

Date:	Monday, September 18, 2023		
Application Type(s):	Zoning - PHASE 3B: New Comprehensive Zoning By-law Project (the "Project")		
Owner:	City of Markham		
Agent:	City of Markham		
Proposal:	The establishment of a new Comprehensive Zoning By-law affecting the majority of the City of Markham.		
Location:	City Wide (excluding areas identified in Figure A)		
File Number:	PR 13 128340	Ward:	All
Prepared By:	Geoff Day, MCIP, RPP, ext. 3071 Senior Planner II, Development Facilitation Office		
Reviewed By:	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.

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 \(December 13, 2021\)](#)
7. [Public Meeting \(May 9, 2023\)](#)
8. [DSC Recommendation Report \(June 12, 2023\)](#)
9. [Comprehensive Zoning By-law Project Update \(June 26, 2023\)](#)

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.
- e) May 9, 2023: Following the above engagements, a significant amount of work including modifications to the By-law were 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 presented the key components of the By-law at the May 9, 2023 statutory Public Meeting, in accordance with Section 34 (12) of the Planning Act.
- f) June 12, 2023: Staff presented the City-initiated Draft Zoning By-law to the Development Services Committee. At the meeting, it was identified that notice of the Statutory Public Meeting held on May 9, 2023, was not provided to all of those that requested it.
- g) June 26, 2023: Between June 12, 2023 and June 26, 2023, Staff met with all of the deputants that attended the June 12, 2023 meeting to understand their issues and comments. June 26, 2023 Memorandum to the DSC and Staff Presentation outlined the matters raised, which included Staff's comments. Staff recommended that an additional Statutory Public Meeting be held in September 2023 to support a good public planning process and ensure notice is provided to all interested parties that requested it. An updated version of the By-law was also received at the June 26, 2023 DSC meeting.

Staff have continued their ongoing work and intend to present the core components of the Project at the statutory Public Meeting

Staff intend on presenting the core components of the [Draft By-law](#), at the statutory Public Meeting on September 18, 2023.

NEXT STEPS

1. Statutory Public Meeting is scheduled for September 18, 2023
2. Council Enactment (Q4 - 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 'A'
Zoning By-law Amendments enacted after June 12, 2014 and Section 9 Lands of the 2014 Official Plan

