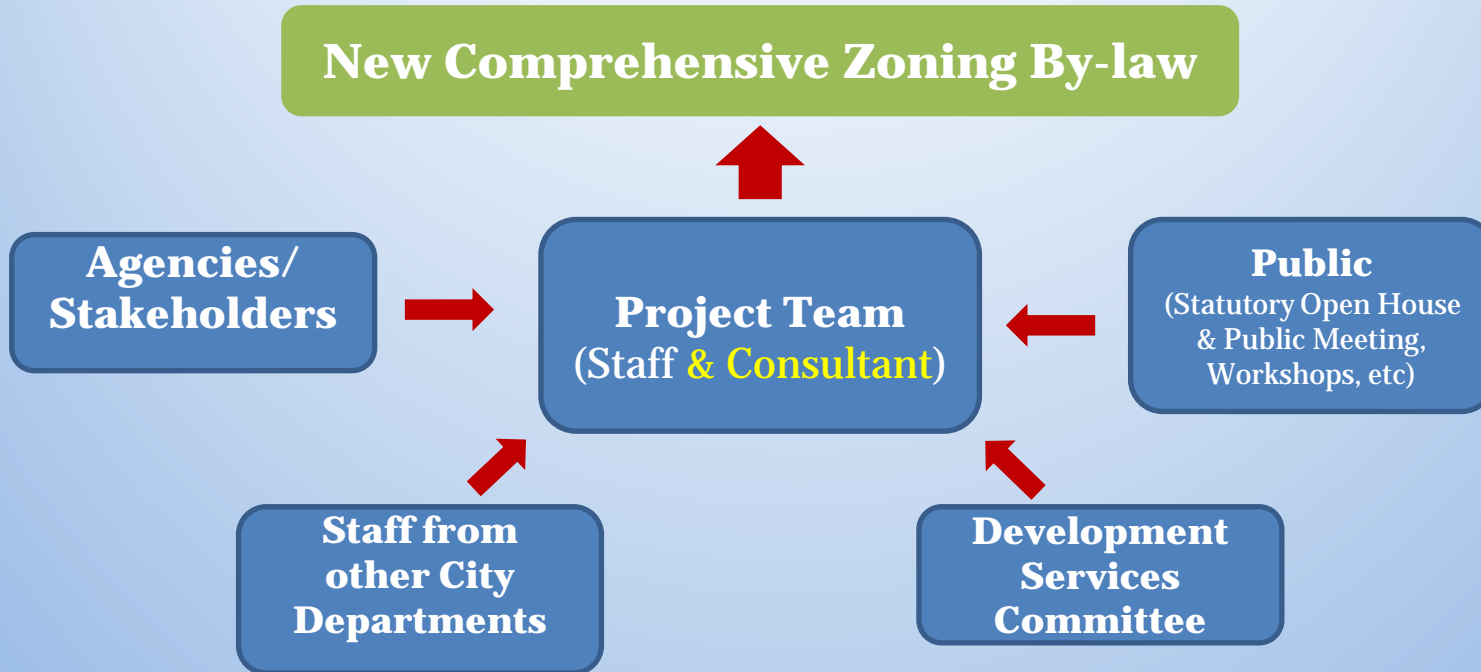
OMB Appeals  
TBD





Markham's New Comprehensive Zoning By-law Project

# Consultation







## Markham's New Comprehensive Zoning By-law Project

# Preliminary Issues Identified

- Official Plan conformity
- Zoning by-laws out-dated, inconsistent, repetitive & difficult to understand
- Numerous site specific amendments & minor variance approvals
- Zoning by-laws & information not easily accessible to public
- Zoning By-law mapping
- Legal non-conforming/non-complying uses/structures
- Technical issues associated with by-law permissions/standards



## Markham's New Comprehensive Zoning By-law Project

### Next Steps

- Complete Phase 1 background work
- Establish Staff Project Team
- Research consulting firms
- Prepare & issue RFQ for Phase 1: Zoning Issues Analysis & Strategic Direction Report
- Meet with Corporate Communications re: communications & marketing program
- Report back to DSC early next year with update on Project



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