

New Comprehensive Zoning By-law Project

Summary of Feedback Obtained (Phase 1)

Development Services Committee
March 29, 2016

Purpose of Project

- Implement the new Official Plan
- Review, consolidate, streamline & update zoning by-laws into one (1) comprehensive zoning by-law
- Develop an innovative, user-friendly & web-based zoning by-law





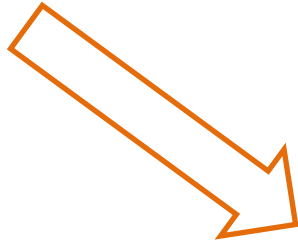
BUILDING MARKHAM'S
FUTURE TOGETHER
2015-2019 Strategic Plan



Consulting Team for Phases 1 & 2

(Zoning Issues Analysis & Strategic Direction)

Gladki Planning Associates



R.E. Millward
& Associates



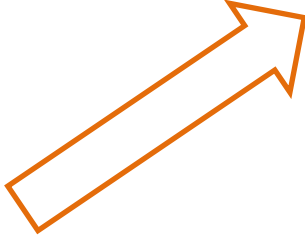
Clarion
Consulting



Woodfield
Consulting



Anthony
Usher
Planning



Davis LLP

Guiding Principles

- Implement the Official Plan
- Develop a single comprehensive zoning by-law for Markham
- Recognize existing development and property rights, where appropriate
- Consolidate, streamline and update provisions and standards
- Develop a web-based and publicly accessible by-law
- Provide for ease of enforcement



Discussion Papers



Open Houses – Dates & Topics

Nov 5

- Official Plan conformity
- Zoning by-law format
- Site specific amendments
- Minor variances
- Geographic Information Systems (GIS)

Nov 12

- Residential infill housing
- Interface between residential and non-residential uses
- Accessory structures and outdoor amenity space
- Greenway system
- Parking standards
- Places of worship
- GIS

Dec 8

- Automotive related uses
- Drive through facilities
- Affordable and shared housing
- Student housing
- Adult entertainment uses
- Medical marihuana, Addiction and recovery centres
- GIS

Open Houses – Format & Feedback

6:00 – 7:00 PM - Open House

7:00 – 8:00 PM - Presentation

8:00 – 9:00 PM - Discussion

- Feedback Forms
- Other Feedback—Letter from Canadian Fuels Association

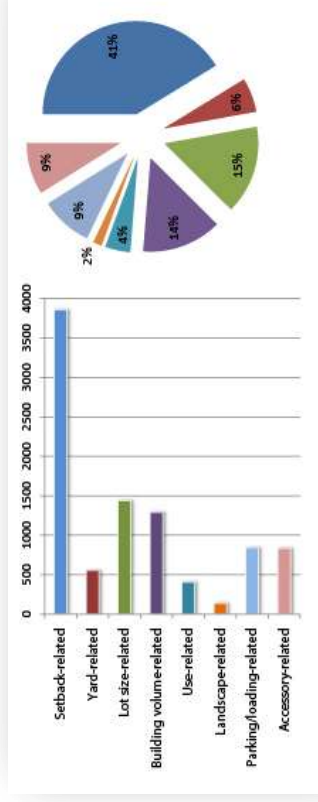
Summary of Feedback

Official Plan

- Should mixed use developments on Employment Lands still be processed?
- Should increased traffic be addressed?
- Does Province direct Markham to increase density?



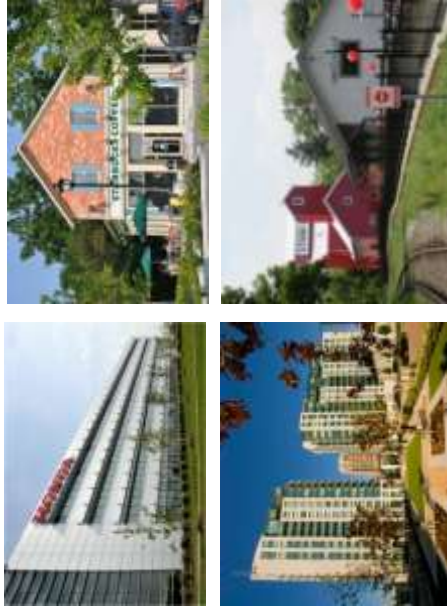
Summary of Feedback



Minor Variances

- What is a minor variance? This should be defined.
- Why should residents have to defend zoning standards at the C of A?
- “Minor variance creep” is happening.

Summary of Feedback



Definitions

- If definitions change, developments approved under the old by-law could be affected.
- Need to review how the terms such as “Rooming House”, “Secondary Suite” and “Dwelling Unit” are defined.
- The term “Motor Vehicle Service Station” should include servicing for a broad range of vehicles as well as small retail and take out restaurants.
- The term “Premises” should be defined to include “parts of lands, buildings or structures”.

Summary of Feedback

Auto Related Uses

- Maximum lot area should be flexible—up to 0.8 ha
- Already approved and existing service stations should be deemed to conform to the zoning by-law.

Drive Through Facilities

- Drive through facilities are popular because of safety and convenience.
- 30 metre separation distance from residential and 6 metre landscaped buffer does not recognize unique circumstances.

Summary of Feedback

Home Occupations

- A welding shop operated in a garage should not be considered a home occupation.

Infill Housing

- Current method of calculating “floor area ratio” is confusing.
- Will requirements for open space be the same across the City?
- Infill development takes too long to complete.

Summary of Feedback



Affordable Housing, Shared Housing and Secondary Suites

- Rooming houses are operating illegally in Markham and should be stopped.
- Housing is becoming less affordable in Markham.
- Additional units may strain the capacity of community facilities.
- An AirBnB rented for parties on weekends is causing problems and should not be allowed.

Summary of Feedback

Student Housing

- York University is looking to partnerships in Markham Centre to address student accommodation needs.
- The Markham Centre campus is expected to be a commuter campus for most of the 4,000 students expected, but there may still be a need to accommodate 500 students in the area.
- York University should provide student housing on its campus.

Summary of Feedback

Places of Worship

- Are places of worship prohibited in employment Areas?

Greenway and Special Policy Areas

- Are private golf courses allowed in the Greenway designation?

Medical Marihuana Production Facilities

- Medical marihuana production facilities should be restricted from locating near schools or other sensitive land uses.

Summary of Feedback

Addiction and Recovery Centres

- Are addiction and recovery centres needed in Markham?
- Addiction and recovery centres should be located in hospitals.

Adult Entertainment and Sex Industry Uses

- The City should restrict the selling of sex to a one or two kilometer distance from schools or other sensitive uses.

GIS

- Electronic access to the zoning by-law should be tested off site.

Next Steps

- May 19, 2015 DSC – request for Summary of Phase 1 stakeholder input.
- Work to commence on Phase 2 – Zoning By-law Strategy targeted for DSC endorsement in June.
- Advancement of work on portion of Phase 3 (Short-term rental accommodations, rooming houses and secondary suites).



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