



Building Markham's Future Together
Journey to Excellence

Markham New Comprehensive Zoning By-law Project

Development Services Committee

March 3, 2015

Why does Markham need to undertake comprehensive review of existing zoning framework?



New Markham Official Plan – approved by the Region June 2014



S. 26 (9) - municipalities required to review & update zoning by-law(s) to conform with new OP no later than 3 years after new OP comes into effect

Purpose of Project

- Implement the Official Plan
- Review, consolidate, streamline & update zoning by-laws into one (1) comprehensive zoning by-law
- Develop innovative, user-friendly & web-based zoning by-law

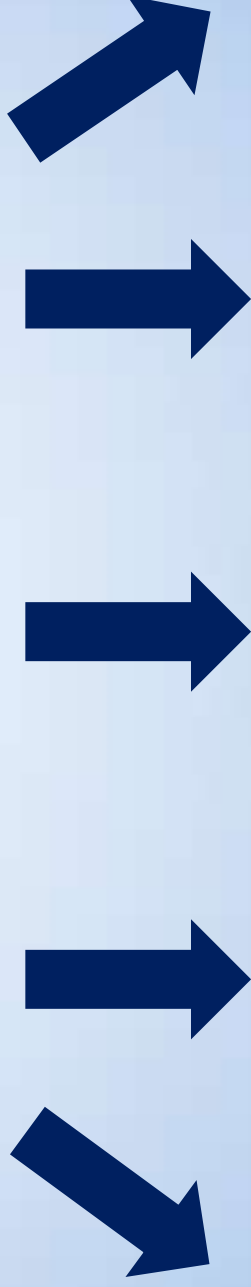
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Consulting Team Ph. 1 & 2 (Zoning Issues Analysis & Strategic Direction)

GLADKI Planning Associates



R.E.Millward
& Associates

Clarion
Consulting

Woodfield
Consulting

Anthony
Usher
Planning

Davis LLP



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City of Markham - New Zoning By-law Project



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Today's Review:

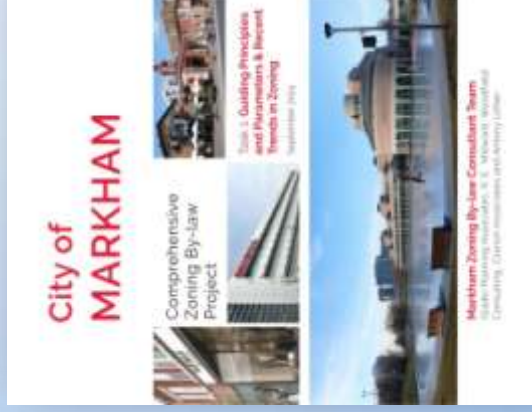
- Task 1:** Guiding Principles and Parameters
- Task 2:** Review and Assessment of City's Official Plan, Guidelines Policies and Plans
- Task 3:** Review and Assessment of Existing City Parent Zoning By-laws
- Task 4b:** Review of Minor Variance Applications
- Task 6:** Review and Assessment GIS/ITS Capabilities and Requirements

Markham Zoning By-law Consultant Team

Gladki Planning Associates, R. E. Millward, Woodfield Consulting, Clarion Associates and Antony Usher

Discussion Paper 1: Guiding Principles and Parameters

Purpose: To identify key City principles and parameters that will guide decision making for the project



Review Undertaken:

- Conducted general review of City Official Plan and other relevant documents to identify guiding principles for the project
- Reviewed recent trends in zoning by-laws in other municipalities

Discussion Paper 1: Guiding Principles and Parameters (cont'd)

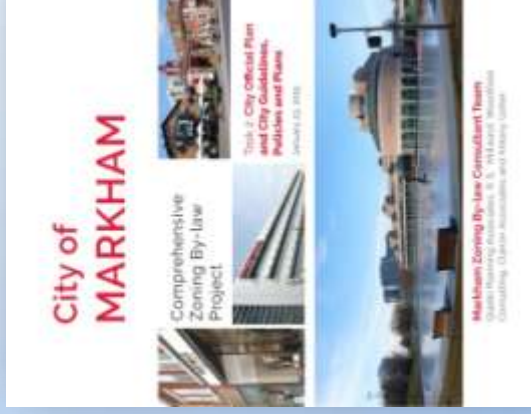
Guiding Principles:

- Implement the Official Plan
- Develop a single comprehensive by-law for Markham
- Recognize existing development and property rights, where appropriate
- Consolidate, streamline and update provisions and standards
- Develop a web-based and publicly accessible by-law
- Provide for ease of enforcement



Discussion Paper 2: Conformity with Official Plan, Guidelines, Policies & Plans

Purpose: To identify policies and principles that require consideration in the new zoning by-law



Review undertaken:

- Detailed review and assessment of the City's Official Plan policies
- Review and assessment of pertinent City guidelines, policies, plans, initiatives

Discussion Paper 2: Conformity with Official Plan, City Guidelines, Policies and Plans (cont'd)



General Official Plan Policies

- A Framework for Sustainable Growth
- Environmental Systems—protection of the Greenway
- Healthy Neighbourhoods—shared housing and parks
- A strong and Diverse Economy—protection of employment lands
- Urban Design and Sustainable Development—view corridors, green and white roofs
- Transportation—Automobile and bicycle parking

Discussion Paper 2: Conformity with Official Plan, City Guidelines, Policies and Plans (cont'd)



Land Use Designations	Zoning By-law Standards
- Residential - Estate, Low Mid And High Rise, High Rise - Mixed Use - Low, Mid and High Rise - Commercial - Employment - Business Park, Business Park office Priority, Service, General - Greenway - Hamlets - Countryside - Private Open Space - Transportation and Utilities - Parkway Belt West - Future Urban Area	- Uses - Building types - Heights and Densities - Development Standards

Discussion Paper 2: Conformity with Official Plan, City Guidelines, Policies and Plans (cont'd)

Specific uses, site specific policies and implementation

- Specific Use provisions—convenience retail, day care centres, places of worship, auto related uses, funeral homes, outdoor display and storage, affordable and shared housing
- Area and site specific policies including heritage conservation district plans
- Implementation—Secondary Plans, format of zoning by-law, Section 37

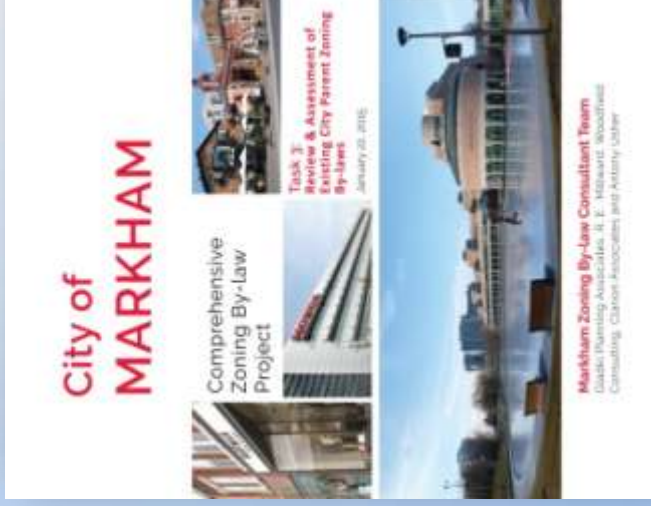


Discussion Paper 3: Review and Assessment of City Parent By-laws

Purpose: To identify issues that need to be addressed in Markham's existing zoning by-laws and provide options for formatting, structure, layout

Review Undertaken

- Detailed review of City's existing parent by-laws
- Reviewed formats and approaches in recent Ontario zoning by-laws (Mississauga, Toronto, Oakville, Ottawa, Hamilton)



Discussion Paper 3: Review and Assessment of City Parent By-laws (cont'd)



Background

- Markham currently has 46 parent zoning by-laws
- Earliest by-laws were for historic villages in the 1950s and 1960s
- In 1970s and 1980s new bylaws addressed early industrial and residential subdivisions
- “Urban” zoning regulations introduced in bylaw 177-96 for urban area and 2004-196 for Markham Centre
- Amending by-laws adopted to address changing or emerging planning issues such as parking, home occupations, etc.
- Approximately 1100 site specific amendments have also been approved by Council to facilitate development in the City

Discussion Paper 3: Review and Assessment of City Parent By-laws (cont'd)

Issues

- Numerous by-laws create confusion
- By-laws have inconsistent definitions and standards

Directions and Options — One By-law

- Build on the best in recent by-laws
- Introduce form based controls where appropriate
- Create a format to provide both print and on-line compatibility
- Explain how by-law works
- Simplify use lists
- Reduce definitions
- Create consistent approach to mapping

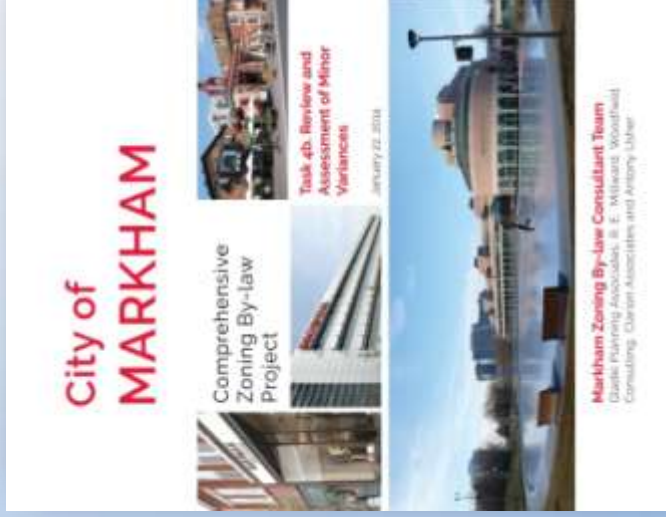
Discussion Paper 4b: Review and Assessment of Minor Variances

Review Undertaken:

- Reviewed 6,265 minor variance applications since 1970
 - 5,774 files were analyzed

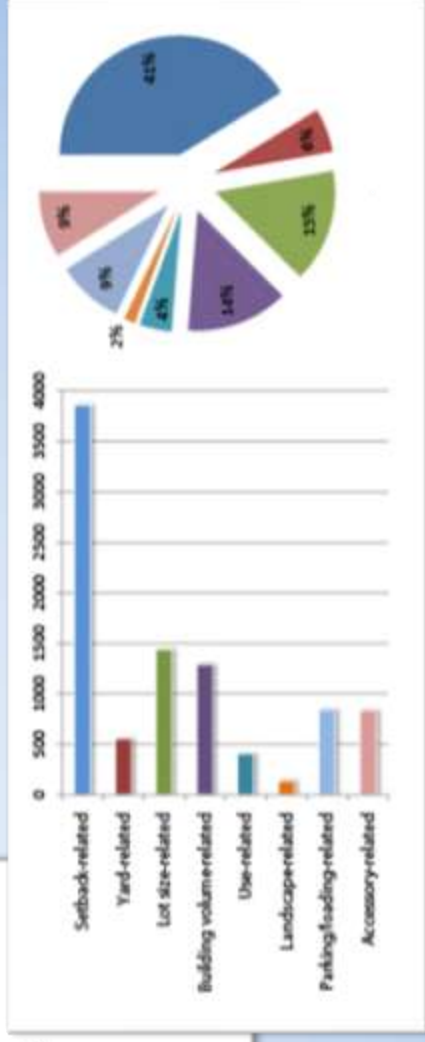
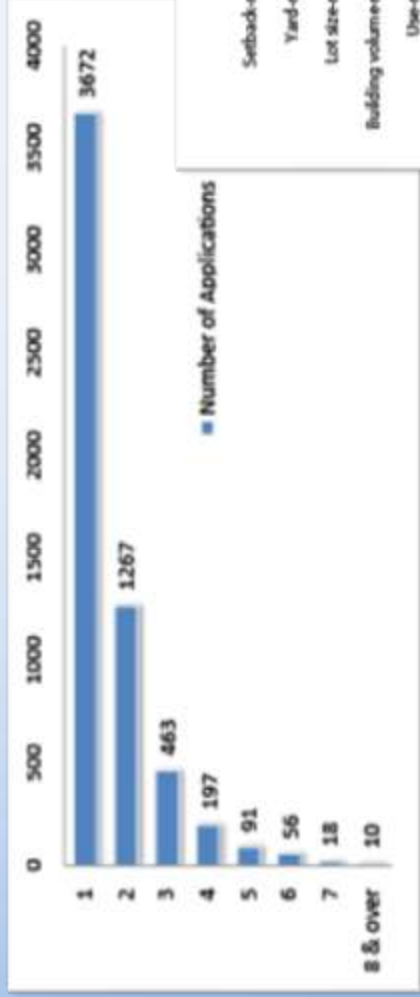
Findings:

- Setback-related variances the most common
- More building volume-related variances seen recently
- Markham's "Infill" by-laws from the early 1990s varied the most.



Discussion Paper 4b: Review and Assessment of Minor Variances (cont'd)

Findings:



Discussion Paper 4b: Review and Assessment of Minor Variances (cont'd)

Suggested Approach:

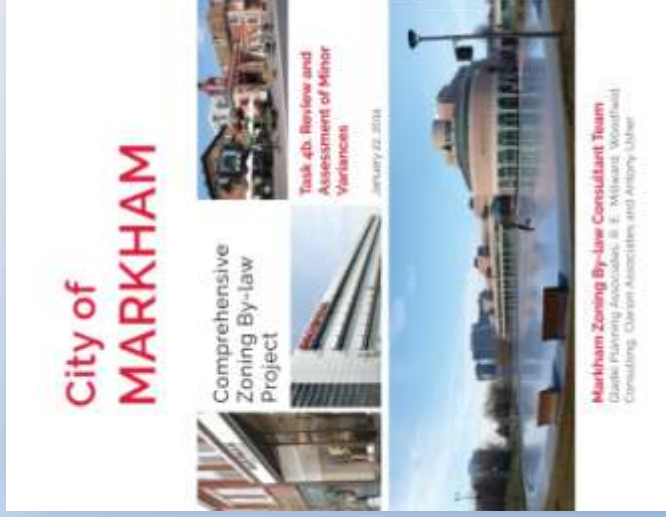
- Examine potential to reduce most common variances by altering standards
- Determine whether to recognize existing variances in new by-law, or consider these “legal non complying”



Discussion Paper 6: Geographic Systems Strategy

Purpose:

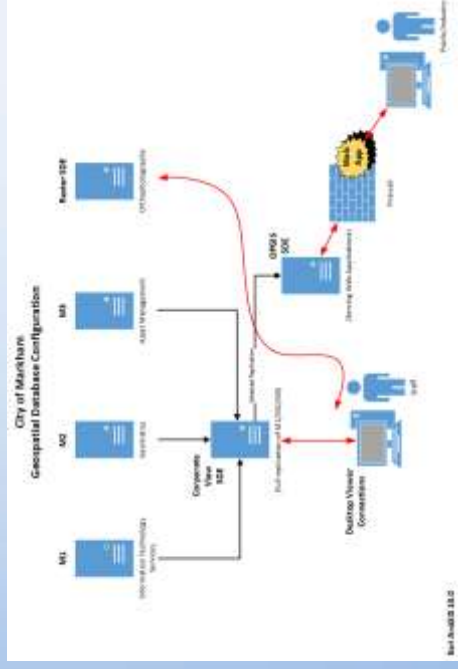
- To explore options for developing an innovative and interactive web-based GIS strategy within the ZBL project
- To review and assess the City's existing GIS and ITS framework, resources and capabilities
- To review and assess best practices
- To Identify potential issues and challenges



Discussion Paper 6: Geographic Systems Strategy (cont'd)

Review:

- Meetings held with multiple stakeholders at the City
- Current practices for zoning information business process were reviewed
- Presentation of zoning by-law data in other similar jurisdictions was investigated
- GIS and web based text matters were broadly researched



Discussion Paper 6: Geographic Systems Strategy (cont'd)

Options

- Opportunities for GIS applications to integrate with Digital Markham, ePlan Review and policy reviews
- Four choices are presented for a web-based zoning bylaw GIS
 - Geocortex Essentials (GCX) (existing City software and knowledge base)
 - ArcGIS Online (cloud storage implications)
 - Canadian Municipal Data Model & Application Template (very basic model)
 - ArcGIS for Server and Development (may need added professional services)



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Next Steps:

Presentation on remaining studies to DSC:

- April 7
- May 5

Public Open House and Stakeholder Meetings:

- End of May

Target date for Zoning Issues Analysis report to DSC:

- June 16





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