



BUILDING MARKHAM'S FUTURE TOGETHER
2020 – 2023 Strategic Plan



City of Markham

Comprehensive Zoning By-law

Development Services Committee Meeting

January 16, 2024



Purpose

- To provide an update on proposed revisions since the Statutory Public Meeting on September 18, 2023
- To seek Council approval of the new Comprehensive Zoning By-law



Public Consultation

Over 20 meetings have been held relating to this phase of the project, including:

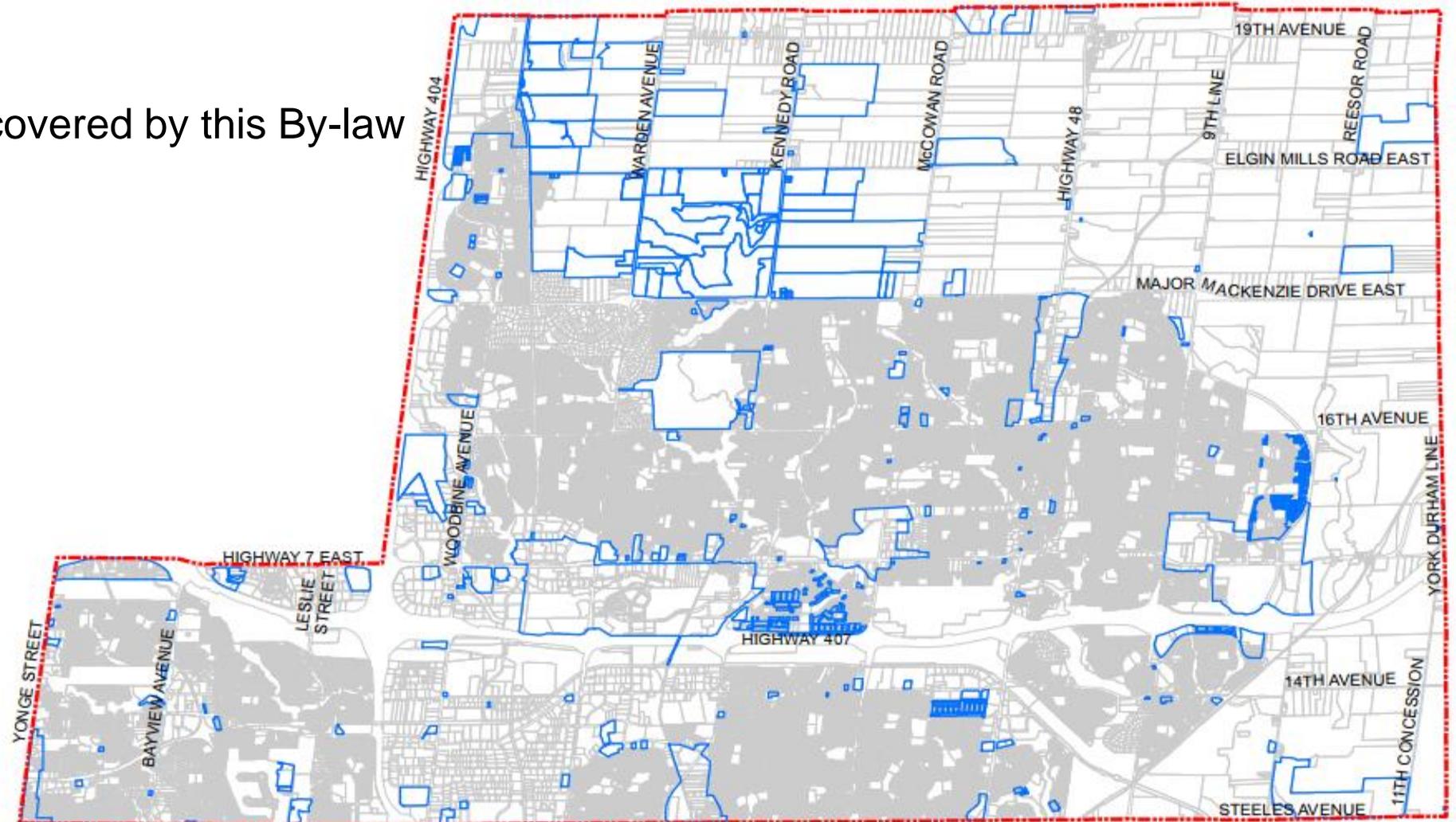
- Three public workshops
- Three Development Services Committee Meetings
- Two Public Meetings
- Four non-statutory open houses
- Six focussed group meetings with interested ratepayers/
residents associations
- Two meetings with eight builders/architectural firms with significant infill
development experience in Markham
- One Development Services Committee Workshop
- Meetings with individual Council members as requested



Schedule 'A' of Zoning By-law



Areas not covered by this By-law





Key Modifications Since Public Meeting

- Removal of prohibition of live or amplified music associated with outdoor patios
- Removal of time limitation for tents located over approved outdoor patios
- Removal of term “non profit and non commercial” from the definition of Respite Day Program Establishment; and, permit legally existing Respite Day Program Establishments in the Service Employment, Business Park Employment and Business Park Office Priority Employment zones

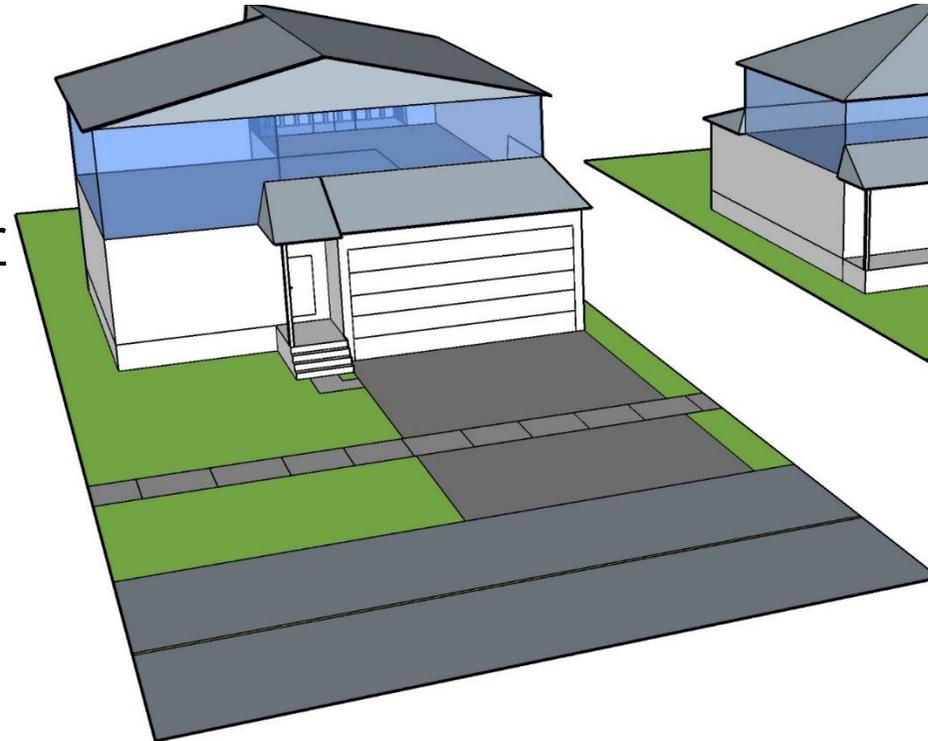


Key Modifications Since Public Meeting continued

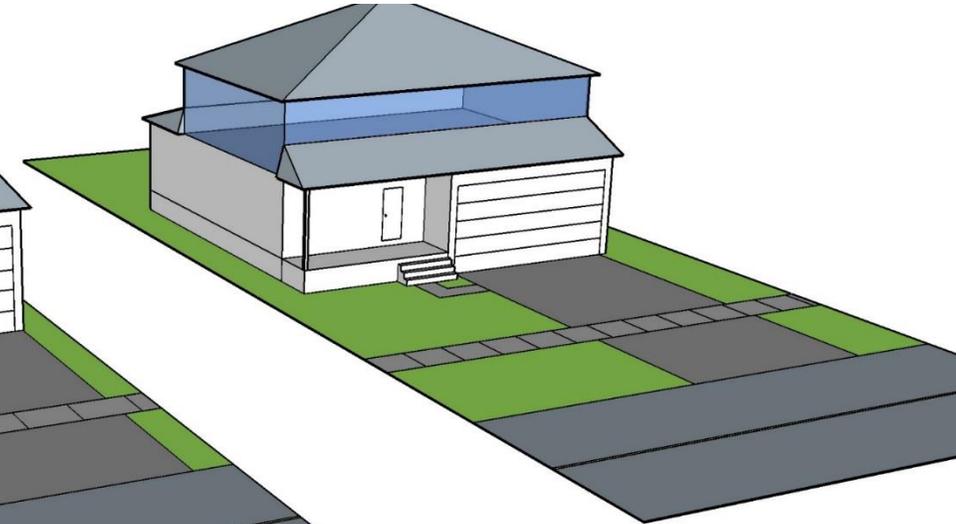
Established Neighbourhood Low Rise (RES-ENLR) zone modifications:

- Modified “maximum lot coverage” to “maximum main building coverage”
- Added a total maximum lot coverage for all buildings of 35%
- Clarified where maximum main building coverage results in a main building coverage that exceeds 500 square metres, the maximum main building coverage is 500 square metres

By-law 1229
Coverage: 35%
NFA: 45%



New By-law
Main Building Coverage: 30% 1st, 20% 2nd
Total Lot Coverage: 35%





Benefits of Enactment

The Comprehensive Zoning By-law:

- Is a vital component of the City's response to Bill 109 timelines, and the limitations placed on the City under Bill 23
- Includes innovative standards and provisions
- Implements the 2014 Official Plan
- Is interactive, user friendly and easy to interpret



Staff Recommendation

1. THAT the report titled, “RECOMMENDATION REPORT, City Initiated New Comprehensive Zoning By-law Project, File PR 13 128340”, dated January 16, 2024, be received;
2. THAT the City Initiated Draft Comprehensive Zoning By-law, attached hereto as Appendix ‘A’, be brought forward to the next available Council meeting to be enacted without further notice;
3. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.