



OPEN HOUSE
DEVELOPMENT SERVICES COMMITTEE
September 18, 2017
6:00 PM
Council Chamber and Atrium, Markham Civic Centre

Comprehensive Zoning By-Law – Phase 3B

Attendance

Deputy Mayor Jack Heath
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Don Hamilton
Councillor Karen Rea
Councillor Amanda Collucci

Staff

Ron Blake, Senior Development Manager
Geoff Day, Senior Planner
Regan Hutcheson, Manager of Heritage Planning
Sara McMillen, Senior Manager, Corporate
Communications and Community Engagement
David Miller, Manager, Development - West
Bradley Roberts, Zoning Supervisor
Tom Villella, Manager, Zoning and Special Projects
Kitty Bavington, Council/Committee Coordinator

City staff and consultants held an Information Session in the Atrium between 6:00 and 7:00 p.m.

The Open House convened at the hour of 7:08 p.m., in the Council Chamber.

There were approximately 15 members of the public in attendance.

Tom Villella, Manager, Zoning and Special Projects, welcomed everyone to the Open House and introduced Council members, City Staff, and consultants in attendance. Mr. Villella introduced the comprehensive zoning by-law project.

Nick McDonald of Meridian Planning, consultant for the City, discussed the process to date and the purpose of the project. The presentation outlined the complexity of the current outdated by-law system; and the objective of creating a new by-law that is user-friendly, interactive, and web-based. The new by-law will guide land use and development in Markham, respond to emerging planning and development trends, and implement the policies of the new Official Plan with one consistent set of standards.

A member of the consulting team outlined the process to date with respect to the issues identified, the ongoing public consultation process, and next steps in preparing recommendations for Council's consideration, for Phases 3A and 3B. The feedback received at recent meetings was summarized, and further input was requested from the participants.

Discussions included:

- defining height restriction and other standards
- Committee of Adjustment issues with respect to limiting variances
- creating local “minor” variance criteria
- alleviating traffic congestion
- ensuring sufficient parking standards are established
- encouraging charging stations
- mid-rise solutions to sprawl
- mixed use solutions to traffic
- ‘open to above’ floor space calculations
- excessive massing and lot coverage
- interim commercial development on mixed-use sites
- connecting commercial uses/blocks in residential areas
- provide clear definitions for semi-detached, flat roofs, linked houses, floor area, and mixed use
- implementing architectural design standards
- averaging standards on the street (i.e. front yard setbacks and height)
- dealing with neighbourhoods in transition
- noise controls for highways
- standards for places of worship
- intensification and sustainability policies
- circular driveways
- the complexity of applying new standards across many varied by-laws throughout the entire City

There was a brief update on upcoming discussions for BnB, AirBnB, Rooming Houses, and Second Suites. Staff outlined the schedule for upcoming meetings relating to the Comprehensive Zoning By-law.

The Development Services Open House concluded at 9:00 p.m.