



BUILDING MARKHAM'S FUTURE TOGETHER
2020 – 2023 Strategic Plan



City of Markham

Comprehensive Zoning By-law

Project Update

Development Services Committee Meeting

June 26, 2023



Purpose

- To provide an update on matters raised at June 12, 2023 Development Services Committee Meeting
- To recommend an additional Statutory Public Meeting to be held in September 2023



Matters Raised at the June 12th DSC Meeting

ITEM 1 <u>National Spiritual Assembly of the Bahá'í of Canada</u> Request to exempt additional lands from Draft By-Law adjacent to current application at 7015 Leslie Street	STAFF COMMENT <ul style="list-style-type: none">• Staff met with the agent on June 14, 2023• On June 19, 2023 amendment filed on June 19 2023 to include the additional lands to the southeast• Staff recommend that the additional lands be excluded from Draft By-law as they are under application
ITEM 2 <u>White Owl Properties (Miller Waste and Miller Transit)</u> Request for site-specific exceptions to By-law Concerns over loss of permissions in current in-force By-law at 7781 Woodbine Ave, 405 Miller Ave, and 300 Rodick Rd Request for 8050 Woodbine to be excluded from the By-law Proposed Zoning: Commercial and Service Employment (7781 Woodbine Ave.) and General Employment, (405 Miller Ave. and 300 Rodick Rd.)	STAFF COMMENT <ul style="list-style-type: none">• Meeting held on June 19, 2023• Staff approach to permit existing Commercial and Employment uses as per the Official Plan• Staff recommend minor additions to:<ul style="list-style-type: none">○ Add existing Child Care Centres to Commercial Zone○ Add existing Restaurants, Recreational Fitness Centres and Child care centres to Service Employment Zones○ Add existing Concrete Batching, Asphalt Plants and, Open Storage Uses to the General Employment zones• 8050 Woodbine Ave, to be excluded from the By-law due to approved Planning Act applications since June 2014



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<p>ITEM 3</p> <p><u>Weins Auto Group</u></p> <p>Request for site-specific exceptions to By-law</p> <p>Concerns over loss of permissions in current in-force By-laws at 3120 Steeles Ave, 3300 Steeles Ave, 7537 Woodbine Ave, 5362 Hwy 7 and, 391 John St.</p> <p>Proposed Zoning:</p> <p>Service Employment (3120, 3300 Steeles Ave., 7537 Woodbine Ave. and, 391 John St.) and Excluded Lands (5362 Hwy 7)</p>	<p>STAFF COMMENT</p> <ul style="list-style-type: none">• Meeting held on June 19, 2023• Staff advised that additional uses added to the Service Employment zone and, existing Automobile dealerships and Automobile body shops that will continue to be permitted as-of-right, adequately addresses concerns• 5362 Hwy 7 is excluded from the By-law
<p>ITEM 4</p> <p><u>1217862, D. Crupi and Sons, Crupi Managements Corp. and Red Banner Developments</u></p> <p>Concerns over loss of use provisions on identified properties; how change of use in multi-tenant Employment lands will be reviewed; how additional required parking (regular, accessible and electric vehicle) will be determined</p>	<p>STAFF COMMENT</p> <ul style="list-style-type: none">• Meeting held on June 20, 2023.• Agent did not receive notice of the Statutory Public Meeting• Several matters at June 20th meeting require further consideration• Staff recommend several minor modifications to the Outdoor Display and Sales Area provisions, Temporary Tent* provisions and Accessory Waste Disposal sections of the Draft By-law <p>* Additional provisions added to location of temporary tents in non-residential area and included height restrictions in residential areas (Section 4.9.3)</p>



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ITEM 5 <u>Detached Private Garages – Residential zones</u> Concerns that 25% lot coverage may result in excessively large detached garages Detached private garages should be included in the calculation for maximum lot coverage in the RES-ENLR zone.	STAFF COMMENT <ul style="list-style-type: none">• Staff reviewed existing standards against established standards• Detached private garage coverage range from 10% to 18%• Staff recommend reducing 25% lot area permission to 15% resulting in a more appropriate maximum garage area• Staff recommend that detached private garages be included in the maximum 30%/20% lot coverage calculation for lands zoned RES-ENLR
ITEM 6 Request to review appropriateness of certain uses (e.g. Recreational Fitness Centres, Child Care Centres, Financial Institutions) in Commercial and certain Employment zones Pet grooming as a home occupation	STAFF COMMENT <ul style="list-style-type: none">• Staff reviewed uses against the applicable Official Plan designations• Certain uses (e.g. financial institutions, medical offices) not provided for in all Employment designations of the Official Plan• Staff recommend minor modifications to permit pet grooming as a home occupation and Recreational Fitness Centres uses in Commercial and certain Employment zones• That existing Child Care Centres be permitted in the Commercial zone



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ITEM 7 Request to review if definition of Adult Entertainment/Body Rub Establishments could be further restricted including signage	STAFF COMMENT <ul style="list-style-type: none">• Staff reviewed definitions and believe they appropriately describes the uses• Staff note that matters related to signage are addressed under the City's Sign By-Law and not through zoning standards/provisions
ITEM 8 Request to review Commercial Vehicle Parking standard to determine if they are less restrictive than Recreational Vehicle standards Request why commercial vehicles in the proposed By-law can have a maximum weight of up to 4600 kg	STAFF COMMENT <ul style="list-style-type: none">• Staff reviewed proposed standards against the City's Parking By-law• Use of the 4600 kg provision is consistent with the City's Parking By-law and Ontario Highway Traffic Act as vehicle in excess of 4600 kg requires special Class A licence• Maximum weight assists enforcement in determining compliance• Maximum vehicle dimensions coincide with that of a typical parking space• Staff are of the opinion that standards in the By-law are appropriate• Staff will further investigate provisions for commercial motor vehicles as part of the City's ongoing parking strategy



Additional Statutory Public Meeting

- At the June 12, 2023 DSC meeting a deputant advised that requested notice had not been received for the May 9, 2023 Statutory Public Meeting
- City Clerks have undertaken an investigation and determined that 167 individuals who had requested notice were not notified
- Staff recommend holding an additional Statutory Public Meeting in September



Staff Recommendation

1. That the memorandum titled “Comprehensive Zoning By-law Project Update: Matters Raised at June 12, 2023 Development Services Committee Meeting - File PR 13 128340”, be received;
2. That a further Statutory Public Meeting be held in September 2023 to receive public input;
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.