

# **Status Report – Comprehensive Zoning By-law Project Phase 3B**

**November 23, 2020**

# Background

## History

- 46 parent by-laws enacted between 1954 and 2004 that are outdated, fragmented and difficult to interpret
- Not consistent with Markham's OP, Region's OP, Provincial Plans and Policy Statements and the Planning Act
- Over 10,000 pages of zoning text, over 130 different zoning designations, over 750 defined terms and, over 3500 amending By-laws have been or, are being reviewed, amended, or consolidated

## Phase Approach to Project

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|-----------|---|
| Phase 1:  | Zoning Issues Analysis ( <b>completed March 2016</b> )  |
| Phase 2:  | Strategic Direction ( <b>completed June 2016</b> )  |
| Phase 3A: | Review of OP, Zoning and licensing for Rooming Houses; Second Suites; and, Short-term Rental Accommodations ( <b>completed May 2018</b> ) |
| Phase 3B: | Drafting of New Comprehensive Zoning By-law ( <b>current phase</b> )  |
| Phase 4:  | Potential LPAT Appeals ( <b>placeholder</b> )   |

# Background cont'd

## Challenges and Opportunities

- Best practices initially used by comparing other similarly sized jurisdictions
- Challenges with this approach due to existing zoning; Official Plan policies; and, direction and recommendations of Council through phases 1 and 2
- Conclusions that best practices would not fully satisfy direction by Council
- Staff have developed a “made in Markham” approach that reflects the pressures and opportunities that the City faces

# Discussion

## Project Charter

1. Implement the policies of Markham's Official Plan, the Region of York's Official Plan, the Planning Act and the PPS;
2. Respond to emerging planning and development trends;
3. Establish development standards that produce predictable outcomes that are appropriate for each particular area of the City;
4. Reflect the diversity of Markham and allow neighbourhoods to maintain a distinct sense of place;
5. Protect the built form of existing, established residential neighbourhoods, particularly for communities in transition; and,
6. Develop a web-based GIS zoning system and zoning By-law webpage that is interactive, and user friendly

# Discussion

## Project Timelines

1. **Status Report and Presentation** (November 23, 2020)
2. **Information Report and core of Draft By-law** (Target - First Quarter 2021)
3. **Non Statutory Open Houses** (Target - First/Second Quarter 2021)
4. **DSC Workshop** (Target - Second Quarter 2021)
5. **Statutory Public Meeting** (Target – Third Quarter 2021)
6. **Recommendation Report to the DSC** (Target - Fourth Quarter 2021)
7. **Recommendation Report to Council** (Target - Fourth Quarter 2021)
8. **On-line Platform**
9. **Appeals** (Phase 4)