



Building Markham's Future Together  
Journey to Excellence

# Markham's New Comprehensive Zoning By-law Project

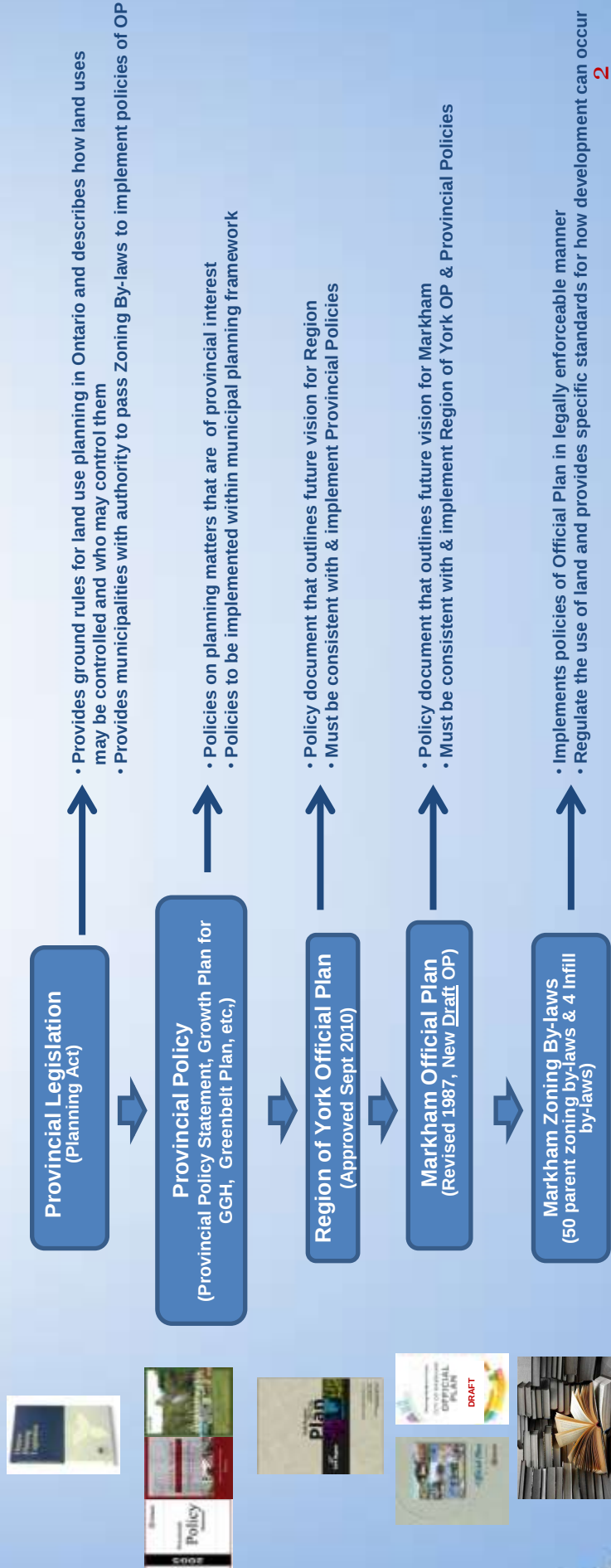
## Markham's New Comprehensive Zoning By-law Project

# Outline

1. **Background:** Planning Framework, Markham's Draft Official Plan & Markham's Zoning By-laws
2. **Purpose & Objective**
3. **Key Initial Steps:** Phase 1 → Zoning Issues Analysis & Strategic Direction
4. **Draft Work Program**
5. **Consultation**
6. **Preliminary Issues Identified**
7. **Next Steps**

## Markham's New Comprehensive Zoning By-law Project

### Background: Planning Framework



Markham's New Comprehensive Zoning By-law Project

Cont:d.....**Background: Markham's Draft Official Plan**

## Markham's Draft Official Plan – target adoption late 2013



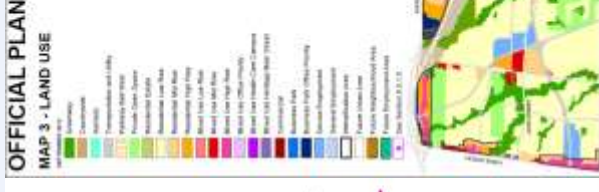
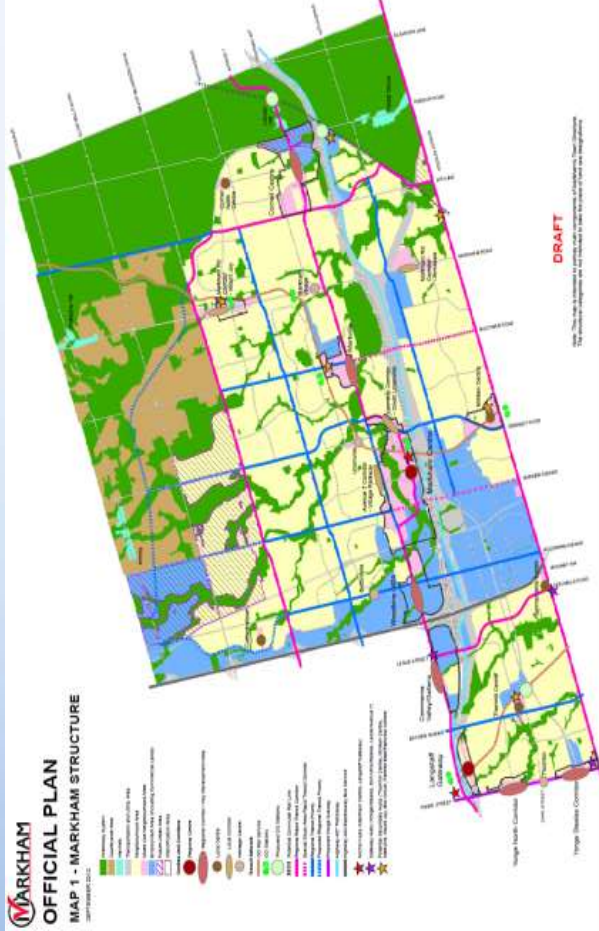
S. 26 (9) - municipalities required to review & update zoning by-law(s) to conform with new OP no later than 3 years after new OP comes into effect



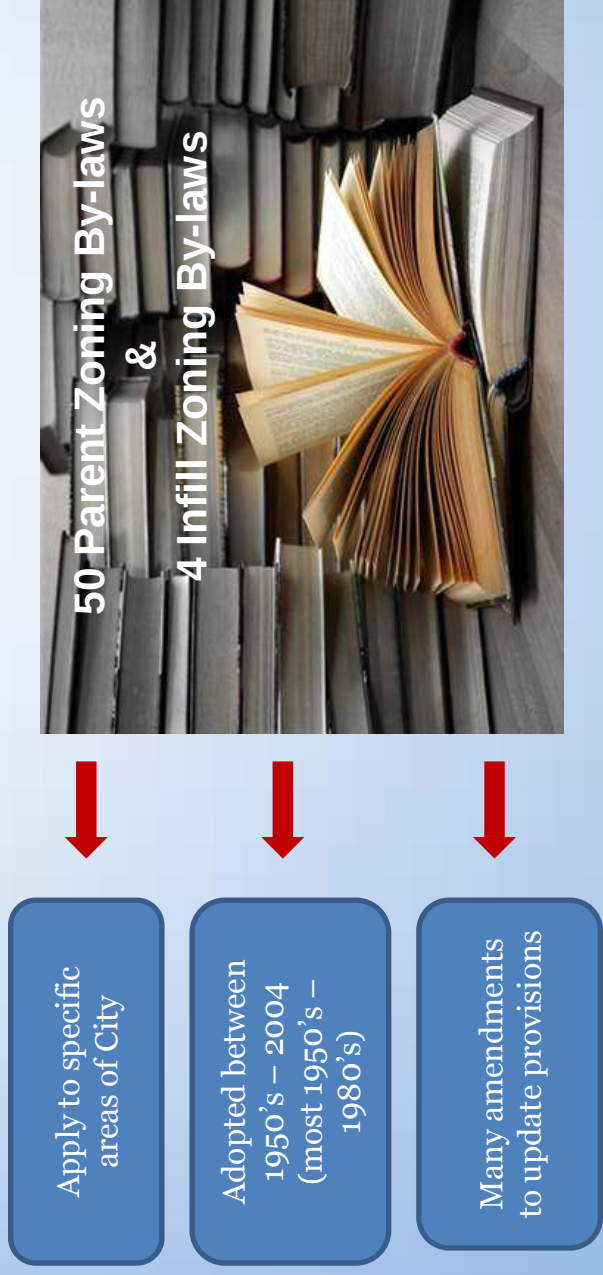
# Markham's New Comprehensive Zoning By-law Project

Cont:d.....**Background: Markham's Draft Official Plan**

**MARKHAM**  
**OFFICIAL PLAN**  
**MAP 1 - MARKHAM STRUCTURE**  
2004-2005



## Markham's New Comprehensive Zoning By-law Project



## Markham's New Comprehensive Zoning By-law Project

### Cont'd.... **Background: Markham's Zoning By-laws**



# of Parent  
Zoning By-laws



Age of Parent  
Zoning By-laws



Many  
amendments over  
the years



#### Zoning By-laws:

- outdated & inconsistent
- not user friendly for Staff & public (difficult to administer & understand)
- inefficient for managing land use & development

## Markham's New Comprehensive Zoning By-law Project

### **Purpose**

- Review, consolidate & update Markham's zoning by-laws into one (1) new zoning by-law that implements the new Official Plan
- Meet Planning Act requirement to update zoning by-law(s) within 3 years of new OP approval

### **Objective**

- Develop innovative, user-friendly & web-based zoning by-law that responds to current & emerging planning & development trends, to guide future development in Markham
- Develop efficient and effective tool for managing land use & development in the City

## Markham's New Comprehensive Zoning By-law Project

# Key Initial Steps: Phase 1 → Zoning Analysis & Strategic Direction

## Staff to complete background work

- Inventory of:
  - all parent zoning by-laws and associated definitions, zone categories, regulations, etc.
  - all site specific zoning by-law amendments & minor variances approvals
  - zoning for all properties in City
- Identification of preliminary issues

## Consultant to prepare Zoning Issues Analysis & Strategic Direction Report to guide Project

- Jan 2014 – Request for Quotation (RFQ) issued to pre-selected, qualified consultants
- RFQ to be based on draft work program & preliminary issues identified
- Feb 2014 – Consultant retained

## Markham's New Comprehensive Zoning By-law Project

### Cont'd.....**Key Initial Steps: Phase 1 → Zoning Issues Analysis & Strategic Direction**

#### **Zoning Issues Analysis**

##### **Identification & analysis of issues relating to:**

- existing by-laws & new comprehensive zoning by-law (standards, definitions, format, zoning method, etc.)
- Official Plan conformity
- site specific permissions
- legal non-conforming/non-complying uses/structures
- required studies/technical papers (to be completed prior to drafting of new by-law)
- Options for addressing issues including innovative approaches & best practices review

#### **Strategic Direction Report**

##### **Recommendation on overall approach to Project:**

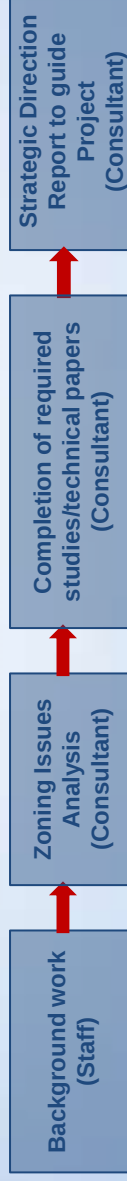
- resolution of identified issues
- resources required (staff, consultants, budget, etc.)
- public consultation & engagement program

## Markham's New Comprehensive Zoning By-law Project

# Draft Work Program

### Phase 1

Zoning Analysis  
& Strategic Direction  
(Sept 2013-Sept 2015)



Input to be provided via  
statutory open house,  
statutory public meeting,  
workshops, meetings with  
staff, stakeholders, agencies &  
DSC

\*Consultant retained OR dedicated Staff team\*\* to undertake Phase 2 (\*\*secondments required)

### Phase 2

Drafting & Processing  
of New Zoning By-law  
TBD



### Phase 3

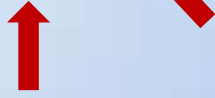
OMB Appeals  
TBD



# Consultation

## New Comprehensive Zoning By-law

Agencies/  
Stakeholders



Project Team  
(Staff & Consultant)



Public

(Statutory Open House  
& Public Meeting,  
Workshops, etc)

Staff from  
other City  
Departments



Development  
Services  
Committee



## Markham's New Comprehensive Zoning By-law Project

# Preliminary Issues Identified

- Official Plan conformity
- Zoning by-laws out-dated, inconsistent, repetitive & difficult to understand
- Numerous site specific amendments & minor variance approvals
- Zoning by-laws & information not easily accessible to public
- Zoning By-law mapping
- Legal non-conforming/non-complying uses/structures
- Technical issues associated with by-law permissions/standards

## Markham's New Comprehensive Zoning By-law Project

### Next Steps

- Complete Phase 1 background work
- Establish Staff Project Team
- Research consulting firms
- Prepare & issue RFQ for Phase 1: Zoning Issues Analysis & Strategic Direction Report
- Meet with Corporate Communications re: communications & marketing program
- Report back to DSC early next year with update on Project



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