



**Development Services Commission
PUBLIC MEETING INFORMATION REPORT**

Date:	Tuesday, December 3, 2024		
Application Type:	Zoning By-law Amendment (the “Request”)		
Owner:	City of Markham		
Agent:	City of Markham		
Proposal:	Proposed modification of a zone boundary line to the Comprehensive Zoning By-law 2024-19		
Locations:	East side of Woodbine Avenue south of Steelcase Road, municipally known as 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue (the “Subject Lands”)		
File Number:	PR 2024 196596	Ward:	8
Prepared By:	Geoff Day, MCIP, RPP, Senior Planner, Development Facilitation Office, Ext. 3071		
Reviewed By:	Brad Roberts Manager, Development Facilitation Office	Stephen Lue, MCIP, RPP, Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Request by Staff to modify a zone boundary line affecting 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue (the “Subject Lands”), as shown on Figure A.

BACKGROUND

Council enacted By-law 2024-19 on January 31, 2024, which was partially approved by the Ontario Land Tribunal on September 19, 2024. While confirming that By-law 2024-19 accurately zoned all affected lands into their corresponding 2014 Official Plan designations, Staff determined that the Subject Lands were inadvertently assigned a Greenway One *1 (GWY1*1) zone designation.

The GWY1*1 zone was created to identify Stormwater Management Facilities, Public Parks and playground areas within the Greenway designation. Figure A shows an existing linear GWY1*1 zone on the north side of Steelcase Road; the same feature that traverses in a linear north/south direction along the eastern portions of 85 Steelcase Road, and 55, 85, 115, and 155 Torbay Road (see Figure C). As the westerly limit of this Official Plan boundary, shown on Figure B, was

not included when the mapping associated with By-law 2024-19 was brought before Council on January 31, 2024, the Subject Lands were assigned the GWY1*1 zone designation.

The westerly portions of 85 Steelcase Road, 55, 85, 115, and 155 Torbay Road were correctly assigned the GWY1*1 zone designation with 135 Torbay Road and remain unaffected by the recommended boundary line adjustment.

It is the opinion of Staff that the Subject Lands should be assigned the Employment – Service Employment (EMP-SE) designation, in accordance with the 2014 Official Plan (Schedule ‘A’ to By-law). Staff note that a portion of 7131 Woodbine Avenue should also assigned the Employment – Service Employment (EMP-SE) designation with a portion being retained in the GWY1*1 zone designation.

NEXT STEPS

- a) Statutory Public Meeting, in accordance with Section 34 of the *Planning Act* is scheduled for December 3, 2024
- b) Council Enactment (Q4 - 2024 Target)

Accompanying Figures:

Figure A: Location Map / Area Context

Figure B: 2014 Official Plan Map 3 – The Subject Lands

Figure C: Aeiral Photo 2024

Schedule A: Draft Zoning By-law Amendment

Figure A

Location Map / Area Context



Figure B

2014 Official Plan Map 3 – the Subject Lands

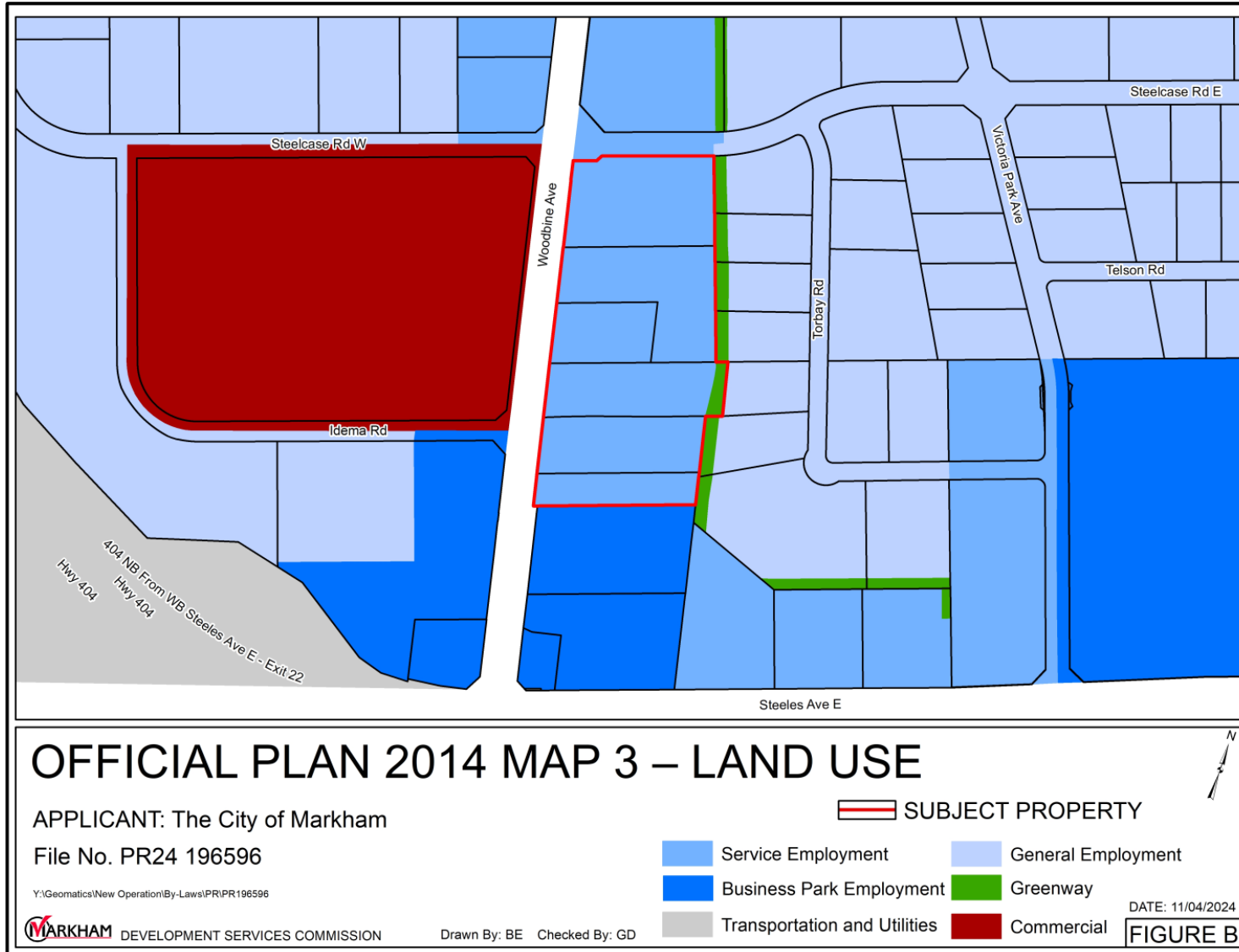
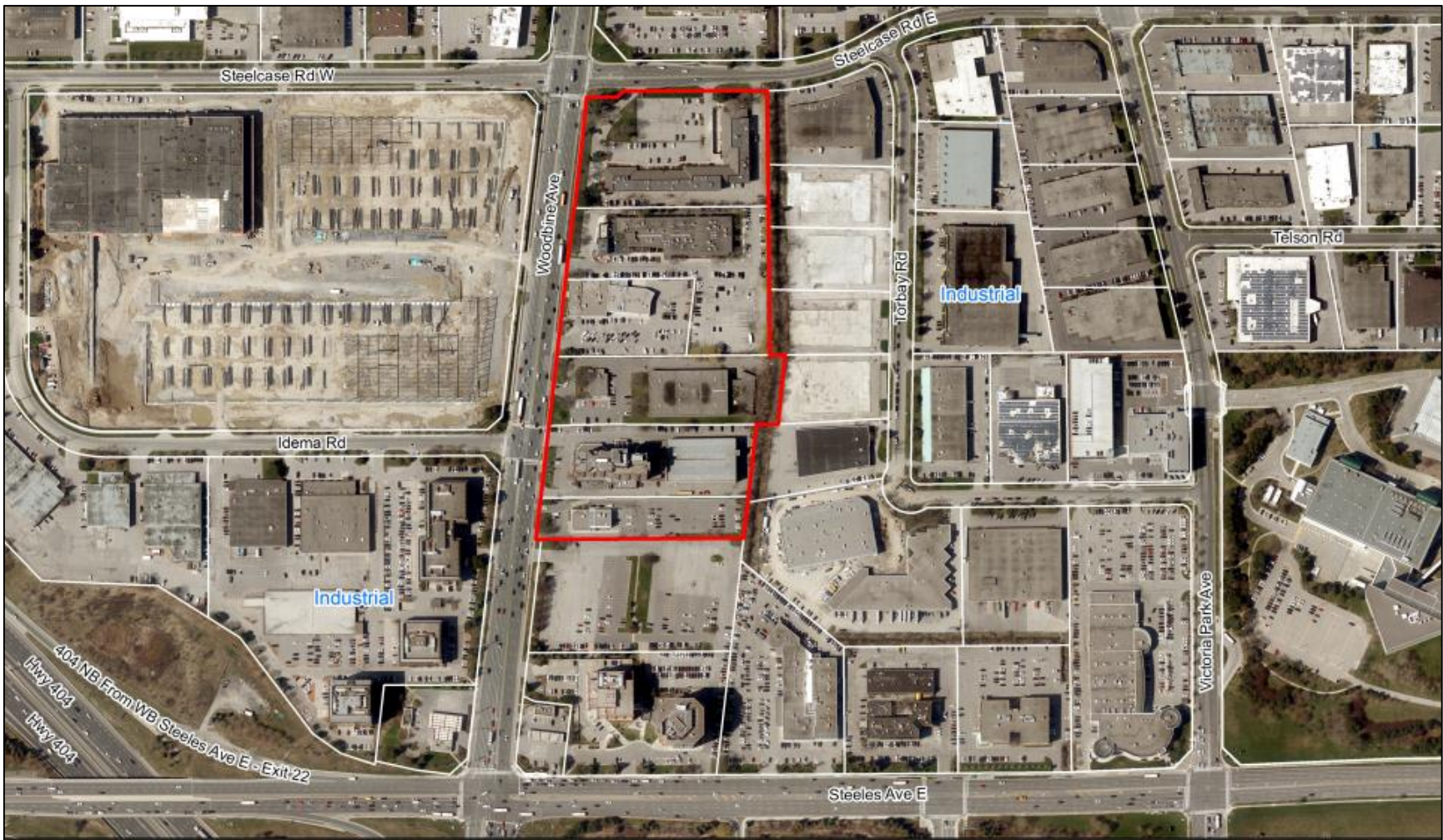


Figure C

Aerial Photo 2024



Schedule A – Draft Zoning By-law Amendment



EXPLANATORY NOTE

BY-LAW 2024-____
A By-law to amend By-law 2024-19, as amended

City of Markham

Lands Affected

The proposed by-law amendment applies lands municipally known as 7085, 7095, 7125, 7131, 7155, 7181, and 7225 Woodbine Avenue.

Existing Zoning

The subject lands are zoned **Greenway One *1 (GWY1*1)** under By-law 2024-19, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone a portion of the subject lands into the **Employment-Service Employment (EMP-SE)**, in accordance with the 2014 Official Plan.

Schedule A – Draft Zoning By-law Amendment



BY-LAW 2024-____
A By-law to amend By-law 2024-19, as amended

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 2024-19, as amended, is hereby further amended as follows:

1.1 By zoning the lands outlined on Schedule 'A' attached hereto:

from:
Greenway One *1 (GWY1*1)

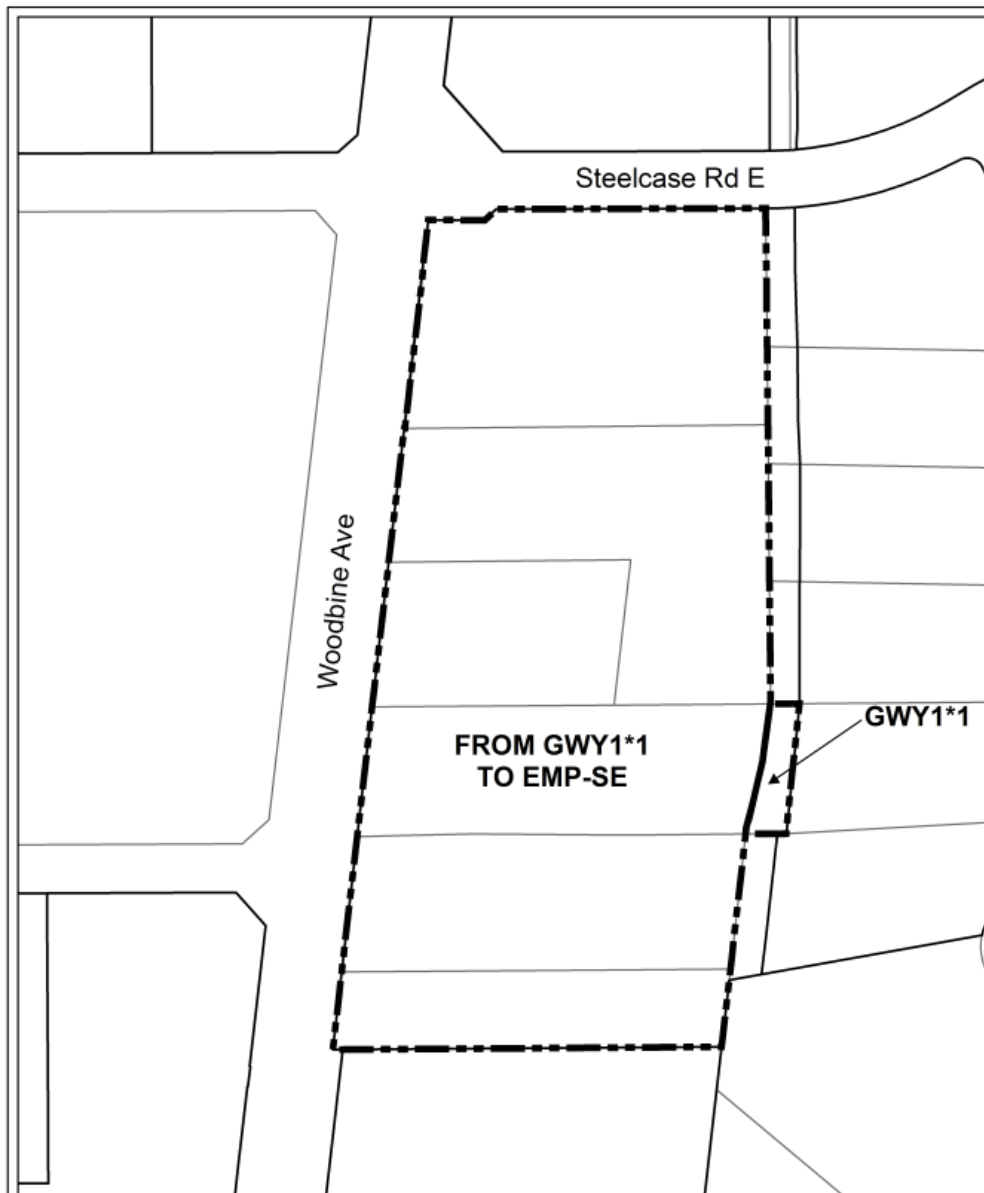
to:
Greenway One *1 (GWY1*1); and,
Employment-Service Employment (EMP-SE)

Read and first, second and third time and passed on _____, 2024.






Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Schedule A – Draft Zoning By-law Amendment



SCHEDULE 'A' TO BY-LAW AMENDING BY-LAW 2024-19 DATED

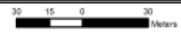
-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE
-  BOUNDARY OF ZONE DESIGNATIONS
-  GREENWAY ONE
-  EMPLOYMENT - SERVICE EMPLOYMENT
-  EXCEPTION NUMBER

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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DEVELOPMENT SERVICES COMMISSION



Drawn By: BE Checked By: GD DATE: 11/04/2024

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office