

<b>Date:</b>	Tuesday, May 9, 2023		
<b>Application Type(s):</b>	Zoning - PHASE 3B: New Comprehensive Zoning By-law Project (the "Project")		
<b>Owner:</b>	City of Markham		
<b>Agent:</b>	City of Markham		
<b>Proposal:</b>	The establishment of a new Comprehensive Zoning By-law affecting the majority of the City of Markham.		
<b>Location:</b>	City Wide (excluding areas identified in Figures A and B)		
<b>File Number:</b>	PR 13 128340	<b>Ward:</b>	All
<b>Prepared By:</b>	Geoff Day, MCIP, RPP, ext. 3071 Senior Planner II, Development Facilitation Office		
<b>Reviewed By:</b>	Brad Roberts Manager, Development Facilitation Office	Stephen Lue, MCIP, RPP Senior Manager, Development	

**PURPOSE**

This preliminary information pertains to the Draft Comprehensive Zoning By-law project and provides a brief background on the Project to date since the last report was received by the Development Services Committee ("DSC") in June of 2021.

**RECENT PROCESS TO DATE**

1. [Information Report and core of Draft By-law \(June 7, 2021\)](#)
2. Online GIS Mapping (First Draft - July 2021)
3. Non Statutory Open Houses (July 2021)
4. Focused group meetings with 6 residents groups (October 2021)
5. Focused group meeting with Infill builders (November 2021)
6. [DSC Workshop \(December 13, 2021\)](#)

**BACKGROUND**

***The City of Markham has undertaken a comprehensive review of its Zoning By-laws and existing zoning framework***

Markham has 46 different "parent" Zoning By-laws applying to different geographic areas of the City. These parent Zoning By-laws were enacted between 1954 and 2004. The City's By-laws require updating to be consistent with the City's [2014 Official Plan](#), the [Regional Municipality of York's Official Plan](#), Provincial plans and policies, and the [Planning Act](#). The zoning of the lands within the City also requires review and updates due to their age, and numerous inconsistencies relating to definitions, permitted uses, and development standards. In addition, the large number of amendments and minor variances

that have been approved over time to facilitate development have created a multitude of site-specific standards that also warrant review.

***The DSC received Staff's Presentation, Information Report and Draft Zoning By-law on June 7, 2021***

The Staff presentation and report provided a background of the City-initiated project, a comprehensive analysis of the parts of the Draft Zoning By-law at that time, and included the Draft Zoning By-law. Authorization to hold non-statutory Open Houses and a Development Services Workshop was also supported by the DSC at this meeting.

***Staff have completed the following series of engagements with stakeholders and the public***

- a) July 2021: Four non-statutory open houses were held to present the Draft By-law and field questions by the public.
- b) October 2021: Six additional focused group meetings with interested ratepayers/residents associations were held, with a specific focus on the established residential areas. The meetings were productive and further provided Staff with additional insight, input and suggested modifications for consideration.
- c) November 2021: A meeting was held with eight builders/architectural firms with a significant amount of development experience in the established residential areas of the City.
- d) December 13, 2021: A workshop with the DSC was held to ensure that members of Council had a working understanding of all parts of the Draft By-law. The DSC workshop provided an opportunity for members to ask questions and discuss various provisions and standards that may impact their constituents, and provided additional opportunities to cover any topics not previously discussed or addressed. Members of the public also attended and provided additional comments on various aspects of the By-law.

***Staff continue with their ongoing work and intend to present the core components of the Project at the statutory Public Meeting***

A significant amount of work including modifications to the By-law have been undertaken stemming from the discussions held at the open houses, the focused group meetings, the DSC Workshop and recent changes to the *Planning Act* and provincial policies. Staff intend on presenting the core components of the [Draft By-law](#), including the modifications made since June 2021, at the statutory Public Meeting.

**NEXT STEPS**

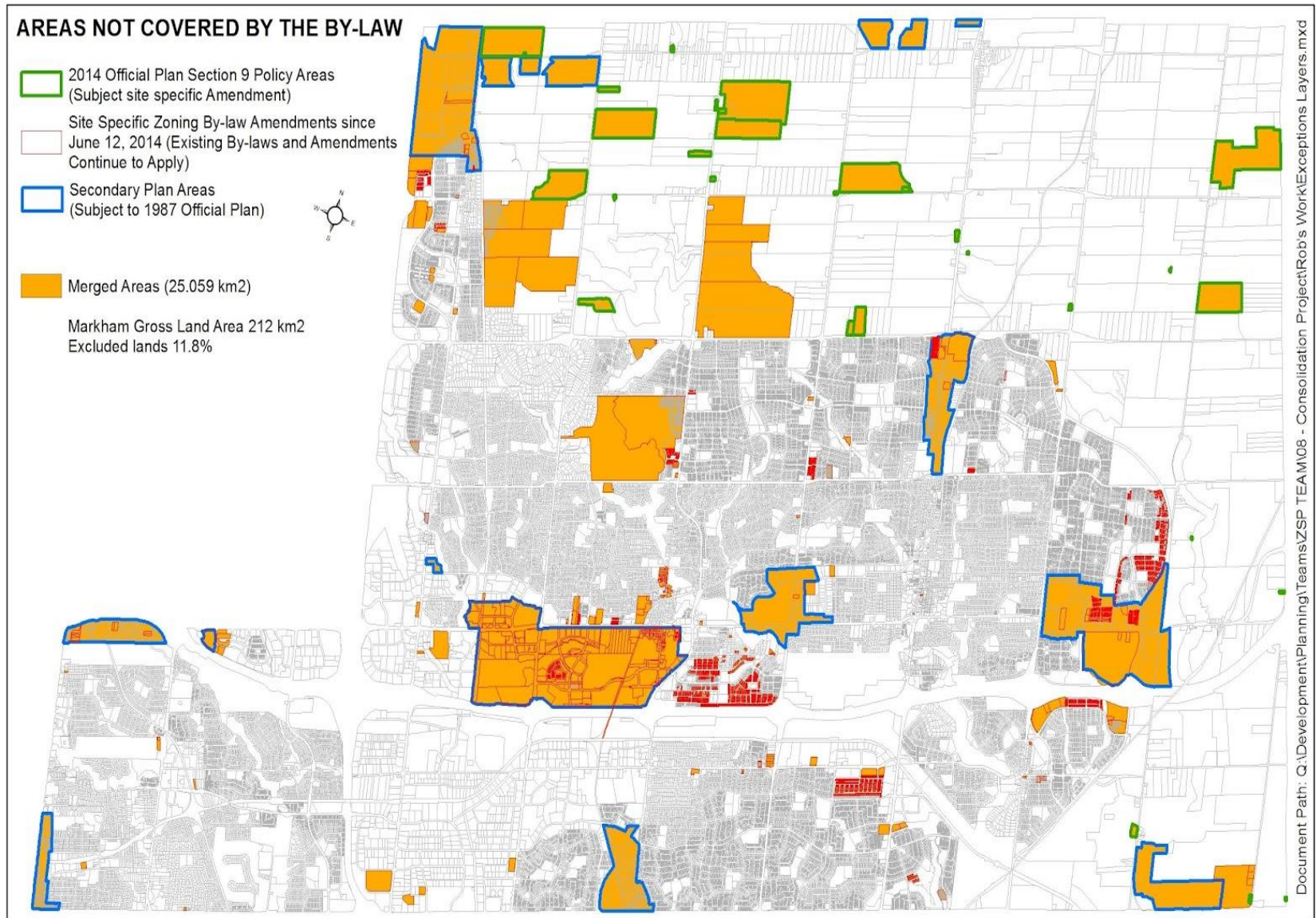
- 1. Statutory Public Meeting is scheduled for May 9, 2023
- 2. Recommendation Report for consideration by the DSC (June 2023 Target)
- 3. Council Enactment (June 2023 Target)

**Accompanying Figures**

Figure 'A': Zoning By-law Amendments enacted after June 12, 2014 and Section 9 Lands of the 2014 Official Plan

Figure 'B': Areas not included in the Draft Zoning By-law

**Figure 'A'**  
**Zoning By-law Amendments enacted after June 12, 2014 and Section 9 Lands of the 2014 Official Plan**





**Figure 'B'**  
**Areas not included in the Draft Zoning By-law**

