



# Development Services Committee Meeting Agenda

**Meeting No. 4 | April 14, 2026 | 9:00 AM | Live streamed**

Members of the public have the option to attend either remotely via Zoom or in-person  
in the Council Chamber at the Civic Centre

## **Members of the public can participate by:**

### **1. VIEWING THE ONLINE LIVESTREAM:**

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

### **2. EMAILING A WRITTEN SUBMISSION:**

Members of the public may submit written deputations by email to [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca).

**Written submissions must be received by 5:00 p.m. the day prior to the meeting.**

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

### **3. REQUEST TO SPEAK / DEPUTATION:**

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca) providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

\*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

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Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

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**Note: As per Section 7.1(h) of the Council Procedural By-Law,  
Council will take a ten minute recess after two hours have passed since the last break.**

## **Information Page**

**Development Services Committee Members:** All Members of Council

### **Planning - Development and Policy Matters**

Chair: Regional Councillor Jim Jones

Vice Chair: Regional Councillor Joe Li

(Development Services Committee Public Statutory Meetings - Chair: Regional Councillor Joe Li)

### **Engineering - Transportation & Infrastructure Matters**

Chair: Councillor Karen Rea

Vice Chair: Councillor Reid McAlpine

### **Culture & Economic Development Matters**

Chair: Regional Councillor Alan Ho

Vice Chair: Councillor Amanda Collucci

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

**Consent Items:** All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

**Please Note:** The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for lunch from  
approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)  
Development Services Committee will take a 10 minute recess after two hours  
have passed since the last break.**



# Development Services Committee Meeting Agenda

Meeting Number: 4  
April 14, 2026, 9:00 AM - 4:30 PM  
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on April 28, 2026.

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Pages

1. **CALL TO ORDER**

**INDIGENOUS LAND ACKNOWLEDGEMENT**

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **APPROVAL OF PREVIOUS MINUTES**

3.1 **DEVELOPMENT SERVICES COMMITTEE MINUTES - MARCH 3, 2026 (10.0)**

9

1. That the minutes of the Development Services Committee meeting held on March 3, 2026, be confirmed.

4. **PRESENTATIONS**

4.1 **PRESENTATION OF SERVICE AWARDS (12.2.6)**

The Development Services Committee recognizes the following members of staff:

**Office of the Chief Administrative Officer (Fire & Emergency Services)**

Jason Best, Captain, Fire and Emergency Services, 30 years

Christopher Lane, Firefighter, Fire and Emergency Services, 30 years

Fery Vaghei, Administrative Clerk, Fire and Emergency Services, 30 years

Victor Chen, Firefighter, Fire and Emergency Services, 20 years

Martin Matthiessen, Firefighter, Fire and Emergency Services, 20 years

Jason Scovell, Division Chief, Fire and Emergency Services, 20 years

Keith Woodcock, Firefighter, Fire and Emergency Services, 20 years

Simon Trimbee, Firefighter, Fire and Emergency Services, 15 years

Kevin Challenger, Firefighter, Fire and Emergency Services, 5 years

Isaac Dobos, Firefighter, Fire and Emergency Services, 5 years

Shamil Kurji, Firefighter, Fire and Emergency Services, 5 years

William Lorimer, Firefighter, Fire and Emergency Services, 5 years

Nancy Merocchi, Firefighter, Fire and Emergency Services, 5 years

Wing Leung Tse, Firefighter, Fire and Emergency Services, 5 years

Mohamed Yusuf, Firefighter, Fire and Emergency Services, 5 years

#### **Office of the Chief Administrative Officer (People Services & Legal Services)**

Bessie Mok, Manager HR - Compensation & Benefits, People Services, 15 years

Hersh Tencer, Senior Manager, Real Property, Legal Services, 10 years

#### **Office of the Chief Administrative Officer (Economic Development, Culture & Entrepreneurship)**

Huyen Hare, Manager, Economic Development, Economic Development, Culture & Entrepreneurship, 20 years

#### **Community Services Commission**

Warren Watson, Community Program Coordinator FT, Recreation Services, 40 years

Carlo Macchiusi, Waterworks Accounts & Claims Co-ordinator, Environmental Services, 30 years

Janice Carroll, Manager, Community, Recreation Services, 30 years

Tehzeeb Jeelani, Supervisor, Community Facility, Recreation Services, 20 years

Yurong Duan, Systems Analyst, Environmental Services, 15 years

Monica Ganzhorn, Customer Service Representative, Recreation Services, 15 years

Ryan Hanna, Community Facility Coordinator FC, Recreation Services, 15 years

Edward Migue, Community Program Coordinator SD, Recreation Services, 15 years

Mark Timbers, Supervisor, Community Facility, Recreation Services, 15 years

Hari Pokharel, Supervisor, Capital Planning, Environmental Services, 10 years

Samuel Low, Supervisor, Community Program, Recreation Services, 10 years

Paul Ahn, Manager, Infrastructure, Capital Delivery, Environmental Services, 5 years

Andrew Eng, Sign Technician, Operations, 5 years

Kaitlyn Storton, Gardener, Operations, 5 years

#### **Corporate Services Commission**

Fion Lau, Budget Coordinator, Financial Services, 10 years

Hardik Kotecha, Cyber Security Specialist, IT Services, 5 years

Adam Freeman, Animal Care Officer, Legislative Services, 5 years

Dan Merrill, Animal Care Officer, Legislative Services, 5 years

#### **Development Services Commission**

Robert Tadmire, Coordinator, Geomatics/GIS Advocate, Planning and Urban Design, 30 years

Bradley Roberts, Manager, Zoning & Special Projects, Planning and Urban Design, 20 years

David Johnston, Zoning Examiner, Building Standards, 10 years

Evan Manning, Senior Planner, Heritage, Planning and Urban Design, 5 years

### **5. DEPUTATIONS**

### **6. COMMUNICATIONS**

### **7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

- |            |   |           |
|------------|---|-----------|
| <b>7.1</b> | <b>DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – DECEMBER 9, 2025, JANUARY 20, 2026, FEBRUARY 10, 2026, FEBRUARY 25, 2026, AND MARCH 10, 2026(10.0)</b>                         | <b>21</b> |
|            | 1. That the minutes of the Development Services Public Meeting held December 9, 2025, January 20, 2026, February 10, 2026, February 25, 2026, and March 10, 2026 be confirmed.  |           |
| <b>7.2</b> | <b>VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – DECEMBER 8, 2025, JANUARY 12, 2026, AND FEBRUARY 12, 2026 (16.0)</b>  | <b>59</b> |
|            | 1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held December 8, 2025, January 12, 2026, and February 12, 2026, be received for information purposes. |           |
| <b>7.3</b> | <b>CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – NOVEMBER 20, 2025 (16.34)</b>   | <b>75</b> |
|            | 1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held November 20, 2025, be received for information purposes.                              |           |
| <b>7.4</b> | <b>FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES - NOVEMBER 24, 2025 (16.0)</b>  | <b>87</b> |

1. That the minutes of the Flato Markham Theatre Advisory Board meeting held November 24, 2025, be received for information purposes.

**7.5 DOORS OPEN MARKHAM 2026 ORGANIZING COMMITTEE MINUTES - NOVEMBER 26, 2025 AND JANUARY 28, 2026 (16.0)** 90

1. That the minutes of the Doors Open Markham 2026 Organizing Committee held November 26, 2025 and January 28, 2026 be received for information purposes.

**7.6 HERITAGE MARKHAM COMMITTEE MINUTES – MARCH 11, 2026 (16.11)** 101

1. That the minutes of the Heritage Markham Committee meeting held March 11, 2026 be received for information purposes.

**7.7 CITY OF MARKHAM COMMENTS: FUTURE USES OF THE FORMER PICKERING AIRPORT LANDS (10.0)** 108

P. Wong, ext. 6922

1. That the report dated April 14, 2026, titled “City of Markham Comments: Future Uses of the Former Pickering Airport Lands”, be received; and,
2. That the City of Markham advise Transport Canada, through the ongoing federal consultation on the future of the former Pickering Airport Lands, that:
  - a. the City supports the continued current use of the Transport Canada–owned property in the City of Markham for agricultural and natural heritage conservation purposes, consistent with the City of Markham Greenway System and Greenbelt Plan Protected Countryside designations, and recognizes that these uses are compatible with the existing airport operations on the property in Markham;
  - b. Transport Canada be requested to consider long term future uses of this property that:
    - i. protect and enhance natural heritage features, ecological connectivity, and watershed health consistent with the environmental policies of the City of Markham Official Plan;
    - ii. provide opportunities for restoration, public access and nature based recreation where appropriate and compatible with ecological protection; and
  - c. upon confirmation by Transport Canada that the property is no longer required for the existing airport operations, Transport Canada be requested to transfer the property to Parks Canada for inclusion within the Rouge National Urban Park (RNUP);

- d. Transport Canada continue to engage with municipalities and other stakeholders on decisions regarding the future uses of the Pickering Airport Lands; and,
3. Parks Canada be encouraged to designate the property as part of the Rouge National Urban Park and manage it for ecological restoration, protected agriculture, cultural heritage conservation, and public enjoyment consistent with RNUP's Management Plan; and,
4. That this report be forwarded to Transport Canada and Parks Canada prior to the commenting deadline of April 17, 2026, as the City of Markham's comments in response to Transport Canada's public consultations on the potential future uses of the Pickering Lands; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 8. PRESENTATIONS - DEVELOPMENT AND POLICY MATTERS

### 8.1 OFFICIAL PLAN REVIEW PROJECT LAUNCH (10.3) 124

J. Huang, ext. 3286

1. That the April 14, 2026 presentation titled, "Official Plan Review-Project Launch DSC Presentation", be received.

## 9. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

### 9.1 DEVELOPMENT APPLICATIONS ACTIVITY (10.0) 138

P. Mehraie, ext. 3356

1. That the staff report titled, "Development Applications Activity Report (2020-2025)", dated April 14, 2026, be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

## 10. MOTIONS

### 10.1 MOTION - MAIN STREET UNIONVILLE PARKING (5.10) 176

**Note: The notice of this motion was given at the Development Services Committee meeting held on March 3, 2026.**

WHEREAS, Main Street Unionville, between Carlton Road and the Metrolinx railway tracks, was recently reconstructed. The east side includes parking bays outlined with white pavers; and,

WHEREAS, the Unionville Business Improvement Area (UBIA) requests that

these parking bays remain inactive and that no parking be allowed on either side of this section of Main Street (Attachment 1, UBIA Board motion, October 2024, Item 6); and,

WHEREAS, before the 2020 pandemic, parking was permitted only in winter on the east side; no parking was allowed in spring, summer, or fall. Pandemic-era restrictions extended no parking restrictions throughout the year. This was maintained until the 2025 reconstruction; and,

WHEREAS, the east-side parking bays were designed with subtle white outlines to reduce confusion if restrictions are enforced. The design gives flexibility to future decision makers. This was discussed at the time the design decision was made; and,

WHEREAS, Main Street was redesigned to enhance the pedestrian experience, with no distinction between sidewalk and boulevard. Parked cars interfere with this space and are perceived by many as a safety concern; and,

WHEREAS, the UBIA and its retail consultant, Warren Smagaren ([warrensmagaren.com](http://warrensmagaren.com)), support removing on-boulevard parking, believing it benefits businesses and the pedestrian environment; and,

WHEREAS, removal of on-boulevard parking facilitates snow clearing and will allow for summer sidewalk cafés on the east side. Several restaurants have expressed interest in the latter; and,

WHEREAS, the Main Street Unionville Community Vision Plan (2015) demonstrates that there is no shortage of parking to serve Main Street Unionville, even at peak times (page 144); and,

WHEREAS, while the recently approved Citywide Parking Strategy does prioritise a parking strategy for Unionville, there is no indication at this time that on-boulevard parking is required to address parking issues there; and,

WHEREAS, there is support for one or two short-term parking spots for drop-offs, particularly for those with mobility challenges; and,

WHEREAS, Local residents have recently expressed opposition to on-boulevard parking through emails (Appendix 2) and discussions with the Ward 3 Councillor; and,

Therefore, be it resolved:

1. That Markham Council directs Staff to eliminate on-boulevard parking on Main Street Unionville between Carlton Road and the Metrolinx railway tracks, except for two short term parking spots for drop-offs and pick-ups; and,

2. That changes to parking restrictions should be made via a simple change to signage and enforcement only. No changes to the boulevard brick pattern are required; and further,
3. That any future changes to parking restrictions on this section of Main Street shall be made only in consultation with the Unionville Business Improvement Area.

**10.2 MOTION - TEMPORARY MORATORIUM ON INSTALLATION OF ON-STREET BICYCLE LANES ON RESIDENTIAL STREETS (5.10)**

189

**Note: The notice of this motion was given at the General Committee meeting held on March 10, 2026.**

WHEREAS, the City is committed to enhancing active transportation infrastructure, including the expansion of bicycle lanes to promote safety, sustainability, and mobility; and,

WHEREAS, the installation of bicycle lanes on certain residential streets may result in the removal or significant reduction of on-street parking; and,

WHEREAS, many residential neighbourhoods were designed with limited driveway capacity and rely on on-street parking to accommodate visitors, caregivers, tradespersons, contractors, landscaping services, and short-term household needs; and,

WHEREAS, the loss of on-street parking without viable alternatives will create challenges for residents and negatively impact neighbourhood functionality; and,

WHEREAS, Council recognizes the need to balance active transportation objectives with practical residential parking requirements; and,

Therefore be it resolved:

1. That a temporary moratorium be placed on the approval and installation of new bicycle lanes on residential streets where such installation would eliminate or materially reduce existing on-street parking; and,
2. That this moratorium remain in effect until staff report back to Council with:
  - a. A comprehensive review of the impacts of on-street bike lanes on residential parking supply; and,
  - b. Viable options and recommendations to address visitor parking, short-term parking for contractors and service providers, and seasonal landscaping needs; and,

- c. That public consultation be undertaken with affected neighbourhoods prior to the commencement of design and implementation work: and further,
- 3. That any residential bike lane projects currently in the planning or design phase be paused pending the outcome of the staff report.

## 11. NOTICES OF MOTION

## 12. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the Agenda due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

## 13. ANNOUNCEMENTS

## 14. CONFIDENTIAL ITEMS

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

### 14.1 DEVELOPMENT AND POLICY MATTERS

14.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - MARCH 3, 2026 (10.0) [MUNICIPAL ACT, 2001, Section 239 (2) (e) (k)]

14.1.2 OLT APPEAL OF A MINOR VARIANCE APPLICATION BY SEVANA INVESTMENTS LIMITED, 40 TORBAY ROAD, UNITS 44 AND 46 (WARD 8) (10.12)

LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [MUNICIPAL ACT, 2001, Section 239 (2) (e)]

## 15. ADJOURNMENT



## Development Services Committee Meeting Minutes

**Meeting Number: 3**  
**March 3, 2026, 9:30 AM - 4:30 PM**  
**Live streamed**

Roll Call	Regional Councillor Joe Li, Chair Deputy Mayor Michael Chan Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel Councillor Isa Lee
Regrets	Mayor Frank Scarpitti	Regional Councillor Jim Jones
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Vinay Sharda, Director, Economic Development, Culture, and Enterprise Bryan Frois, Senior Manager, Executive Operations & Strategic Initiatives Chris Nearing, Fire Chief Giulio Cescato, Director, Planning & Urban Design Maggie Cheung-Madar, Assistant City Solicitor Frank Clarizio, Director, Engineering John Yeh, Manager, Strategy & Innovation	Stacia Muradali, Manager, Development - East Stephen Corr, Manager, Development - Central Melissa Leung, Senior Planner Michael Sraga, Senior Planner Lawrence Yip, Senior Planner, Urban Design Samson Wat, Senior Project Engineer Eric Chan, Senior Manager, Transportation Alex Lee, Senior Manager, Engineering Review Sabrina Chan, Project Engineer, Transportation John Wong, Technology Support Coordinator Erica Alligood, Election/Committee Coordinator Rajeeth Arulanantham, Assistant to Council & Committee Iyana Mundo, Assistant to Council / Committee

Salvatore Barone, Acting Director,  
 Building Standards  
 Stephen Lue, Senior Manager,  
 Development

**Alternate formats for this document are available upon request**

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**1. CALL TO ORDER**

Development Services Committee convened at 9:38 AM with Regional Councillor Joe Li presiding as Chair.

**INDIGENOUS LAND ACKNOWLEDGEMENT**

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron- Wendat, Anishnabeg, Seneca, Chippewa, and the Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

**2. DISCLOSURE OF PECUNIARY INTEREST**

Deputy Mayor Chan declared a pecuniary interest related to Item 8.3 as he conducts business with the Applicant. He did not vote on the matter.

**3. APPROVAL OF PREVIOUS MINUTES**

**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 3, 2026 (10.0)**

Moved by Councillor Karen Rea  
 Seconded by Councillor Nimisha Patel

1. That the minutes of the Development Services Committee meeting held on February 3, 2026 be confirmed.

**Carried**

**4. PRESENTATIONS**

There were no presentations.

**5. DEPUTATIONS**

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd. delivered a deputation on Item 8.3 as detailed with the respective item.

Evelin Ellison delivered a deputation on Item 8.1 as detailed with the respective item.

## **6. COMMUNICATIONS**

### **6.1 COMMUNICATIONS, MEMORANDUM, BIRD FRIENDLY GUIDELINES UPDATE (10.)**

**Note: Please refer to item 7.2 for staff report.**

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the written submission from the Markham Environmental Advisory Committee (MEAC) providing comments regarding the above subject matter, be received.

**Carried**

### **6.2 COMMUNICATIONS, MARKHAM SCHOOL ZONE SAFETY GUIDE (10.0)**

**Note: Please refer to item 7.3 for staff report.**

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the written submission from EJ Sand Traffic Safety Parent Group providing comments regarding the above subject matter, be received.

**Carried**

## **7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **7.1 2025 BUILDING PERMIT ACTIVITY REPORT (10.13)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the report dated March 3, 2026 entitled "2025 Building Permit Activity" be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **7.2 MEMORANDUM, BIRD FRIENDLY GUIDELINES UPDATE (10.0)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the memorandum dated March 3, 2026, entitled “Memo – Bird Friendly Guidelines Update” be received; and further,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **7.3 MARKHAM SCHOOL ZONE SAFETY GUIDE (10.0)**

The Committee discussed the need for ensuring snow clearing of sidewalks and pathways near schools. The Committee inquired about the feasibility of a pilot project related to keeping in-road flexible posts erected year-round. Frank Clarizio, Director, Engineering, confirmed that Engineering Staff have continued discussions with Operations Staff to explore the possibility of maintaining the flexible delineators throughout the year.

Moved by Councillor Reid McAlpine

Seconded by Councillor Nimisha Patel

1. That the staff report titled “Markham School Zone Safety Guide” be received; and,
2. That the report titled “Markham School Zone Safety Guide Final Report” be endorsed; and,
3. That School Streets be endorsed as one of the Active School Travel Program initiatives, and that any required temporary road closures for this program will follow the City’s Road Occupancy Permit process in accordance with the Road Occupancy By-law; and,
4. That implementation funding of the Markham School Zone Safety Guide be assessed and integrated with the Markham’s Vision Zero Road Safety Plan’s future annual budget requests, as appropriate; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

Moved by Councillor Reid McAlpine  
 Seconded by Councillor Nimisha Patel

1. That Staff continue to find ways to plow pathways that connect school properties and City properties and to expand the winter pathway network to connect destinations, including schools.

**Carried**

Moved by Councillor Reid McAlpine  
 Seconded by Councillor Amanda Collucci

1. That Staff explore a pilot project to leave in-road flexible posts in place 365 days a year.

**Carried**

#### **7.4 YORK REGION'S REGIONAL OWNERSHIP AND MAINTENANCE OF CYCLING PATHS POLICIES (10.0, 10.17)**

The Committee asked about the maintenance responsibility of cycling paths that are adjacent to sidewalks. Frank Clarizio, Director, Engineering, confirmed that Staff are looking at the maintenance logistics of sidewalks adjacent to cycling paths, acknowledging that there may be a creation of a windrow that could benefit from a coordinated response.

Moved by Councillor Reid McAlpine  
 Seconded by Councillor Nimisha Patel

1. That the Staff report titled "York Region's Regional Ownership and Maintenance of Cycling Paths Policies" be received; and,
2. That Council endorse the City of Markham opting into York Region's Regional Ownership and Maintenance of Cycling Paths Policy (Policy 1); and,
3. That Staff be directed to notify York Region of City of Markham Council's decision to opt-in to Regional Ownership and Maintenance of Cycling Paths Policy (Policy 1); and,
4. That Staff forward this recommendation to the adjacent cities of Richmond Hill, Vaughan, and Town of Whitchurch-Stouffville; and,

5. That Staff continue coordinating with York Region staff on the implementation and potential future cycling path transfers under the Ownership and Maintenance of Cycling Paths Transfer Policy (Policy 2); and,
6. That York Region prioritizes the Ownership and Maintenance transfer, under Policy 2, of the Highway 7 Cycle Track, between Town Centre Boulevard and Sciberras Road; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.5 HERITAGE MARKHAM COMMITTEE MINUTES - FEBRUARY 11, 2026 (16.11)**

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

1. That the minutes of the Heritage Markham Committee meeting held on February 11, 2026, be received for information purposes.

**Carried**

**7.6 MEMORANDUM, INFORMATION ON VERTICAL TRAFFIC CALMING MEASURES (10.0)**

The Committee sought clarification on the reference to at-grade sidewalks, asking if raised sidewalks across driveways that dip below grade would be considered a traffic calming measure.

Eric Chan, Senior Manager, Transportation, clarified that level-grading is mainly for access management from driveway to roadway and other considerations such as drainage, not just for traffic calming.

Moved by Councillor Reid McAlpine

Seconded by Councillor Nimisha Patel

1. That the Staff memorandum titled “Information on Vertical Traffic Calming Measures” be received; and,
2. That the 2010 Council moratorium placed on vertical traffic calming measures be amended to permit the installation of speed cushion

treatments, subject to the proper traffic analysis, operational and budget considerations and public consultation; and,

3. That requests for capital and operating/maintenance funding to support new speed cushion treatments, be considered as part of the annual budget process; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **8.1 CITY OF MARKHAM'S RESPONSE TO INFRASTRUCTURE ONTARIO'S TRANSIT ORIENTED COMMUNITIES PROGRAM (5.14, 10.0)**

Giulio Cescato, Director, Planning, introduced this item as a report from Staff seeking direction from Committee and Council on how to best approach new Transit-Oriented Community projects advanced by the Province. Director Cescato advised that currently the Province uses two streams which include a direct partnership model wherein they work with developers in exchange for community benefits and benefits to the Province, and a complete model wherein lands are obtained and zoned by the Province before putting it on the market. Director Cescato advised that currently iterative work occurs with Staff before the applications are made public and expressed support for further transparency and public engagement following a closed pre-application process.

Evelin Ellison, deputant representing Ward One South Thornhill Residents Inc. (WOSTRI), expressed concerns with the proposed Transit-Oriented Community (TOC) on the Yonge Street Corridor. Ms. Ellison encouraged the City to ensure that the planning process with the Province is open and transparent to ensure appropriate public engagement and consultation. Ms. Ellison advocated for the protection of the Thornhill community.

The Committee expressed support for the Transit Oriented Community process being public and asked why Staff is suggesting a letter be sent to the Province at this time. Director Cescato advised that Staff are seeing a renewed Provincial interest in advancing TOCs, noting that Staff want to establish a process moving forward on how to process new requests.

The Committee asked if the Province is using the TOC process to drive up density. Director Cescato advised that, in his view, the Province has identified

opportunities to partner with developers to achieve benefits for the Province and municipalities as a City-building project.

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the March 3, 2026, report titled, “City of Markham’s Response to Infrastructure Ontario’s Transit-Oriented Communities Program”, be received; and,
2. **That the deputation and written submission from Evelin Ellison on behalf of Ward One South Thornhill Residents Inc. be received; and,**
3. That this report be forwarded to the Ontario Ministry of Infrastructure and Infrastructure Ontario; and,
4. That Infrastructure Ontario allow Transit-Oriented Community proposals to be made available to the public by the City of Markham upon completion of a pre-application consultation meeting to support transparency with the public; and,
5. That Infrastructure Ontario allow the City of Markham to conduct public consultation to obtain input and comments on Transit-Oriented Community proposal submissions; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**8.2 RECOMMENDATION REPORT, CITY OF MARKHAM, HOUSEKEEPING AMENDMENT TO BY-LAW 2024-19; AMENDMENT TO IMPLEMENT SECTION 9.13.4 POLICIES OF THE CITY'S OFFICIAL PLAN;**

**AMENDMENTS TO THE ACCESSIBLE PARKING STANDARDS IN PARKING BY-LAW 28-97 AND BY-LAW 2004-196; AMENDMENTS TO ALL PUBLIC USE SECTIONS OF M TSA AREAS OF APPLICABLE ZONING BY-LAWS; AND AMENDMENT TO THE CITY'S FEE BY-LAW 211-83, AS IT RELATES TO FEES ASSOCIATED WITH MULTIPLE MINOR VARIANCES (ALL WARDS), FILE PLAN NO.: PR 25 131474 (10.0)**

Giulio Cescato, Director, Planning, introduced this item as related to housekeeping amendments to By-law 2024-19, amendments to By-law 28-97, By-

law 2004-196, and By-law 211-83. Director Cascato introduced Brad Roberts to deliver a presentation.

Brad Roberts, Manager, Zoning & Special Projects, delivered a presentation, advising of the minor modifications following the public meeting.

The Committee asked some clarifying questions related to the amendments which were clarified by Staff. Director Cascato advised that the amendments are intended to align with the model provided by the Federal government to align Federal, Provincial, and municipal housing goals.

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

1. That the report titled “RECOMMENDATION REPORT, Housekeeping Amendment to By-law 2024-19; Amendment to implement Section 9.13.4 policies of the City’s Official Plan in By-law 2024-19; Amendments to the accessible parking standards in Parking By-law 28-97 and By-law 2004-196; Amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws; and Amendment to the City’s Fee By-law 211-83, as it relates to fees associated with multiple minor variances”, be received; and,
2. That the Housekeeping Amendment to By-law 2024-19, included as Appendix ‘A’ to this report, be endorsed; and,
3. That the amendment to implement Section 9.13.4 policies of the City’s Official Plan in By-law 2024-19, included as Appendix ‘B’ to this report, be endorsed; and,
4. That the amendments to the Accessible Parking Standards in Parking By-law 28-97 and By-law 2004-196, included as Appendix ‘C’ to this report, be endorsed; and,
5. That the amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws, included as Appendix ‘D’ to this report, be endorsed; and,
6. That the amendment to the City’s Fee By-law 211-83 as it relates to fees associated with multiple minor variances, included as Appendix ‘E’ to this report, be endorsed; and,
7. That the by-law amendments cited in recommendations 2, 3, 4, 5, and 6 be forwarded to the next available Council Meeting for enactment; and further,

8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**8.3 RECOMMENDATION REPORT, 2690622 ONTARIO INC. (KINGDOM DEVELOPMENTS INC.) EAST, APPLICATION FOR DRAFT PLAN OF SUBDIVISION (19TM-25002)**

**TO FACILITATE THE CREATION OF FOUR DEVELOPMENT BLOCKS, PUBLIC ROADS, A PUBLIC PARK, AND GREENWAY LANDS AT 4077, 4101 AND 4121 HIGHWAY 7 EAST (WARD 3), FILE PLAN 25 114390 (10.7)**

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd. introduced the draft plan of subdivision at 4077, 4101, and 4121 Highway 7 East, noting that they have re-filed to address feasibility matters under Bill 23. Mr. Pileggi detailed the current application, clarifying that this application is not for an Official Plan or Zoning Bylaw Amendment.

The Committee voted 2/3 in favour of moving this item ahead of the Consent agenda in line with Nick Pileggi's deputation.

Giulio Cescato, Director, Planning, introduced this item as a draft plan of subdivision at 4077, 4101, and 4121 Highway 7 East, noting that there is a confidential item which speaks to additional items. Director Cescato confirmed that Staff are satisfied that the application is in-line with the Planning Act.

The Committee inquired about the status of affordable housing in this development. Director Cescato confirmed that 30 affordable housing units are being proposed.

The Committee consented to hold back voting on this item until the confidential item was discussed.

Deputy Mayor Michael Chan declared a conflict and did not vote on this item.

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the March 3, 2026, report titled "RECOMMENDATION REPORT, 2690622 Ontario Inc. (Kingdom Development Inc.), Application for Draft Plan of Subdivision (19TM-25002) to facilitate the creation of four development blocks, public roads, a public park, and greenway lands at

4077, 4101 and 4121 Highway 7 E (Ward 3), File PLAN 25 114390”, be received; and,

2. That the Draft Plan of Subdivision 19TM-25002 be approved in principle, subject to the conditions set out in Appendix ‘A’ of this report; and,
3. That the Director of Planning and Urban Design, or designate, be delegated authority to issue the Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design, or designate; and,
4. That the Draft Plan Approval for Draft Plan of Subdivision 19TM-25002 will lapse after a period of three (3) years from the date of Council approval if a Subdivision Agreement is not executed within that period; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9. MOTIONS**

There were no motions.

## **10. NOTICES OF MOTION**

### **10.1 MAIN STREET UNIONVILLE PARKING**

Councillor McAlpine introduced a notice of motion to be considered at the April 14, 2026 Development Services Committee meeting.

## **11. NEW/OTHER BUSINESS**

There was no new business.

## **12. ANNOUNCEMENTS**

There were no announcements.

## **13. CONFIDENTIAL ITEMS**

Moved by Councillor Amanda Collucci

Seconded by Councillor Nimisha Patel

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

**Carried**

**13.1 DEVELOPMENT AND POLICY MATTERS**

**13.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -  
FEBRUARY 3, 2026 [MUNICIPAL ACT, 2001, SECTION 239 (2) (E)]  
(10.0)**

**13.1.2 MEMORANDUM, 2690622 ONTARIO INC. (KINGDOM  
DEVELOPMENTS INC.), PROPOSED COMMUNITY BENEFITS  
RELATED TO OFFICIAL PLAN AMENDMENT, ZONING BY-  
LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION  
APPLICATIONS**

**(A POSITION, PLAN, PROCEDURE, CRITERIA OR  
INSTRUCTION TO BE APPLIED TO ANY NEGOTIATIONS  
CARRIED ON OR TO BE CARRIED ON BY OR ON BEHALF OF  
THE MUNICIPALITY OR LOCAL BOARD;) [MUNICIPAL ACT,  
2001, SECTION 239 (2) (K)] (10.3, 10.5, 10.7)**

**13.1.3 OLT APPEAL BY KENNEDY MARKHAM INC. OF THE  
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW  
AMENDMENT AND DRAFT PLAN OF SUBDIVISION**

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING  
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,  
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)  
[MUNICIPAL ACT, SECTION 239 (2) (E)] (10.3, 10.5, 10.7)**

**14. ADJOURNMENT**

Moved by Councillor Nimisha Patel

Seconded by Councillor Isa Lee

That the Development Services Committee adjourn at 11:18 AM.

**Carried**



## Development Services Public Meeting Minutes

**Meeting Number: 14**  
**December 9, 2025, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish	Councillor Ritch Lau Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel
Regrets	Councillor Isa Lee	
Staff	Trinela Cane, Commissioner, Corporate Services Michael Toshakovski, Deputy City Solicitor Giulio Cescato, Director of Planning & Urban Design Brad Roberts, Manager, Zoning and Special Projects Laura Gold, Council/Committee Coordinator	Stephen Lue, Senior Manager, Development Helen Song, Senior Planner Housing Barton Leung, Senior Planner Duran Wedderburn, Manager, Policy

**Alternate formats for this document are available upon request**

### 1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

### 3. DEPUTATIONS

Deputations were heard with the respective item.

#### 4. REPORTS

##### 4.1 PUBLIC MEETING INFORMATION REPORT, TH (MARKHAM) DEVELOPMENTS AT ELGIN MILLS ROAD EAST, PART OF LOTS 24 & 25, CONCESSION 5, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

**TO FACILITATE DEVELOPMENT OF 740 RESIDENTIAL UNITS COMPRISED OF 285 STREET TOWNHOUSES, 89 REAR ACCESS TOWNHOUSES, AND A PARTIAL RESIDENTIAL CONDOMINIUM BLOCK COMPRISED OF 366 STACKED BACK-TO-BACK TOWNHOUSES AT ELGIN MILLS ROAD EAST, PART OF LOTS 24 & 25, CONCESSION 5 (WARD 6), FILE NO. PLAN 25 133512 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by TH (Markham) Developments.

The Committee Clerk advised that 31 notices were mailed on November 19, 2025, and Public Meeting signs were posted on November 17, 2025. There were no written submissions received regarding this proposal.

Stephen Lue, Senio Manager, Development, introduced the item.

Barton Leung, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Emily Grant, Malone Given and Parsons Ltd., provided a presentation on the proposed Official Plan Amendment.

There were no comments from the audience with respect to this application.

The Committee provided the following feedback on the proposed Official Plan Amendment:

- Noted that in the past developers were required to deliver road widening as the development progressed.
- Concern was raised that new residents will face significant transportation challenges, especially when accessing already congested regional roads.
- Stressed that the aggregate impact of all the developments north of 16<sup>th</sup> Avenue and Major Mackenzie Drive is substantial.

- Noted that communitive impact of the Future Urban Area on traffic must be considered.
- Requested a full-area map of the Future Urban Area that shows all of the developments approved or in progress to date with their number of units to provide Members Council with context of how multiple secondary plans align and interact.
- Expressed concern that arterial roads are already over capacity and that some cannot be widened, making traffic congestion inevitable without a coordinated strategy.

The following responses to inquiries from the Committee were provided:

Emily Grant advised that the Applicant is working collaboratively with multiple landowners and that the Transportation Study submitted to the City is a study of the entire development block, which considers all unit types.

Staff advised that the City has comprehensive secondary plans for the Future Urban Areas and is aware of the ongoing development patterns. Staff agreed to include a broader context map in future presentations to benefit both Members of Council and the public.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jim Jones

1. **That the Staff and Applicant presentations be received; and,**
2. That the report dated December 9, 2025 titled “PUBLIC MEETING INFORMATION, TH (Markham) Developments, Official Plan and Zoning By-law Amendments to facilitate development of 740 residential units comprised of 285 street townhouses, 89 rear access townhouses, and a partial residential condominium block comprised of 366 stacked back-to-back townhouses (Ward 6)”, be received; and,
3. That the Record of the Public Meeting held on December 9, 2025, with respect to the proposed Applications for Official Plan and Zoning By-law Amendments, be received; and,
4. That the Applications by TH (Markham) Developments, for Official Plan and Zoning By-law Amendments, be referred back to staff to provide a future recommendation report; and,
5. **That future presentations on applications within the Future Urban Area include a context map that incorporates planned developments**

**in area to help Members of Council and the Public visualize the aggregate impacts; and further,**

6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **4.2 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM, CITY-WIDE APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

##### **TO PERMIT CITY INITIATED AMENDMENTS TO INTRODUCE THE INCLUSIONARY ZONING POLICY FRAMEWORK THROUGH A PHASED APPROACH (CITY-WIDE), FILE NO. PLAN 25 138180 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by City of Markham.

The Notice of Public Meeting was uploaded in the City of Markham website on November 19, 2025. Copies of the notice were also circulated to the Mayor and Members of Council, related staff, standard external agencies as mandated by the Planning Act, and to one interested party listed in the notification list. There was one written submission was received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Giulio Cescato, Director, Planning and Urban Design, provided opening remarks explaining that the City is holding a Statutory Development Services Public Meeting even though Inclusionary Zoning is not being implemented right now due to the City's need to put the policy framework in place. The City's financial viability assessment shows that inclusionary zoning is currently not viable. The Zoning By-Law Amendment would be put in place, but potentially at a 0% requirement, meaning no affordable housing would be required for now. The City can adjust the percentage when the financial analysis supports it and market conditions improve, which will allow Markham to apply its affordable housing policy quickly once conditions change.

Helen Song, Senior Housing Planner, provided a presentation on the city-wide applications for Official Plan and Zoning By-Law Amendment to introduce the Inclusionary Zoning Policy Framework through a phased approach.

Nick Pileggi, Macaulay Shiomi Howson Ltd, provided a deputation focused on concerns from Markham landowners with lands in several Major Transit Station Areas (MTSAs) and the development industry about introducing an inclusionary zoning framework in the current market- even if implementation is delayed, noting the landowners will submit their own detailed submissions later. Mr. Pileggi pointed out that the City's own feasibility/viability findings as evidence the inclusionary zoning may not work in the current market. Mr. Pileggi said if the City is to move forward with setting a 0% inclusionary zoning it would provide more certainty to landowners and the development industry than using language like "up to 5% and site specific negotiations" Emphasizing the need for a much clearer transition framework, such as explicitly exempting existing approvals and applications from inclusionary zoning and setting a future cut off date far enough out so that complete applications submitted before that date are exempt (citing Brampton as an example that set an exemption date of December 31, 2027). Mr. Pileggi cautioned that inclusionary zoning could have unintended consequences when the industry is already facing a delicate balance of cost versus feasibility, like prolonged low sales and reduced housing starts. Mr. Pileggi advised that the landowners he represents have genuine concerns about policy framework, but will continue working with staff, and he thanked Council for the opportunity to speak.

Members of Council provided the following feedback on the application:

- Markham is facing a serious housing affordability crisis, and governments alone cannot solve the problem.
- The City should receive a community benefit when developers are seeking density beyond what is already approved.
- Inclusionary Zoning was framed as a shared responsibility among government, developers, and other stakeholders.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jim Jones

1. **That the deputation by Nick Pileggi, Macaulay Shiomi Howson Ltd, be received; and,**
2. **That written submission by Matthew Cory on behalf of Shan Temple be received; and,**
3. That the report entitled "PUBLIC MEETING INFORMATION REPORT, City initiated official plan and zoning by-law amendments to establish the policy framework to require affordable housing units within new

residential developments in Protected Major Transit Station Areas at a future date (with some exceptions)”, be received; and,

4. That the Record of the Public Meeting held on December 9, 2025, with respect to the City initiated proposed Official Plan and Zoning By-law Amendments be received; and,
5. That the City initiated proposed Official Plan and Zoning By-law Amendments (PR 25 138180), be referred back to staff for a report and a recommendation; and,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:06 PM.



## Development Services Public Meeting Minutes

**Meeting Number: 1**  
**January 20, 2026, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee Councillor Nimisha Patel
Staff	Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Stephen Lue, Senior Manager, Development Stephen Corr, Senior Planner Regan Hutcheson, Manager, Heritage Melissa Leung, Senior Planner Brad Roberts, Manager, Zoning and Special Projects	Hailey Miller, Planner I, West District Laura Gold, Council/Committee Coordinator Mark Head, Manager, Natural Heritage Patrick Wong Richard Fournier Rob Muir, Manager, Stormwater, Environmental Services

**Alternate formats for this document are available upon request**

### 1. CALL TO ORDER

The Development Services Public Meeting convened at 7:04 PM with Regional Councillor Joe Li in the Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

### 3. DEPUTATIONS

Deputations were heard with the respective item.

#### 4. REPORTS

##### 4.1 PUBLIC MEETING INFORMATION REPORT, ONEPIECE (MS) DEVELOPMENTS INC. AT 28 MAIN STREET, UNIONVILLE (EAST PARCEL), APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

**TO PERMIT A 39-STOREY MIXED-USE PURPOSE-BUILT RENTAL BUILDING WITH 401 RESIDENTIAL UNITS, 611 M<sup>2</sup> (6,581 FT<sup>2</sup>) OF GROUND FLOOR RETAIL, AND A NEW 0.45 HA (1.11 AC) PUBLIC PARK AT 28 MAIN STREET, UNIONVILLE (EAST PARCEL) (WARD 3), FILE NO. PLAN 25 140590 (10.3,10.5)**

The Public Meeting this date was to consider an application submitted by OnePiece (MS) Developments Inc. c/o Goldberg Group

The Committee Clerk advised that 35 notices were mailed to homeowners within 200m vicinity of the subject lands on December 30, 2025, and a Public Meeting sign was posted on December 29, 2025. There were two written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item and confirmed that the public notice requirement was adequate and legally compliant.

Melissa Leung, Senior Planner, provided a presentation on the development proposal.

Adam Layton, Goldenberg Group, representing the Applicant, provided a presentation on the development proposal.

There were no deputations on this item.

Members of Council discussed the following regarding the development proposal:

- The development details, including the podium, lot size, and floor plate areas.
- The number of units (401 residential units) and parking spaces (345 parking spaces, 0.86 spaces per unit, including 277 resident spaces, and 68 visitor spaces).
- The design of the tower and whether it fits Markham Centre, recognizing that current design is based on the outcome of an earlier design competition.

- That the Rockport (Unionville)'s main concern appears to be about the north podium façade.
- The development history of the site.
- Their disappointment that the shared access was removed, as all access to the building will now be from Bill Crothers Drive, which will potentially increase traffic congestion.
- Supported the shift from condominiums to rentals, suggesting that some of the units should be affordable units.
- The explanation of how the building height was reduced from previous iterations of the plan, and the unit count was increased.
- Emphasized that the application history and changes to the application need to be clearly communicated in the information presented for both Members of Council and the public.

Staff advised that the façade details will be addressed during the site plan process. They also noted that the transportation analysis and fire consultation indicate that single access to the development proposal is safe, though it could cause traffic congestion.

The Applicant advised that they are exploring additional funding through the Canadian Mortgage and Housing Corporation and other federal programs, which may have affordable housing requirements.

Moved by Councillor Reid McAlpine  
Seconded by Mayor Frank Scarpitti

1. **That the written submissions from Rockport (Unionville), and Sue Wong (Amica Unionville), be received; and,**
2. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a 39-storey mixed-use purpose-built rental building with 401 residential units, ground floor retail and a new public park, located at 28 Main Street Unionville (East Parcel), Ward 3, File No. PLAN 25 140590", be received; and,

3. That the Record of the Public Meeting held on January 20, 2026 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
4. That the application by OnePiece (MS) Developments Inc. for a proposed Official Plan and Zoning By-law Amendment (PLAN 24 197692) be approved and the draft implementing Official Plan and Zoning By-law Amendment be finalized and enacted without further notice **at a future Council Meeting**; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.2 PUBLIC MEETING INFORMATION REPORT, TREASURE HILL AT SOUTH OF 19TH AVENUE, WEST OF HIGHWAY 48, APPLICATION FOR OFFICIAL PLAN AMENDMENT, TO ALLOW RESIDENTIAL DEVELOPMENT AND A PUBLIC PARK SOUTH OF 19TH AVENUE, WEST OF HIGHWAY 48 (WARD #), FILE NO. PLAN 25 137523 (10.3)**

The Public Meeting this date was to consider an application submitted by Malone Given Parsons Ltd.

The Committee Clerk advised that 99 notices were mailed to homeowners within 200m vicinity of the subject lands on December 30, 2025, and a Public Meeting sign was posted on December 19, 2025. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Stacia Mordali, Manager, Development - East District, the application for Official Plan Amendment (OPA) for Treasure Hill.

Emily Grant, Malone Give Parsons Ltd., presented the application for OPA for Treasure Hill on behalf of the Applicant.

The following deputations were made regarding the proposal:

Terry Churchill, resident of the Hamlet of Dixon Hill, made a deputation providing the following feedback on the proposal: 1) Questioned why the land was being developed prior to the land south of it. 2) Expressed concern that his

well water would be impacted by the proposal. 3) Noted traffic safety concerns on Highway 48 and the nearby intersection. 4) Expressed concern regarding the loss of farmland, wildlife habitat, and rural lifestyle. 5) Expressed concern that only expensive homes would be built on the subject lands. And 6) Urged for more trees, larger parks, trail and natural integration.

Peter Gallanher, resident of the Hamlet of Dixon Hill, made a deputation questioning how his private well would be protected and who would pay for it if it were compromised.

Members of Council discussed the following regarding the proposal:

- Why the OPA is needed when there is an Ministry Zoning Order (MZO).
- The treatment and preservation of the 3 heritage houses, emphasizing that they should be preserved.
- The plans for the municipal servicing of the land.
- Questioned if Dixon Hill residents could be connected to municipal services (water and sanitary services).
- The timelines of the development proposal.
- The Applicant's responsibility for paying for infrastructure to support municipal servicing.
- Questioned if the proposal will include retail, and commercial uses. It was noted that there is an existing commercial plaza north in the Town of Whitchurch-Stouffville. The type of housing that the development will include and if it will include duplexes, triplexes and smaller apartment buildings.

Staff explained that an MZO can change zoning but does not automatically amend the City's Official Plan. The application to amend the Official Plan has been submitted as the City wants the Official Plan designation to match the MZO (especially for parkland). This alignment is important for future steps like conveyance of parkland or severance of the land, which requires Official Plan conformity.

Staff advised that that the three existing heritage resources (houses) are currently under review and the draft MZO permits commercial and retail uses.

Engineering Staff confirmed that the development has submitted a "Servicing Solution" that outlines that the development proposal will be connected to municipal servicing for both water and wastewater. The sanitary sewer servicing

solution that is proposed be implemented in a two-phase plan: 1) Interim Sanitary Servicing – A proposed Sanitary Pumping Station will pump sewage east to the 9<sup>th</sup> Line York Region trunk sewer. 2) Ultimate Sanitary Servicing Solution (15 + years) – Once York Region extends the McCowan Trunk sewer north to 19<sup>th</sup> Avenue the Sanitary Pumping Station will pump sewage west to the McCowan Trunk Sewer. Water will be supplied to the development via a watermain connection from McCowan watermain. The development will construct a water booster pump station as an interim measure until such time as York Region has constructed the McCowan North Water Reservoir.

Engineering Staff advised that Dixon Hill residents may be able to apply to be connected to municipal water if the public main is installed and assumed by the City. The sanitary sewer connection may be more complicated at this time due to a forced main that has no connections being used. Councillor Andrew Keyes and Staff agreed to meet with the residents to discuss the possibility of being connected to municipal services within the subdivision and the protection of their wells.

Lindsay Moore, representing the Applicant, advised that a hydrogeology study has been conducted and submitted to the City. Recommendations from the report will be taken into account during construction to protect groundwater and private wells.

The Applicant advised that construction will potentially begin in the summer of 2026 with earthworks. Broader infrastructure construction will start in late 2026.

Members of Council requested that this item be sent directly to Council and that Community Information Meeting be held with the residents of the Hamlet of Dixon Hill and staff be permitted to attend the meeting.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

**1. That the written submission from Terry Churchill be received; and,**

**2. That the deputations by Terry Churchill, and Peter Gallagher, be received; and,**

2. That the report for the Official Plan Amendment application submitted by Markham 11120 Hwy 48 Developments Ltd. and EL-EN Realty Limited which “proposes to redesignate the subject lands to allow a residential development with approximately 2800 dwelling units comprised primarily of single detached dwellings and townhouses and a new 16ha (40ac) city-wide public park”, Ward 6, File No. PLAN 25 137523 ,be received; and,

2. That the Record of the Public Meeting held on January 20th, 2026, with respect to Official Plan Amendment application (File No. PLAN 25137523), be received; and,

3. That the Application submitted by Markham 11120 Hwy 48 Developments Ltd. and EL-EN Realty Limited for the proposed Official Plan Amendment (File No. PLAN 25 137523), be approved at a future Council meeting without further Notice; and,

**4. That the Local Councillor hold a Community Information Meeting with residents of the Hamlet of Dickson Hill to address issues raised at the Public Meeting held on January 20, 2026, including impacts on existing wells, potential connection to future municipal services, and other potential impacts of the proposal on the community; and that staff be directed to attend the meeting; and further,**

5. That Staff be authorized and directed to do all things necessary to give effect to this Resolution.

**Carried**

#### **4.3 PUBLIC MEETING INFORMATION REPORT, HOUSEKEEPING ZONING AND OTHER BY-LAW AMENDMENTS (10.0)**

The Public Meeting this date was to consider a City-initiated amendment.

The Committee Clerk advised that the notice was posted online on the City Website on December 30, 2025. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Brad Roberts, Manager, Zoning & Special Projects, provided a presentation on the Housekeeping Zoning By-Law Amendments.

Devin Goyo, Co-Council, representing 1777507 Ontario Ltd. (“177”), the registered owner of the lands municipally known as 377 Main Street North, Markham, made a deputation requesting that the written submissions from Gerry Borean be included as part of the public record for this matter. Mr. Goyo explained that the landowner will continue to work with staff to ensure that the language in the housekeeping accurately reflects all previously permitted uses.

Members of Council expressed the following concerns regarding the item:

- Shed encroachments and landscaping stripping.

- Major Transit Station Areas (MTSA) boundaries remaining the same.
- Accessory building sizes exceeding the size of the main home.
- Ongoing large minor variances being brought forward after recent rezoning.

Staff advised that staff taskforce has been created to undertake a consistent review of outcomes resulting from the implementation of the new Comprehensive By-Law. Minor variance patterns overtime are being studied and will be reviewed by the taskforce. Adjustments to the by-law will be made as required. The first analysis of the by-law is expected to be presented to the Development Services Committee in early Q2. No immediate depth changes are planned in residential areas.

In response to an inquiry from Members of Council, Staff reported that some of the upcoming work on the Comprehensive By-Law, include a major overhaul of the parking section, yearly housekeeping amendments, and zoning implementations of secondary plans after appeals have been resolved.

Staff advised that this item will be brought forward to a future Council meeting for the Development Services Committee's consideration.

Moved by Councillor Amanda Collucci

Seconded by Councillor Nimisha Patel

1. **That the written submissions by Gerald Borean, representing 1777507 Ontario Ltd. ("177"), be received; and,**
2. **That the deputation by Devin Goyo, Co-Council, representing 1777507 Ontario Lt. ("177"), be received; and.**
3. That the Public Meeting Information Report addressing the following:
4. a) A housekeeping Zoning By-law Amendment to By-law 2024-19
5. b) Implementation of Section 9.13.4 Policies of the City's Official Plan in By-law 2024-19
6. c) Updated accessible parking standards in By-laws 28-97 and 2004-196
7. d) Amendments to all Public Use sections in MTSA areas of applicable Zoning By-laws
8. e) The City's Fee By-law 211-83 as it relates to fees associated with multiple minor variances (per application) and the removal of sections no longer in use, be received;

9. That the Record of the Public Meeting held on January 20, 2026, with respect to the City initiated By-law Amendments be received;
10. That Staff prepare a Recommendation Report for a future Development Services Committee (“DSC”) that will identify any modifications to these Planning documents resulting from input received at the January 20, 2026, Public Meeting; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**5. ADJOURNMENT**



## Development Services Public Meeting Minutes

**Meeting Number: 2**  
**February 10, 2026, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee Councillor Nimisha Patel Asra Chaudhry, Project Coordinator, Transportation
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Giulio Cescato, Director of Planning & Urban Design Frank Clarizio, Director, Engineering Stephen Lue, Senior Manager, Development Stephen Corr, Senior Planner Graham Seaman, Director, Sustainability & Asset Management	Brad Roberts, Manager, Zoning and Special Projects Laura Gold, Council/Committee Coordinator Eric Chan, Senior Manager, Transportation Henry Lo, Manager, Transportation Planning Barton Leung, Senior Planner Samson Wat, Manager, Transportation Policy and Strategy Sabrina Chan, Project Engineer, Transportation

**Alternate formats for this document are available upon request**

### 1. CALL TO ORDER

The Development Services Committee convened at 7:02 PM with Regional Councillor Joe Li in the Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

### 3. DEPUTATIONS

Deputations were heard with the respective item.

### 4. REPORTS

#### 4.1 PUBLIC MEETING INFORMATION REPORT, 2226524 ONTARIO INC. AT 3085 HIGHWAY 7, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

**TO PERMIT THE RESIDENTIAL DEVELOPMENT OF THE SUBJECT LANDS FOR MIXED-USE HIGH-RISE CONSISTING OF FOUR BUILDINGS RANGING IN HEIGHT FROM 30 TO 36 STOREYS AND A NEW PUBLIC PARK AT 3085 HIGHWAY 7 (WARD 8), FILE NO. PLAN 24-193776 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by 2226524 Ontario Inc.

The Committee Clerk advised that 53 notices were mailed to homeowners within 200m vicinity of the subject lands on January 21, 2026, and a Public Meeting sign was posted on January 19, 2026. There was 1 written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Barton Leung, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Maria Gatzios, Gatzios Planning + Development Consultants Inc., representing the Applicant, provided a presentation on the development proposal.

There were no comments from the audience with respect to this application.

The Committee discussed the following regarding the development proposal:

- Staffs' consolidated block plan for the wider area.
- The need to compare the development proposal's FSI and unit numbers with the recently approved SmartCentres Official Plan Amendment (OPA) application at 3083 Highway 7.
- That the current proposal appears denser than the approved developments in surrounding areas.

- That the proposed 30–36 storey towers are significantly taller than adjacent buildings proposed SmartCentres’ OPA.
- The proposal has not changed from its original submission despite earlier feedback.
- Sought clarification on discrepancies between what was approved in SmartCentres’ OPA and what is shown in the consolidated block plan.
- Expressed concern that the development proposal includes little parkland.
- Suggested that buildings A, B, and C be connected to provide an indoor access route to the park in the winter months.
- Questioned if there was an opportunity to have more greenery in the outdoor space amenities.
- Questioned the construction timelines.

The following responses to inquiries from the public and Committee were provided:

### **Height and Density**

Ms. Gatzios advised that presentation reflects the original application’s heights and density, noting that revisions are still being developed. Discussions with staff are ongoing regarding height distribution, tower spacing, and overall density. SmartCentres’ approved OPA permits heights of up to 35 storeys south of the future Clegg Road extension, even if Staffs’ consolidated block plan show lower heights. Final built form may differ from current renderings.

Staff clarified that the OPA sets maximum heights and total Gross Floor Area (GFA), not exact tower-by-tower heights. Concept drawings illustrate potential layouts but do not fix final heights. Final building heights and design will be refined at Zoning By-law and Site Plan stages.

### **Parkland and Outdoor Amenity Space**

Ms. Gatzios advised that the *Planning Act* requires a 10% parkland dedication, which is shown as an L-shaped parcel in the Subject Lands. The 36-storey building location overlaps where parkland is illustrated. The Applicant was open to relocating or reshaping park space and coordinating with the potential Clegg Road extension alignment.

Ms. Gatzios advised that the podium rooftop spaces will include outdoor amenities and landscaping and that additional greenery and trees could be added to rooftop amenity areas.

### **Building Connectivity and Winter Access**

The Applicant advised that indoor access to buildings A, B, and C has not finalized at this time, but that the suggestion regarding winter access to the park through the podium will be taken back for consideration.

### **Construction Timeline**

The Applicant advised that the construction timeline will be market-dependent, noting that the development must also be coordinated with SmartCentres due to site access and ownership.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. **That the written submission by John Low be received; and,**
2. That the report dated February 10, 2026 titled “PUBLIC MEETING INFORMATION, 2226524 Ontario Inc., Official Plan and Zoning By-law Amendments to permit the redevelopment of the Subject Lands for mixed-use high-rise consisting of four buildings ranging in height from 30 to 36 storeys and a new public park (Ward 8)”, be received; and,
3. That the Record of the Public Meeting held on February 10, 2026, with respect to the proposed Applications for Official Plan and Zoning By-law Amendments, be received; and,
4. That the Applications by 2226524 Ontario Inc., for Official Plan and Zoning By-law Amendments, be referred back to staff to provide a future recommendation report; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **4.2 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM, CITY-INITIATED ZONING BY-LAW AMENDMENTS TO UPDATE THE PARKING AND TRANSPORTATION DEMAND MANAGEMENT STANDARDS IN BY-LAW 2024-19 (10.3,10.5)**

The Public Meeting this date was to consider a City-initiated application.

The Committee Clerk advised that 37 notices were mailed to registered landowners provided by staff, and there were three written submissions received regarding this proposal.

Stephen Lue, Senior Manager, Development, and Eric Chan, Senior Manager, Transportation, introduced the item.

Carl Wong, HDR Corporation (Consultant), provided a presentation on the City-Initiated Zoning By-Law Amendments to Update the Parking and Transportation Demand Management Standards in By-Law 2014-19.

The following deputations were made on the Zoning By-Law Amendments to Update the Parking and Transportation Demand Management Standards in By-Law 2014-19:

Randy Peddigrew, Remmington Group Inc., expressed the following concerns regarding the proposal: 1) Suggested it was premature to require 50% of parking spaces to have EV charging stations given current EV adoption rates and the high implementation cost, which could be harmful to housing affordability and commercial competitiveness. 2) Developers have been experiencing low uptake of EV chargers when offered voluntarily. 3) Technology is advancing rapidly (fast charging, or centralized charging), risking infrastructure quickly becoming outdated. 4) EV charging stations should be market driven. 5) Zoning is too rigid of a tool for fast moving technology rather it should be negotiated through incentives during the development approval process. 6) EV-ready infrastructure (conduit/wiring) rather than mandatory chargers was a preferred option. 7) Proposed minimum hallway width for long-term bicycle access exceeds OBC requirements.

Evelin Ellison, Ward One (South Thornhill Resident's Association), gave a deputation providing the following feedback: 1) Asked who would administer and receive parking revenue if paid parking was permitted in Markham, questioning the impact on residents, visitors, and heritage areas. 2) Questioned how snow would be removed from paid on-street parking spaces in the winter months. 3) Expressed concern that intensification does not eliminate the need for families to have two vehicles. 4) Supported more parking at Community Centres and establishing parking zones to reflect context specific parking requirements.

The Committee provided the following feedback on the application:

- That municipal or commercial paid parking is currently not permitted in Markham.

- Expressed concern that zoning EV station requirements would lead to unintended consequences.
- Expressed frustration that Main Street Unionville remains a Zone 4, as it results in excessive parking requirements and the frequent requirement for small businesses to seek a costly variance through the Committee of the Adjustment.
- Suggested that heritage main streets should be distinct zones.
- Noted that the Markham Village Business Improvement Area does not support paid parking on Main Street Markham.
- Expressed concern regarding under-utilized bike parking, safety risks of indoor e-bike charging (fire hazard), and the impact on the commercial floor area due to shower-change facilities and long-term bike storage requirements.
- Preference for determining EV requirements on a case-by-case basis during development approval negotiations.
- Suggested extending the consultation period to get more survey responses.
- Agreed that having EV infrastructure is important and that futureproofing it matters to reduce costs in the long-run for residents and condo corporations.
- Requested that draft amendments to the by-law be discussed at an upcoming City's Builder Forum meeting (Staff confirmed that the draft amendments were circulated in advance and next step is to confirm meeting date).
- That the current draft amendments to the by-law are too heavy handed, particularly regarding EV parking.
- Suggested to further review parking requirements for secondary schools.

Staff responded and provided clarification to inquiries from the public.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

1. **That the deputations by Randy Peddigrew, Remmington Group Inc., and Evelin Ellison, Ward One (South Thornhill Resident's Association), be received; and,**

2. **That the written submissions by Connor Wright (Zelinka Priamo Ltd.), Nick Pileggi (Macaulay Shiomi Howson Ltd.), and Simran Bhatti (Bousfields Inc.), be received; and,**
3. That the Public Meeting Information Report addressing a Zoning By-law Amendment to update the Parking and Transportation Demand Management standards in By-law 2024-19, be received; and,
4. That the Record of the Public Meeting held on February 10, 2026, with respect to the City initiated By-law Amendment, be received; and,
5. That Staff prepare a Recommendation Report for a future Development Services Committee (“DSC”) that will identify any modifications to the Zoning By-law Amendment resulting from input received at the February 10, 2026, Public Meeting; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 9:11 PM.



## Development Services Public Meeting Minutes

**Meeting Number: 3**  
**February 25, 2026, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan	Councillor Reid McAlpine
Staff	Andy Taylor, Chief Administrative Officer Stephen Lue, Senior Manager, Development Rick Cefaratti, Acting Manager, Development, West District Daniel Brutto, Senior Planner	Nusrat Omer, Senior Planner Henry Lo, Manager of Transportation Ziad Yassi, Development Engineer

**Alternate formats for this document are available upon request**

### 1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

### 3. DEPUTATIONS

Deputations were heard with the respective item.

### 4. REPORTS

**4.1 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM, CITY-INITIATED APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO REDESIGNATE THE SUBJECT LANDS FROM EMPLOYMENT TO MIXED USE FOR THE PURPOSES OF RETIREMENT AND SENIORS LIVING, MEDICAL OFFICE, RETAIL, CHILDCARE AND PRIVATE SCHOOL USES AT THE NORTHEAST CORNER OF HIGHWAY 404 AND ELGIN MILLS ROAD EAST (WARD 2), FILE PLAN NO. 25 140435 (10.3, 10.5)**

The Public Meeting this date was to consider a City-initiated application.

The Committee Clerk advised that 201 notices were mailed to homeowners within 200m vicinity of the subject lands on January 21, 2026, and a Public Meeting sign was posted on January 30, 2026. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Daniel Brutto, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Consultant from Arcadis provided a presentation on the proposal.

Vincent Shiu made a deputation expressing the following concerns regarding the development application:

- 1) Noted that he and other residents had technical difficulties calling in to share their concerns.
- 2) The neighbourhood has only two entry points (one signalized, and one right-in right-out from Woodbine Avenue), and that adding 1,000+ parking spaces and high-turnover uses (medical offices, retail, school, childcare) would significantly increase daily traffic, causing congestion, longer travel times, and safety risks, especially for children.
- 3) Emphasized that in winter, local lanes become effectively single-lanes due to snowbanks, suggesting that added commercial activity would increase risks and conflicts.
- 4) Noted that the surrounding area already has industrial uses and that new warehouses will worsen traffic congestion and safety at the main entrance/light.
- 5) The nearest school is far, and children must travel through busy routes; adding commercial traffic would make this more dangerous.

6) Opined that a 15-storey building next to low-rise homes is not context-sensitive, as it would change the neighbourhood character, and could negatively affect property values and quality of life; and,

7) The existing neighbourhood park is very small, and an increased population (including seniors who walk) could create pressure on limited recreational space and reduce walkability/enjoyment.

Mr. Shui believed most of his neighbours shared his concerns.

Members of Council provide the following feedback on the application:

- Raised concerns that light industrial uses, particularly in the southern portion of the land, could generate more traffic than alternatives like a seniors' residence.
- There was worry that industrial development would negatively impact existing residential areas to the east, especially if traffic increases.
- Noted that the adjacent land to the north is currently for sale, and that its future use is unknown, which adds uncertainty to traffic and compatibility considerations, as traffic could worsen if the lands were developed industrially.
- Several Councillors supported mixed-use development over traditional industrial or solely residential uses. Mixed use was seen as more compatible with nearby residential neighborhoods and more beneficial to residents.
- City ownership of the subject lands was viewed positively, as it reduces the risk of overly aggressive private development (e.g., very tall towers or large industrial development appealed to the OLT).
- Stressed the community benefits of planned amenities (retail, medical offices, childcare/school) for an area with many young families.
- Councillor Lau reported sharing the proposal with over 1,000 nearby households, with responses being generally neutral to positive. Residents expressed:
  - Support for seniors' facilities, childcare, schools, and retail.
  - Concerns were expressed about road capacity, snow storage, and traffic on Holborn High Road.
  - A desire for more local commercial amenities, as the area is currently somewhat isolated and car-dependent.

- One Councillor suggested exploring a land swap, moving light industrial uses further south (near Major Mackenzie) and keeping residential/seniors uses closer to existing neighborhoods and the woodlot.

Staff provided the following response to an inquiry from the public and Committee:

*Traffic Concerns*

Staff clarified that Holborn High Road is classified as a local road but designed as a minor collector, and that light industrial uses are not expected to generate significant traffic.

Moved by Councillor Ritch Lau

Seconded by Councillor Andrew Keyes

1. **That the deputation by Vincent Shiu be received; and,**
2. **That the written submission by Jeffrey Mak be received; and,**
3. THAT the report dated February 25, 2026, titled “PUBLIC MEETING INFORMATION, City of Markham, Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2)”, be received; and,
4. THAT the Record of the Public Meeting held on February 25, 2026, with respect to City of Markham., Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be received; and,
5. THAT the Applications by City of Markham for Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be approved; and further,
6. THAT the proposed amendment to Zoning By-law 177-96 and By-law 2024-19, as amended, be enacted without further notice; and further;
7. THAT the proposed amendment to the 2014 Official Plan, as amended, be enacted without further notices; and further;

8. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**4.2 PUBLIC MEETING INFORMATION REPORT, 2511837 ONTARIO LIMITED (MASOUD AHMADI), AT 95 GREEN LANE, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A RESIDENTIAL DEVELOPMENT WITH 18 FRONT-LANE TOWNHOUSE UNITS FRONTING ONTO A NEW PROPOSED PRIVATE LANE (WARD 1), FILE PLAN NO. 25 129277 (10.3, 10.5)**

**4.2 PUBLIC MEETING INFORMATION REPORT, 2511837 ONTARIO LIMITED (MASOUD AHMADI), AT 95 GREEN LANE, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

**TO PERMIT A RESIDENTIAL DEVELOPMENT WITH 18 FRONT-LANE TOWNHOUSE UNITS FRONTING ONTO A NEW PROPOSED PRIVATE LANE (WARD 1), FILE PLAN NO. 25 129277 (10.3, 10.5)**

The Public Meeting this date was to consider an application by 2511837 Ontario Limited (Masoud Ahmad).

The Committee Clerk advised that 2678 notices were mailed to registered landowners within 1000m vicinity of the subject lands on February 4, 2026, and there were two written submissions received regarding this proposal. Stephen Lue, Senior Manager, Development, introduced the item.

Nusrat Omer, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses, policy framework, and outstanding issues.

Adam Layton, Goldberg Group, provided a presentation on the proposed development.

The following deputations were made on the application:

Leo Fusciardi, a resident from Harold Lawrie Lane, expressed no outright objection to rezoning, but raised five areas of concern: 1) Requested that the construction be managed to limit noise, dust, and general disturbance with clear rules the developers can be held to, such as hours permitted to operate and noise and dust expectations. 2) Asked for the protection of the boundary fence, noting the fragile state of the aging concrete fence along the property line; requesting for

extra care to be taken when working near it and for accountability if it is damaged.3) Expressed privacy concerns due to the proximity of the proposed townhouses to the backyards of houses located on Harold Lawrie Lane; need for landscaping screening to address privacy concerns. He also raised concern that the proposed roof top terraces will overlook their backyards and he questioned if the site plan could be flipped. 4) Sought protection of the mature trees along the Bayview side of the site - even if they are off the Applicant's land, as concern was expressed that the construction could damage the tree roots, potentially harming the trees. 5) Wanted assurance that the rezoning is specific to townhouses, so that a later owner does not come back with a more aggressive development proposal if the land is sold.

Evelin Ellison, Ward One (South) Thornhill Residents Inc., expressed the following concerns regarding the development proposal: 1) Questioned the assumptions of the traffic study, particularly on Porterfield Crescent, noting it is effectively a slow, constrained private lane with multiple stop signs and a signalization, not a true 40 km/h road. Raising concern that unrealistic traffic assumptions were being used in the analysis. 2) Suggested that a new GO station in the area is not viable, citing prior conclusions by Metrolinx and CN, and indicated that references to a potential station should be removed from the study. 3) Questioned if the townhomes were being proposed without basements due to high water tables in the area and sought clarification on Building Code requirements in this regard. 4) Supported the use of pedestrian-scale lighting, particularly to avoid light spill from impacting the existing homes to the east. Asked that the lighting be transitioned and shielded to minimize the impact to the neighbouring properties. 5) Raised concern regarding construction staging, asking where trucks would park and where materials would be stored, emphasizing safety as residents walk through the area to access the park. 6) Questioned whether the speed limit near the CN tracks should be reduced from 50 km/h to 40 km/h to improve safety given local conditions. Some positive elements of the proposal that she noted included the proposed townhomes having double door garages, permeable paving, and pedestrian lighting.

The Committee provided the following feedback on the application:

- Discussed the background and ownership of the deteriorating concrete fence located near the property line, noting that the fence dates back to the former Canac Kitchen site.
- Asked if the Applicant would consider a goodwill replacement of the fence. Staff and the Applicant agreed to take back this issue.

- The orientation of the site and the pros and cons to flipping it, noting staff prefer the current concept as it minimizes headlight and vehicular impacts as it avoids placing a laneway directly behind existing rear yards.
- Raised concern about piecemeal property-by-property changes leading to a disjointed area over time and asked whether a holistic plan for the broader area should be pursued (including transit possibilities).
- Suggested that Ontario's *Fighting Delays, Building Faster Act, 2025* could affect the future of secondary plans and site-specific policies for the area, even if visioning work proceeds.
- Discussed the snow storage and waste collection plans for the site.

Staff responded and provided clarification on comments from Committee and the public.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

1. **That the deputation by Leo Fusciardi and Evelin Ellison, Ward One (South) Thornhill Residents Inc be received; and,**
2. **That the written submissions by Alexandre Thibault (CN Rail), and Raymond Kin & Terry Yak Yee be received; and,**
3. THAT the report dated February 25, 2026, titled "PUBLIC MEETING INFORMATION, City of Markham, Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2)", be received; and,
4. THAT the Record of the Public Meeting held on February 25, 2026, with respect to City of Markham., Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2), be received; and,
5. THAT the Applications by City of Markham for Official Plan and Zoning By-law Amendment applications to redesignate the subject lands from employment to mixed use for the purposes of retirement and seniors living, medical office, retail, childcare and private school uses (Ward 2),

be referred back to staff to provide a future recommendation report; and further,

6. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 9:06 PM.



## Development Services Public Meeting Minutes

**Meeting Number: 4**  
**March 10, 2026, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Karen Rea Councillor Amanda Collucci Councillor Nimisha Patel Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Regional Councillor Joe Li	Councillor Reid McAlpine Councillor Andrew Keyes
Staff	Trinela Cane, Commissioner, Corporate Services Stephen Lue, Senior Manager, Development Rick Cefaratti, Acting Manager, West District Aaron Chau, Planner I	Stacia Muradali, Manager, Development - East Laura Gold, Council/Committee Coordinator Jennifer Kim, Senior Planner

**Alternate formats for this document are available upon request**

### 1. CALL TO ORDER

The Development Services Public Meeting adjourned at 7:05 PM with Regional Councillor Jim Jones in the Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

### 3. DEPUTATIONS

Deputations were heard with the respective item.

#### 4. REPORTS

##### 4.1 PUBLIC MEETING INFORMATION REPORT, TANYA HOLME-STRADER AT 171 MAIN STREET MARKHAM NORTH, APPLICATION FOR ZONING BY-LAW AMENDMENT TO ADD A BUSINESS OFFICE USE TO THE EXISTING RESIDENTIAL ZONE (WARD 4), FILE NO. PLAN 25 14433 (10.5)

The Public Meeting this date was to consider an application submitted by Tanya Holme-Strade.

The Committee Clerk advised that 156 notices were mailed on February 18, 2026, and a Public Meeting sign was posted on January 22, 2026. There was one written submission received regarding this proposal.

Aaron Chau, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Joanna Fast, Groundwell Urban Planners, provided a presentation on the proposal.

There were no comments from the audience or Committee with respect to this application.

Committee requested that the application be sent directly to Council.

Moved by Councillor Karen Rea

Seconded by Councillor Nimisha Patel

1. **That the written submission by Louise McGill be received.**
2. That the report for the Zoning By-law Amendment Application submitted by Tanya Holme-Strader (the ‘Owner’) which “proposes to add a business office use to the existing residential zone”, Ward 4 File No. PLAN 25 144333, be received; and,
3. That the Record of the Public Meeting held on March 10th, 2026, with respect to Zoning By-law Amendment Application (File No. PLAN 25 144333), be received; and,
4. That the Application submitted by Tanya Holme-Strader (the “Owner”) for the proposed Zoning By-law Amendment (File No. PLAN 25 144333), be approved at a future Council meeting without further Notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this Resolution.

**Carried**

**4.2 PUBLIC MEETING INFORMATION REPORT, SHATSFORD DEVELOPMENTS INC. AT 8432 AND 8500 LESLIE STREET AND 220 COMMERCE VALLEY DRIVE WEST, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

**TO PERMIT A MIXED-USE DEVELOPMENT CONSISTING OF FOUR BUILDINGS BETWEEN 9 AND 42 STOREYS WITH 1,183 RESIDENTIAL DWELLING UNITS, COMMERCIAL USES ON THE GROUND FLOOR, AND A NEW PUBLIC ROAD (WARD 8), FILE NO. PLAN 25 141723 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Shatsford Developments Inc.

The Committee Clerk advised that a total of 4,230 notices were mailed to Markham landowners within the 1,000-metre vicinity of the subject lands on February 18, 2026. In addition, notices were mailed to landowners in the City of Richmond Hill within the same 1,000-metre radius, including 272 notices to landowners within the 200-metre vicinity on February 27, 2026, and a further 2,984 notices to landowners within the remaining 800-metre vicinity on March 5 and March 6, 2026. The Public Meeting notice sign decal was posted on February 13, 2026.

There were 15 written submissions received regarding this proposal.

Jennifer Kim, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Timothy Schilling, KLM Planning Partners Inc., presented on behalf of the Applicant.

The following deputations on the development application were made:

- **Azi Razbani**

Azi Razbani registered to speak at the meeting.

- **Kay Chan – Leitchcroft Community Association**

Kay Chan, spoke on behalf of the Leitchcroft Community Association, providing the following feedback:

- Wanted confirmation that rezoning only applies to this phase of the development.
- Asked whether separate rezoning would be needed later if the existing office buildings are redeveloped.
- Warned that future redevelopment of the remaining lands could make the current supporting analysis incomplete or outdated.

- Expressed concern of that apparent trend to rezone commercial sites to residential sites.
- Credited the applicant for proposing a mix of heights, which may fit the area better than an all-tall-tower approach, but felt the development could still be better integrated with the community.
- Stressed that the area spans two municipalities—Markham and Richmond Hill—and should be planned more collaboratively. Expressing concern that both cities may be approving high-density residential growth independently, without accounting for the combined population increase.
- Argued that the area lacks adequate parks, recreational spaces, and community centres, noting that the closest community centre is inconveniently far away by transit.
- Identified traffic as the biggest local concern, especially on Highway 7.
- Questioned the low parking ratio and whether it realistically reflects a still car dependent area.

- **Tatyana Tyomkin**

Tatyana Tyomkin, local resident, spoke in opposition of the development for the following reasons:

- Severe Leslie Street traffic congestion, and lack of road widening on Leslie Street to support new development in the area.
- Concern over introducing a new road and traffic signals.
- Incompatibility of adding more people to an area that is a business district.
- Lack of green space in the area to support new development.

- **Dan Quinto – Local Resident**

Dan Quinto, a long-time resident, strongly opposed the scale of the proposal, expressing the following concerns:

- The proposal was described as excessive and out of scale with the area.
- A 42-storey building along Highway 7 was seen as an eyesore, noting that the closure of the Buttonville Airport does not mean that very tall building should be built in this location.
- Highway 7 is already heavily congested and no longer functions like a “highway”.
- Raised cyclist and pedestrian safety concerns.

- Questioned where overflow parking would go, given low parking ratio.
- Worried that the tower height would create privacy impacts, with new residents looking directly into nearby backyards.
- Asked whether the buildings would be rental or ownership.
- Expressed concern about the implications of large rental buildings.

- **Judith Armils, German Mills Residents Association**

Judith Amoils, representing the German Mills Residents Association, said her community is concerned about the cumulative density being proposed along Leslie Street, expressing the following concerns regarding the proposal:

- Numerous redevelopment proposals are emerging along the corridor, including: the Sheraton Hotel site, this application, 2300 John Street, and the Shoppes on Steeles site.
- The area lacks parks, community centres, and school capacity (specifically noting that St. Robert Catholic High School already uses portables).
- Wanted more clarity on what is planned for the Le Parc site.
- Highlighted that congestion on Highway 7 often spills onto John Street, affecting nearby neighbourhoods.
- Urged Council to assess this proposal in relation to the total density proposed in the larger area, not in isolation.

- **Heidi Luchen-Scott and Mike Scott – Local Residents**

Heidi Luchen-Scott and Mike Scott opposed the development proposal for the following reasons:

*Heidi Luchen-Scott's Points*

- Believes the site is better suited to commercial use, consistent with current zoning.
- Argued there are insufficient schools for additional population.
- Said 1,100+ units would place unsustainable pressure on area services.
- Suggested a more moderate building form, such as mid-rise development, would fit better.

- Warned that permitting towers like this would create a “condo alley” along Highway 7.
- Argued infrastructure should come before density, not after.
- Questioned how the development benefits long-time local residents.
- Raised traffic concerns.

*Mike Scott's Points:*

- Called the project excessive for this location.
- Said this level of density is more appropriate around places with higher-order transit, like Vaughan Metropolitan Centre or the Yonge subway corridor.
- Reiterated traffic concerns on Leslie Street and John Street.
- Said placing such a large share of new rental housing in one tower seemed unreasonable.

Together, they argued for a more comprehensive, infrastructure-led planning approach be taken when reviewing the application.

The Committee provided the following feedback on the development proposal:

- Noted that purpose-built rentals are beneficial because they are managed by one property manager, rather than many individual landlords and that rental housing should not be stigmatized as it is an important part of the housing system.
- Questioned whether any of the proposed units would be affordable housing or purpose-built rentals.
- Questioned if there would be any park/green space, and if the amount would be enough for a development of this scale.
- Some of the Councillors expressed concern that the site is being converted from employment to residential.
- Noted traffic will need to be reviewed both by the City of Markham and York Region.
- Suggested school capacity is a concern, especially if students are being sent to schools outside of the area.
- Noted the area lacks basic amenities and greenspace, which presents the risk that the development will become an isolated residential island surrounded by employment.
- Noted Markham already has roughly 184,000–200,000 approved units that have not yet been built and that it would take around 80 years to build out the current inventory (based on 2,500 units per year being built), which represents many decades of supply. Questioning, if Council should continue to approve new units

without looking at the bigger picture of market absorption, infrastructure, and long-term planning capacity.

- Noted that the intersection of Highway 7 and Leslie Street is undergoing major change on multiple corners, and that City should understand what is happening on all four corners so that applications can be looked at more comprehensively.
- A suggestion was made to form a Working Group or hold a Thornhill Sub-Committee meeting to discuss the application, but Committee decided against this in the end.

The following responses to inquiries from the Public and Committee were provided:

#### *Traffic and Park Land*

Staff advised will take back the comments—particularly concerning traffic and parkland and discuss it with the Applicant.

The Applicant advised that there is no park currently proposed at this time, but that there are plans to have amenity space between the buildings. Discussions on parkland and amenity space are still underway.

#### *Site and Application Clarification*

Staff clarified that redevelopment shown is only for the lands north of the proposed public road and that the southern half of the property will be introduced at another time. Staff further clarified that the two office buildings will remain, and that former Le Parc Banquet Hall will be demolished.

#### *Affordable Units and Unit Mix*

The Applicant advised that there are currently no proposed affordable units at this time, and that the unit tenure (rental versus condo) has yet to be confirmed. The mix of units sizes (1,2-, or 3-bedroom units) is also still being discussed with staff.

Committee referred that application back to Staff.

Moved by Councillor Isa Lee

Seconded by Councillor Nimisha Patel

Suggest Draft Resolutions for Consideration of the Development Services Committee:

- 1. That the written submissions by Kam Kerachi, Dr. Fatima Ahmed, Mark Mok Yi, Mei Kuen Wong, Jessica Wong, Vincent Ching, Laurie Lee, Lily Cheung, Thomas Chang, Kenny Kwan, Kay Chan of Leitchcroft Community Association, Lina Cornacchia and Frank**

**Melino, Valerie Zhang, Hillson Leung, and Allen Quin, be received; and,**

- 2. That the deputations by Azi Razbani, Kay Chan of Leitchcroft Community Association, Tatyana Tyomkin, Don Quintos, Judith Armils of German Mills Residents Association, and Heidi Luchen-Scott and Mike Scott, be received; and,**
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, SHATSFORD DEVELOPMENTS INC. Applications for Official Plan and Zoning By-law Amendment to permit a mixed-use development consisting of four buildings between 9 and 42 storeys with 1,183 residential dwelling units, commercial uses on the ground floor, and a new public road at 8432 and 8500 Leslie Street and 220 Commerce Valley Drive West File Number PLAN 25 141723” be received; and,
4. That the Record of the Public Meeting held on March 10, 2026 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
5. That the applications by Shatsford Developments Inc. for a proposed Official Plan Amendment and Zoning By-law Amendment applications (PLAN 25 141723), be referred back to staff for a report and a recommendation; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **5. ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:32 PM.

**Varley McKay-Art Foundation of Markham**

**The Dutchess**

**Minutes**

**Monday, December 8, 2025**

**6:30 PM**

**Attendance:**

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**Board of Directors Present:** Jim Schmidt (Chair), Craig McOuat (Vice-Chair), Connie Leclair (Governance Chair), Amin Giga (Treasurer), Councillor Reid McAlpine, Nik Mracic, and Paul Cicchini

**Staff Present:** Niamh O’Laoghaire, Director, Varley Art Gallery; Francesca Dauphinais, Foundation Cultural Development Officer, Vinay Sharda, Director of Economic Development, Culture & Entertainment, Laura Gold, Clerk

**Regrets:** Josy Jamieson, Sophia Sun, Arpita Surana,

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**1. Call to Order**

The Varley-McKay Art Foundation of Markham convened at 6:30 PM with Craig McOuat in the Chair.

**2. Approval of the Minutes**

Moved by Connie Leclair

Seconded by Nik Mracic

That the November 10, 2025, Varley-McKay Art Foundation of Markham meeting minutes be approved as presented.

**Carried**

**3. Directors Report**

Niamh O’Laoghaire, Director, Varley Art Gallery, presented the Director’s Report. Some of the highlights of the report included:

*2006 Request for Support*

**2 | Page**

Varley McKay Art Foundation of Markham

December 8, 2025

The Varley Art Gallery is requesting \$40K in funding for 2026 from the Varley-McKay Art Foundation of Markham, in alignment with the 2006 Memorandum of Understanding with the City. Funds will support education, exhibitions, public programming, and operational support.

**Recent Awards**

The 2024 summer exhibition, *To Go Boldly* won Exhibition of the Year (Budget Over \$20K-Thematic) at the 48<sup>th</sup> Annual Galleries Ontario / Ontario Galleries (GOG) Awards.

Yan Wu, City of Markham Public Art Curator, received the Changemaker BIPOC Award, recognizing leadership and impact in the public gallery sector.

The awards highlight the Galleries curatorial excellence and its commitment to socially engaged inclusive programming.

**Exhibitions**

The 2026 exhibition schedule is largely finalized, featuring five exhibitions across winter, summer, and fall seasons. Exhibitions focus on themes of identity, history, photography, and contemporary artistic practice, with both regional and national relevance.

**Programs and Public Engagement**

An update on programs and public engagement was provided. Programs and public events remain strong and well attended.

**Rentals and Community Partnerships**

The Gallery continues to serve as a community hub, hosting exhibitions, studio rentals, and meetings for local artists and cultural organizations. Partnerships with groups such as the Markham Group of Artists remain active and ongoing.

**Facilities and Operations**

A list of key operation updates was provided.

**Discussion:**

The Board approved the Gallery's funding request for \$40,000.

Moved by Amin Giga

Seconded by Connie Leclair

That the Varley-McKay Art Foundation of Markham approve the Gallery's 2006 funding request for \$40,000.

**Carried**

## **6. Development Officer Report**

Francesca Dauphinais, Cultural Development Officer, presented her Development Officer Report. Some of the highlights of the report included the following:

### **Key Financial Results**

- Total revenue raised: \$184,725, exceeding the approved development budget by 61%.
- Funding sources included:
  - Government support (\$59,000), led by City of Markham funding.
  - Corporate sponsorships (\$38,500), with major support from TD Bank Group.
  - Private foundation funding (\$20,000).
  - A \$50,000 major gift from Dr. and Mrs. Chuang, establishing a five-year scholarship fund (\$10,000 annually).
  - Community donations and fundraising events, including a wine-tasting fundraiser at the Varley.

### **Events and Fundraising Activities**

- The signature fundraising event was postponed in 2025 and is planned to relaunch in Spring 2026.
- The relaunched event will feature:
  - New co-chairs
  - A refreshed theme (*Glitter and Gold: Boots and Art / Boots on Deck*)
  - Expanded partnership and revenue opportunities

**4 | Page**

Varley McKay Art Foundation of Markham

December 8, 2025

- Board members are expected to actively support the event moving forward.
- Donar Recognition Event for Dr. and Mrs. Chuang is scheduled to be held on February 6, 2026.

**Volunteer Impact**

- 127 active volunteers contributed a total of 3,799 hours, the highest volunteer contribution among City of Markham cultural venues.
- Volunteer engagement remained strong across programming and community activities.

**Looking Ahead to 2026**

- Strategic priorities focus on:
  - Strengthening major donors
  - Securing multi-year sponsorships
  - Increasing private foundation funding
  - Launching a monthly giving program
  - Formalizing new curatorial and scholarship sponsorships

**7. Financial Report**

There was no updated Financial Report since the last meeting.

**8. Governance Report**

Directors were reminded to review the Governance document and to provide any comments to Nik Mracic and Connie Leclair.

Lisa Reigel, Assistant City Solicitor, has reviewed the documents and will provide her comments early next week.

**9. Fundraising Update**

An update on fundraising will be provided in January 2026.

**10. New Business**

The Board discussed the following:

- The possibility of acquiring art from estate sales.
- If there is a possibility of borrowing artwork from the McMichael Gallery

- Developing a template that can be used for future donation agreements.

Francesca Dauphinais, Cultural Development Officer, will send out a copy of the agreement used for the recent donation.

## **11. Adjournment**

The Varley-McKay Art Foundation of Markham adjourned at 6:54 PM.

**Varley McKay-Art Foundation of Markham**

**Varley Gallery  
(Hybrid Meeting)**

**Minutes**

**Monday, January 12, 2026**

**6:30 PM**

**Attendance:**

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**Board of Directors Present:** Jim Schmidt (Chair), Craig McOuat (Vice-Chair), Connie Leclair (Governance Chair), Amin Giga (Treasurer), Councillor Reid McAlpine, and Nik Mracic

**Staff Present:** Niamh O’Laoghaire, Director, Varley Art Gallery; Francesca Dauphinais, Foundation Cultural Development Officer, Vinay Sharda, Director of Economic Development, Culture & Entrepreneurship, Laura Gold, Clerk

**Regrets:** Josy Jamieson, Sophia Sun, Arpita Surana, Amin Giga, and Paul Cicchini

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**1. Call to Order**

The Varley-McKay Art Foundation of Markham convened at 6:05 PM with Jim Schmidt in the Chair without quorum.

**2. Disclosure of Pecuniary Interests**

There were no disclosures of pecuniary interests.

**3. Review of Minutes of Board Meeting held on December 8, 2025**

The Board reviewed the Minutes of board meeting held on December 8, 2025, but was unable to approve them due to there being no quorum.

**4. Business arising from the minutes**

There was no new business arising from the minutes.

**5. Directors Report**

Niamh O’Laoghaire, Director, Varley Art Gallery, presented the Director’s Report. Some of the highlights of the report included:

**Special Thanks**

- The Foundation was formally thanked for approving \$40,000 in 2026 support.
- Special thanks was provided to Jim Schmidt, Chair, for funding the printing of the 2026 Winter/Spring brochures.

**2025 Attendance**

- 2025 was a Record-breaking year: Total attendance reached 66,998, surpassing the previous record of 62,373.

**Grant Applications**

- Joint application with Markham Museum submitted to the Ontario Seniors Community Grant Program.
- Preparation underway for the Ontario Arts Council Operating Grant, with a new earlier deadline (March 2026).

**Exhibitions**

- 2026 exhibition schedule remains on track, beginning February 7, 2026.
- Invitation extended to Board for the winter exhibition opening.
- Ongoing discussions with the McMichael Canadian Art Collection about hosting a major touring exhibition (*Listen to the Land*) featuring:
  - Work by Rebecca Belmore
  - Sketches by all Group of Seven members and Tom Thomson
- This exhibition would require additional funding beyond the usual budget.

**Programs & Public Engagement**

- An update on programs and public engagement was provided.

**Rentals & Community Partnerships**

- Continued use of facilities by community groups (UBIA, Markham Group of Artists, workshops).
- Ongoing partnerships reinforce the Gallery's role as a community cultural hub.

**Facilities & Operations**

- An update on facilities and operations was provided.

### ***Discussion***

The following was discussed regarding the Director's Report:

#### **McMichael Exhibition**

The following was discussed regarding the McMichael Exhibition (if the Gallery hosted the exhibit):

##### *Anticipated length of exhibit*

The exhibition would likely be 3-4 months, aligned with standard exhibition rotations. The cost of the exhibit included the McMichael fee and insurance payment.

##### *Sponsor and Marketing of Exhibit*

- Discussed potentially obtaining sponsorship of the exhibit.
- Recognized that the Gallery's marketing budget may need to be increased to promote the exhibit.
- Discussed the possibility of displaying some of the Gallery's Group of Seven works at the same time if the Varley hosts the exhibit.
- Questioned if the Gallery would have exclusivity to the exhibit, noting this is not typically granted.

#### **Performance/ Venue Partnership**

Directors expressed concern that a 3-day event is using Gallery space free of charge (between exhibits - when art is not being displayed), questioning the direct benefit to the Gallery, noting that a value needs to be assigned to venue space to ensure partnerships produce a bottom-line. Staff and the Foundation will explore how the Gallery can benefit more from the partnership.

#### **6. Development Officer Report**

Francesca Dauphinais, Cultural Development Officer, presented her Directors Report. Some of the highlights of the report included the following:

##### **Winter Camps**

The Gallery's winter camps were a success.

##### **Re-Opening Event of Main Street Unionville**

Noted that an event is being held to celebrate the re-opening of Main Street Unionville. Destination Markham is assessing what the event could look like if they proceed.

##### **Gallery's 30<sup>th</sup> Anniversary**

Exploring aligning the 30<sup>th</sup> anniversary with programming on Main Street Unionville to increase the impact and fit with the broader community.

The Directors discussed the possibility of combining fundraising for the McMichael Exhibition with the 30<sup>th</sup> Anniversary event (if the Gallery proceeds with hosting the exhibition). They noted discussion on the event should start early and opportunities to promote the exhibit and the Gallery's 30<sup>th</sup> anniversary broadly through Destination Markham and other channels should be explored.

## **2027 Exhibition on Chinatown**

The Directors briefly discussed a 2027 exhibition on Chinatown.

### **Donor Recognition Event – Mr. and Mrs. Chuang.**

The event agenda for the donor recognition event for Mr. and Mrs. Chuang was presented, and the Directors were asked to provide feedback. Councillor McAlpine will possibly MC the event and the Mayor will attend the event. Jim Schmidt, Chair, will make the donation announcement. The guest list is growing – currently there is about 50 guests. Non-alcoholic drinks will be served at the event.

The Directors requested that the CAO and all of the Commissioners be invited to the event.

### **Line Dancing Event**

The event concept is being updated to focus mostly on the dancing as attendees are price sensitive due to most coming for the dancing not the fundraising. The estimated capacity of the event is 50-70 people. The event is being targeted to be held on Saturday, March 28<sup>th</sup> with a weather back-up date. The event will be kept simple to ensure it is financially viable. Some sponsorship funds may be needed to support the event. The goal of the event would be to introduce new audiences to the Gallery but also trying to position it as fundraising event. The event could include a cash bar or non-alcoholic drinks.

The Board suggested having a social component of the event.

## **7. Financial Report**

### **8. Committee Updates**

#### **A) Governance Committee**

Connie Leclair, Governance Chair, thanked Councillor McAlpine and Lisa Reigel, Assistant City Solicitor, for their feedback on the governance documents.

Vinay Sharma, Director of Economic Development, Culture and Entrepreneurship, advised that he followed up with legal on their feedback on the Foundation's Charter. Legal is expected to provide their feedback in January 2026.

The Directors clarified that the purpose of the Charter is to reflect the Foundation's current intentions and opportunities, as the original MOU was created in 2006. The Charter outlines the broader role of the Foundation that goes beyond fundraising.

#### **B) Fundraising Committee**

No report was provided.

## **9. New Business**

There was no new business.

**10. Confidential Session (if required)**

The Varley-McKay Art Foundation of Markham adjourned the meeting at 7:42 PM to enter a closed session to discuss the following:

- 1) Item to discuss a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by the Board or on behalf of the Board.

**11. Next Meeting Date**

The next meeting of the Varley McKay Art Foundation of Markham will be held on February 9, 2026, at 6:00 PM.

**10. Adjournment**

The Varley McKay Art Foundation of Markham adjourned at 7:42 PM.

**Varley McKay-Art Foundation of Markham**

**Varley Gallery  
(Hybrid Meeting)**

**Minutes**

**Monday, February 9, 2026**

**6:00 PM**

**Attendance:**

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**Board of Directors Present:** Jim Schmidt (Chair), Craig McOuat (Vice-Chair), Connie Leclair (Governance Chair), Councillor Reid McAlpine, Arpita Surana, Paul Cicchini and Nik Mracic

**Staff Present:** Niamh O’Laoghaire, Director, Varley Art Gallery; Francesca Dauphinais, Foundation Cultural Development Officer, Laura Gold, Clerk

**Regrets:** Josy Jamieson, Sophia Sun, Amin Giga, and Vinay Sharda, Director of Economic Development, Culture & Entrepreneurship

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**1. Call to Order**

The Varley-McKay Art Foundation of Markham convened at 6:10 PM with Jim Schmidt in the Chair

**2. Disclosure of Pecuniary Interests**

There were no disclosures of pecuniary interests.

**3. Minutes**

Moved by Councillor Reid McAlpine

Seconded by Connie Leclair

That the Minutes of December 8<sup>th</sup>, 2025, and January 12<sup>th</sup>, 2026, Varley McKay Art Foundation of Markham, be approved as presented.

**Carried**

**4. Director’s Report**

Niamh O’Laoghaire, Director, Varley Art Gallery, presented the Director’s Report. Some of the highlights of the report included:

### 1. Congratulations & Philanthropic Success

- The Director formally congratulates the Foundation on the successful February 3, 2026 recognition event honouring Dr. Sylvester and Mrs. Pauline Chuang.
- The Gallery will benefit from a 10-year Chuang Scholarship Program, marking a significant long-term investment in the Varley.
- Special acknowledgment is given to those involved in negotiations and event planning, including Francesca Dauphinais.

### 2. Performance / Venue Partnerships (Zoe Kwan Collaboration)

- The report explains the history, rationale, and alignment of the Varley’s partnership with Zoe Kwan, responding to Board interest.
- Zoe Kwan’s earlier work with the City of Markham through public art and community dance programming was outlined.
- Two major Varley collaborations are highlighted:
  - Eternal Echoes (August–September 2024): site-specific, ticketed performances with complementary free workshops.
  - Fractals of Possibilities (January 16–18, 2026): immersive dance performances during an otherwise “dark” exhibition period, fully sold out (150 attendees).
- These partnerships:
  - Generated no rental loss and minimal cost to the Varley beyond staff time.
  - Supported local, emerging, and BIPOC artists.
  - Aligned with the Varley’s strategic vision as a dynamic cultural hub and with the City’s Markham is More: Economic Development and Culture Strategy (2023–2027).

### 3. Charter & Governance Clarification

- The Director of the Gallery and the City’s Director of Economic Development, Culture & Entrepreneurship met with City’s Assistant City Solicitor to address Board questions about the Foundation’s governing documents.
- The Assistant City Solicitor has prepared a concise summary of the Foundation’s Charter and governance structure.

- The Assistant City Solicitor has offered to:
  - Attend the March 9, 2026, Board meeting, and/or
  - Meet with Board members in advance for clarification and discussion.

#### 4. Exhibitions Update

- Sameer Farooq: The Fairest Order in the World and Sketching the Past installations were scheduled for completion by early February, with a public launch on February 7, 2026.
- The McMichael Canadian Art Collection has confirmed that the Varley will be the inaugural venue for *Listen to the Land*, a national touring exhibition, planned for the Winter/Spring 2027 rotation.

#### 5. Public Programs

- An update of public programs was provided.

#### 6. Rentals & Community Partnerships

- An update on rentals and community partnerships was provided.

#### 7. Facilities & Operations

- An update on facilities was provided.

The following was discussed regarding the Director's report:

#### **Original Donors**

Emphasis was placed on communicating donor generosity and reconnecting with those who originally helped build the Gallery, including engaging a second generation of supporters.

#### **Dance Performance**

The dance performance was generally well received, though there were concerns about venue size, public accessibility, and promotion. Members suggest repeating the performance in the future, with Board access to tickets, while ensuring better public availability and promotion.

Ms. O'Laoghaire clarified that the performers were responsible for their own promotion, and that the performance was viewed as fitting the goal of maximizing the Gallery as an arts hub and supporting long-term relationships with local groups (e.g. Markham Group of Artists).

#### **Charter & Governance**

The Board acknowledged that Lisa Riegel, Assistant City Solicitor, reviewing the documents with staff, providing a summary of all governing documents, and her willingness to attend the March 9<sup>th</sup> Board meeting is a step in the right direction, with a desire to develop a workable governance approach for all parties.

### **McMichael Exhibition**

Ms. O'Laoghaire confirmed that as requested by the Board Chair, she had contacted the McMichael Canadian Art Collection and they had confirmed the Varley as the inaugural venue for a 2027 *Listen to the Land* exhibition. Insurance requirements were discussed, including the potential need to add coverage for a \$30 million exhibition (estimated additional cost is \$6-7K), but this could also possibly be done through the City's insurance contract if sufficient lead time is provided.

Cross-promotion opportunities were agreed upon between the Varley and the McMichael via cross-advertising the galleries via their newsletters.

The Directors saw the McMichael exhibition as a fundraising opportunity, telling the Gallery's story—past, present, and future. Merchandise ideas were discussed (unique items, mugs, reproductions), noting that past efforts to sell merchandise was volunteer-run and paused during COVID. Targeted, strategic merchandise placement could be successful if space allows for the sale of merchandise.

The Board had a significant discussion about when to present the Group of Seven exhibition, with a preference expressed for summer or fall if possible. A motion was proposed and discussed that the Foundation prefers the Group of Seven exhibition be presented in the summer rather than the winter, subject to existing commitments, but the motion was not voted on.

Members acknowledged that different exhibitions attract different audiences, including tourists. Discussion emphasized balancing Group of Seven, Canadian, Indigenous, and diverse narratives, noting that Canadian art is broader than a single cultural lens. The McMichael partnership was seen as a valuable opportunity to broaden perspectives and audience reach. Holding it in the summer months was thought to possibly draw a larger audience; while holding it in the winter months was seen as an opportunity to increase Gallery attendance during its quieter months.

The Directors briefly discussed their advisory role, noting their desire to provide feedback on exhibitions and other Gallery activities earlier on in the planning process. They also expressed their interest in having more Varley works shown as part of the permanent collection.

The Director of the Gallery advised that the Board's advisory function is in relation to the operations of the Gallery. She emphasized the importance of rotating exhibitions—rather than having permanent displays—to keep the Gallery dynamic and relevant. She further noted that the Gallery does not have a substantial collection of Varley paintings and that most of the works that they have are on paper and can only be displayed for a short timeframe prior to them having to be placed back in the vault to conserve and protect the artwork. To address this, Varley artworks are sometimes mixed with other Canadian artworks.

In response to a query from the Board, the Director of the Gallery reported that data collection (postal codes) revealed higher-than-expected Gallery attendance from outside Markham, though seasonal trends remain unclear at this time due to the short timeframe the data has been collected for.

## **5. Development Officer Report**

Francesca Dauphinais, Cultural Development Officer, presented her Directors Report. Some of the highlights of the report included the following:

- *Boots for Arts* sponsorship package under review.
- Desire to better understand donor motivations and storytelling.
- Board support requested for donor conversations.
- A monthly giving program is in development, with hopes to launch in April (Connie Leclair is the subcommittee chair of the monthly giving program).
- Regarding the donor recognition event held last week, emphasis was placed on storytelling, with each event acting an opportunity to attract other donors.

## **5. Financial Report**

There was no Financial Report presented; a draft 2026 budget is in progress.

## **6. New Business**

Craig McOuat, Vice-Chair, inquired about recognition initiatives, including dedicating acknowledgements to past Board of Directors and donors, specifically asking about the work that had been done by Edie Yeomans on this matter.

The Director of the Gallery advised that a purchase of artwork dedicated to a Past Board of Director was done in the past, and that this is a practice that could be considered on a go forward basis.

The Cultural Development Officer reported that there is little documentation of the work Edie Yeomans was working on regarding the recognition program. Ernestine

Tahedl, Past Board of Director, may have information on what Edie was working on as she was also part of the Sub-Committee.

**7. Next Meeting Date**

The next meeting of the Varley-McKay Art Foundation of Markham will be held on March 9, 2026.

**8. Adjournment**

The Varley-McKay Art Foundation of Markham adjourned at 8:07 PM.



## CYCLING AND PEDESTRIAN ADVISORY COMMITTEE

THURSDAY, NOVEMBER 20, 2025

VIRTUAL MEETING MINUTES

7:00 – 9:00 PM

### **Citizen Members:**

Peter Miasek, Chair  
 Andrew Dang, Co-Vice Chair  
 Steve Glassman, Co-Vice Chair  
 Amit Arora  
 Doug Wolfe  
 Joseph Lisi  
 Joska Zerczi (8:05 p.m.)  
 Cr. Reid McAlpine

### **Agency:**

Kathryn Shaw-Edmond, YRDSB  
 Kevin Lee, Markham Cycles (CICS)  
 Sonia Sanita, York Region Public Health  
 Wincy Tsang, Smart Commute

### **Staff:**

Eric Chan, Senior Manager, Transportation Engineering  
 Fion Ho, TDM Coordinator, Transportation  
 John Britto, Committee Secretary (PT)

### **Regrets:**

Alfred Sung  
 Anthony Ko  
 Brenda Kazan  
 Cliff Chan, MEAC  
 Daniel Yeung  
 David Mok  
 Emily Leung, Cycling Without Age  
 Keenan Mosdell, Markham Cycles  
 Kim Adeney, AAC  
 PC Patricia Graham, YRP  
 Cr. Ritch Lau  
 Ryan Wong (York Region)  
 Sergeant Shawna Leitch, YRP

The Cycling & Pedestrian Advisory Committee (CPAC) convened at 7:07 PM on November 20, 2025, with Peter Miasek presiding as Chair.

1. **INDIGENOUS LAND ACKNOWLEDGEMENT**  
 Peter Miasek, Chair, read the Indigenous Land Acknowledgement.
2. **DISCLOSURE OF CONFLICTS OF INTEREST**  
 There were no conflicts of interest declared.
3. **APPROVAL/MODIFICATIONS TO AGENDA**  
 The agenda was approved as presented.

#### 4. REVIEW OF MINUTES:

**Moved by Councillor Reid McAlpine  
seconded by Steve Glassman  
That the Minutes of the formal September 18, 2025, CPAC meeting be  
approved, as presented.**

**CARRIED**

#### 5. PERTINENT INFORMATION FROM GUEST SPEAKERS

None

#### 6. BUSINESS ARISING FROM LAST MEETING

None

#### 7. STANDING ITEMS & ONGOING PROJECTS

##### 7.1 City's Ongoing AT Project Updates

- Markham Centre Trail Phase 4 (Apple Creek)  
Fion Ho, TDM Coordinator advised that there is no major update at this time. The review is still ongoing. Hopefully by the next meeting there will be some update to share from the City's Capital Group.
- ATMP: Active Transportation Fund Projects – Design and Construct  
Fion Ho, TDM Coordinator, advised that some of the seven segments have been completed. Staff have been advised that the completion date is scheduled for the end of 2025.

Peter Miasek, Chair advised that he received two comments on these projects. One from Anthony Ko who received questions from residents on whether parking is permitted on Calvert Road, and the other from Elisabeth Tan, a former CPAC member who sent in pictures about parking on the buffered bike lane on Clegg Road.

Peter also advised that this issue was discussed at the September CPAC meeting and has been recorded in that meeting minutes. These are all retrofitted projects into existing neighbourhoods so it was decided to not enforce "No Parking" or "No Stopping" restrictions in these bike lanes for now. Currently the cycling volume is low, and it is not advisable to implement no parking / stopping in bike lanes.

Eric Chan, Senior Manager of Transportation Planning advised that since the Calvert Rd project has a school zone, "No Stopping"/"No Parking" regulations are in place, these will need to be continued. Commenting on parking issues on Clegg Road, Eric Chan advised that he has not had the opportunity to review the pictures to comment on the severity of the situation. He further advised that staff have the capability of monitoring

and responding accordingly to consistent abusive parking in “No Parking” zones in bike lanes.

Councillor Reid McAlpine advised that he has received a few complaints about parking on Carlton Road. He also advised that Councillor Rae received a number of complaints about parking on Main Street Markham. The challenge in that area is the access and egress to the train station mainly during the morning and afternoon rush hours.

- **Markham Transportation Master Plan**  
Fion Ho, TDM Coordinator advised that a special Council Workshop on Micromobility and Network Alternatives was held on October 15, 2025. She further advised that a public meeting is scheduled to be held at 6:00 p.m. on November 26, 2025, at the Markham Civic Centre. There will be a presentation followed by an open format discussion on eBikes and eScooters. CAPC members are invited to attend and also publicize this event with friends and family.

- **Markham Cycling Map**  
Fion Ho, TDM Coordinator advised that a review of the network and map content is currently ongoing and is expected to be completed by mid/end October 2025. A review of the final draft is scheduled for mid-November 2025, and a print order is tentatively scheduled for mid-December 2025. It is anticipated that new maps will be printed and available in early 2026.

Responding to questions from Peter Miasek, Chair of CPAC on providing input on the cycling map, Fion Ho, TDM Coordinator advised that the best way is to email her with suggestions, and she will send out a map file so suggestions can be incorporated. Peter Miasek further advised that in July this year he emailed Fion with his suggestions to be incorporated into the revised map (and copied the CPAC). Suggestions over and beyond this July input are welcome.

Responding to a further question from Peter about including eScooters, Fion advised that at this time only eBikes and regular bikes will be included in the map content.

- **Bicycle Friendly Community Application**  
Fion Ho, TDM Coordinator advised that staff attended a webinar in October. She provided an update on the application and evaluation framework. There is an emphasis to demonstrate ongoing and long-term investment and commitment, not only to complete one-time projects. The application contains a tiered fee structure. Fee details and the application timeline are yet to be announced. Staff will be applying within the due dates. Winners of the BFC applications will be announced at the Ontario Bike Summit in May 2026.

## 7.2 School Programs

- AST Program 2025-2026

Fion Ho, TDM Coordinator provided an update on the projects that she and Kathryn Shaw-Edmond of York Region District School Board have worked on. For the Active School Program in 2025, there was focus on conducting traffic counts at all the AST schools in the spring and fall. Pavement marking installations and “no parking” signs were done by the contractor at nine school sites. Continued programming support is being provided to these AST schools as needed.

- School Street Implementation #1 – Spring 2026

The next school street implementation program is scheduled to be launched in spring 2026. A detailed analysis on school selection was conducted over the summer months. Black Walnut Public School has been selected as the pilot for this program. Kathryn has spoken with the school Principal and the Parent Council and the program launch is scheduled for end 2025-early 2026. Staff are working closely with the Operations Team on the road closure design and the various permit requirements.

- AST Workplan Development

The School Zone Safety Guide is ready to be presented to Council in Q1 2026. Staff are working on a 5-year workplan that will provide structure to the AST Program. The aim is to complete the 2026-2031 AST implementation plan by Q2 2026.

Responding to a question from Cr. McAlpine on whether staff are working with the city’s By-law Enforcement team with respect to the AST program, Fion advised that staff have engaged with By-law Enforcement throughout the AST Program, especially with respect to problematic schools from where complaints have been received over a period of time. Staff will continue to engage with By-law staff.

Cr. McAlpine suggested that when new schools are being built in new communities, staff consider designing neighbourhoods to accommodate a school street so that closing off the street during the morning and afternoon school times would be less problematic (eg put school across from a park).

Joseph Lisi suggested looking at school streets through an accessibility lens, for example, installing flashing signs like the electronic sign at Carlton and Kennedy, where when a pedestrian pushes the cross button, the “No Right Turn on Red” sign is illuminated. Eric Chan, Senior Manager, Transportation Engineering advised that this is one of the tools within the Vision Zero Road Safety Plan and is the first such trial in North

America. . He further advised that the electronic sign at Carlton and Kennedy is from York Region. Markham staff will review if similar signs can be installed on local roads, as well.

Responding to a question from Steve Glassman, Co-Vice Chair on whether the School Zone stencilling on the roads has had any positive effect, Eric Chan, Senior Manager, Transportation Engineering advised that these are tools that bring awareness to drivers. There are minimal 5-10% speed reduction measurements. Eric further advised that other municipalities are also facing the same problem on whether flexible bollards can remain through the winter months. Staff is in consultation with Operations to consider whether vertical elements can be considered. He will bring back updates to a future CPAC meeting.

Responding to a question from Peter Miasek, Chair of CPAC with respect to traffic counts conducted at AST Schools, Fion advised that the counts were AT focussed (walkers and bikers) and conducted during the morning and afternoon bell times. Fion further advised that the counts have just been received and a full analysis is yet to be done which can be shared at the next CPAC meeting.

### 7.3 Reports to Council

Fion Ho, TDM Coordinator advised that at the December 9 Development Services Committee meeting, staff will be presenting reports on the City-wide Parking Strategy and Metrolinx will provide an Update on the Yonge North Subway Extension. There will also be a report on a visit by city reps to the City of Vancouver to study lessons learned and best practices on how developments are planned around rapid transit corridors.

Fion further advised that in January 2026, reports on the Vision Zero Road Safety Plan, the School Zone Safety Plan and the Opt-in to the Regional Ownership and Maintenance of Cycling Paths Policy will be going forward to Council.

Responding to a question from Amit Arora on whether the public can participate in the DSC meeting, Eric Chan, Senior Manager, Transportation Engineering advised that the public can participate in the December 9, DSC meeting.

### 7.4 EA Updates No updates

### 7.5 Markham Cycling Day No updates

## 7.6 York Region Projects

No updates

## 7.7 Sub-Committee updates

- Janes Walk

Andrew Dang advised that Parks Canada organizes free guided tours in Rouge National Park every weekend. He took part in one of these events and was very pleased that Parks Canada has renovated a whole section of the Rouge Valley Park that was previously a dump site for waste. He further advised that York Region will be conducting a guided tour in December. He expressed interest in collaborating with other organizations like Main Street Markham BIA, Destination Markham, etc. to publicize these free tours in their area. There are some other smaller groups in Markham that organize such guided walks. There may be opportunities to collaborate with such organizations to help with the Janes Walk in Markham.

Responding to a question from Peter Miasek, Chair of CPAC with respect to publicizing such events, Andrew advised that Blog TO would be a good source and similarly, councillors could publish these events through their newsletters, as well. Cr. McAlpine agreed that councillors' newsletters are a good option and requested Andrew to put together a media package for councillors to include in their Ward newsletters. Cr. McAlpine also suggested speaking to Vinay Sharda, Markham's new Economic Development Director and also the President of Destination Markham.

Responding to a question from Amit Arora on whether these will be guided tours, Andrew advised in the affirmative. Amit also inquired about the target audience on these guided tours, Andrew advised that initially it would be for walkers.

- Vision Zero

No update

- Bicycle Parking

The Unionville BIA has applied for federal funds to build sheltered bike parking at Crosby Arena.

- Road Widening

No update

## 7.9 Markham Cycles/CICS

Kevin Lee, Markham Cycles provided 2025 Year End Review on behalf of the Centre for Immigrant & Community Services (CICS). Markham Cycles (MC) operates two community bike hubs at Milliken Mills and at

Centennial Community Centres that provide easy access for everyone to participate in and benefit from their programs. These are welcoming spaces for the community to learn about biking, connect with others who share similar interests and engage in active transportation as a community.

In addition to the CPAC briefings, pre and post season discussion meetings are held in the fall and spring with the MC Advisory Committee. Kevin provided an overview on the 2025 programming, which included DIY Bike Repair event, Bicycle lending library, Recycle to Ride Bike Giveaways, Community Bike Booths, Learn to Ride program, Group and Glow Rides, Cycle the City Youth Program, and Workshops with Markham Public Libraries.

Kevin advised that there were less events organized in 2025, as compared to 2024, however, participation in the events showed an increase in number. The number of bikes fixed, bikes given away and equipment borrowed showed an increase in 2025.

Kevin advised that the Learn to Ride program was funded by CPAC. Instructors and volunteers were provided by Bike Foundation. A kid's cohort was held in July and adults in August. These were 4-week programs held on Saturdays with 20 participants each. It is anticipated to have additional programs next year and possibly partner with York Region District School Board to make these learn to bike programs permanent going forward.

Responding to a question from Amit Arora, Kevin advised that details of the programs are available on the CICS website.

Responding to a question from Peter Miasek, Chair of CPAC, Kevin advised that MC's mailing list (MailChimp) is approximately 3,000 and is available for use by CPAC if we wish to contact the cycling community.

Kevin further advised that he is working with Fion on a 3-year Work Plan. The program has already achieved success with the current budget, demonstrating the ability to accomplish more contingent on additional resources, including funding and staff support. With increased staffing and expertise, the program could expand with additional Learn to Ride programs as well as offerings to serve more youth and families, enhancing the overall community impact in other areas of the City of Markham and potentially setting up a third Bike Hub or Micromobility program.

Kathryn Shaw-Edmond, YRDSB suggested an additional Bike Hub further north in Markham to make the program more accessible to residents within the newer developments of Markham.

**7.10 City Budget for AT related items – 2026**

Fion Ho, TDM Coordinator advised that the 2026 City budget was approved and adopted by Council on October 1, 2025.

<b>Infrastructure Projects</b>	<b>Budget \$</b>
2026 ATMP (Design) – 9 locations	2,251,500
Rouge Valley Trail 4B Construction	10,614,100
Intersection Traffic Calming Pilot	122,300

<b>Proposed Program / Studies</b>	<b>Budget \$</b>
Active School Travel Program	41,300
Cycling & Pedestrian Advisory Committee	28,000
Intersection Safety Reviews	255,900
Markham Cycles	36,900
Markham Cycling Day	22,400
Smart Commute Markham - Richmond Hill	76,300

**7.11 CPAC Budget 2025**

Fion Ho presented a budget summary showing that there was a total balance of \$8,040 remaining in the CPAC budget.

Three requests for funding have been received: (1) Per request from Kathryn Shaw-Edmond from the YRDSB, funding support from CPAC was requested to purchase about 50 medium and large size helmets for Grade 4 to 8 students as part of the Active School Travel program for schools in low-income areas. (2) Request from Daniel Yeung for funding of 4 bike racks to be installed at Pierre Elliott Trudeau High School. (3) As part of the Bike Lights program, a request was received to purchase bike lights to promote cycling safety that can be distributed at City outreach events, AT programs and/or Markham Cycles programs.

These are summarized in the table below:

Budget ideas	Purpose	Estimated cost
Bike Helmets for YRDSB schools	Provide 50 bike helmets to YRDSB schools that demonstrate needs and preferably part of the AST program	Helmet unit cost: \$15 + HST = \$17 (2024 pricing)  <b>50 helmets = \$850</b>
Bike racks at Pierre Elliott Trudeau (proposed by Daniel Yeung)	Request for funding for 4 bike racks (for 20 bicycles) to support students biking to/from P.E.T.	<b>4 bike racks installation = \$4,800</b>
Bike lights from Share the Road	Bike lights to promote cycling safety that can be distributed at City outreach events, AT programs and/or Markham Cycles programs	<b>750 pairs = \$4,290</b> <b>1,000 pairs = \$5,720</b> <b>1,250 pairs = \$7,150</b>

Cr. McAlpine suggested a more standard process for distributing bike helmets, to eliminate considering this item every year at budget time. The process could include an application and matching financial funding support from Schools, Parent Councils, etc. which can be reviewed and considered equitably to schools throughout the City.

Action: Peter to collaborate with Kathryn, Reena and Fion to develop a suitable process for funding requests from school boards for bike helmets, bike racks and other Active Transportation equipment.

Moved by: Cr. McAlpine  
Seconded by: Joseph Lisi

**That the request from York Region District School Board to fund the purchase of 100 bike helmets be approved from the 2025 CPAC budget contingent on the equitable distribution of these helmets to schools in Markham at the discretion of the YRDSB, and further that a priority be considered for schools that participate in the City's initiatives on cycling promotion programs such as the Active School Travel program.**

**CARRIED**

With respect to the request from Daniel Yeung for funding the installation of four bike racks at the Pierre Elliott Trudeau High School, Peter Miasek, Chair of CPAC suggested that this request be forwarded to York Region District School Board staff for consideration. Peter further suggested that similar requests be included in the process similar to how bike helmets will be considered going forward.

Kathryn Shaw-Edmond from the YRDSB advised that there is an operating fund within the YRDSB that can take care of repairs / replacement of bike racks at all schools within the region.

Moved by: Cr. McAlpine  
Seconded by: Joseph Lisi

**That CPAC approve a grant of \$1,000 from the 2025 CPAC budget for Active School Travel related materials and/or infrastructure for selected schools based on YRDSB's selection of the appropriate school and further that a priority be considered for schools that participate in the City's initiatives on cycling promotion programs such as the AST program.**

**CARRIED**

Fion Ho, TDM Coordinator advised 750 pairs of bike lights can be purchased from Share the Road that can be distributed at the various City outreach events, AT programs and/or Markham Cycles programs to promote cycling safety.

Moved by: Cr. McAlpine  
Seconded by: Joseph Lisi

**That CPAC approve a grant of \$4,290 for purchasing 750 pairs of bike lights from Share the Road for distribution at various City outreach events, AT programs and/or Markham Cycles programs to promote cycling safety.**

**CARRIED**

*Important Addendum: Several days after the meeting, it was discovered that there was an error in the presented costs, in that the wrong cost had been assigned to the Mobile Sign program. See Table below in red. In order to stay within budget, it was decided by the chairs and staff on November 26 to defer printing of the Cycling and Trail Map to spring 2026. This also gives staff more time to conduct the map review with CPAC.*

*The final expenditure summary for 2025 is given below.*

<b>Item</b>	<b>Expenditure Discussed at Meeting, \$</b>	<b>Expenditure (Actual), \$</b>	<b>Expenditure (Revised), \$</b>
<b>Regular Program</b>			
Markham Cycling Day support	4,000	4,000	4,000
Jane's Walk	560	560	560
Mobile Signs – trail etiquette	5,000	8,140	8,140
Cycling and Trail Map	3,800	3,800	Defer to 2026
Act. Sch. Travel – 100 helmets	900	900	900
AST – Grant for bike racks or other equipment	1,000	1,000	1,000
<b>New Programs/Initiatives</b>			
Learn to Bike	2,600	2,600	2,600
Bike Racks for Parks – year 1	4,520	4,520	4,520
Bike Lights (750)	4,934	4,934	4,934
<b>Total Expenditure</b>	<b>27,314</b>	<b>30,454</b>	<b>26,654</b>
Total CPAC 2025 Budget	28,000	28,000	28,000
<b>Remaining Budget</b>	<b>687</b>	<b>(2,454)</b>	<b>1,347</b>

#### 7.12 E-Bike/E-Scooter Pilot at Markham Centre

This matter was not considered

## 8. INFO ITEM/NEW BUSINESS/ ANNOUNCEMENTS

### 8.1 City of Vaughan visit Debrief

Consideration of this matter was deferred to the next CPAC meeting.

### 8.2 Safety on Copper Creek

Fion Ho, TDM Coordinator advised that in response to comments that bike lanes are only painted lines, staff will continue to monitor speed and volume of vehicles and assess the possibility of bollards and/or no-stopping zones along the Copper Creek corridor, depending on results.

With respect to buses parked near pedestrian crossings thus impacting pedestrians' visibility to motorists, staff have consulted with York Region Transit and no change is required at this time.

### 8.3 Joska's list of discussion topics

Consideration of this matter was deferred to the next CPAC meeting.

### 8.4 CPAC Membership update

Fion Ho, TDM Coordinator advised that she is working with Clerks on updating the CPAC membership. Clerks have concluded the recruitment process and Laura Gold will be scheduling interviews. Members whose term has expired in November 2025 are requested to continue till new members are appointed. Updates on this matter will be provided at the next meeting, and election of Chair and Vice Chair will be scheduled at the February formal meeting.

### 8.5 2026 Meeting Dates

Fion Ho, TDM Coordinator advised that 2026 formal CPAC meetings will be held on February 19 (in person), May 21 (hybrid), September 17 (hybrid) and November 19 (virtual).

Peter Miasek advised that the December 18, 2025 informal meeting is cancelled. The next informal meeting will be held on January 15, 2026 (virtual)

## 9. AGENDA ITEMS FOR THE NEXT MEETING

## 10. ADJOURNMENT

The Cycling & Pedestrian Advisory Committee adjourned at 9:10 P.M.

## **Addendum to Minutes – Key Actions to be Tracked**

### **November 20, 2025**

1. Update CPAC as needed re Active School Travel and school streets (Fion, Reena)
2. Develop “media package” and consult with Destination Markham on available walks (Andrew)
3. Develop process to deal with funding requests from School Boards for AT material (Peter, Reena, Kathryn)

### **September 18, 2025**

1. Obtain update from CWA Markham in Spring (Peter)
2. Obtain update on Markham Centre Trail Phase 4 Apple Creek (Fion)
3. Provide input into cycling map and finalize (all)
4. Reapply to Bicycle Friendly Community (Fion)
5. Discuss Markham Cycling Day sponsorship with Corporate (Fion)
6. Obtain update on Scooty pilot (Peter)
7. Discuss Joska’s list of topics: (1) design review of John St MUP re driveway crossings (2) MUP Design – connections from side streets (3) Reesor Rd (4) PXO at Highway 7/Wideman (5) YRT bus shuttle to GO
8. Elect Chair and Vice Chair in November (Clerks)

### **June 19, 2025**

1. Summarize learnings from Vaughan visit (Eric/Peter)

### **April 17, 2025**

1. Report on the MTO report re on and off ramps at 400 highways when released (Peter)
2. Follow new Parks Bylaw (Eric)

### **March 20, 2025**

1. Eric to pursue idea of broadening CPAC mandate (Eric)

### **January 16, 2025**

1. Bring back CPAC rename idea when ready (Eric)

### **June 20, 2024**

1. Assess continuous sidewalk as part of Road Safety Plan (staff)
2. Find out more information about bike rentals in condos (Reid)



**FLATO MARKHAM THEATRE ADVISORY BOARD MEETING  
NOVEMBER 24, 2025  
CANADA ROOM – CIVIC CENTRE - IN PERSON  
5:30 PM TO 7:00 PM**

**MINUTES**

<b>Board Present</b>	<b>Staff Present</b>	<b>Regrets</b>
Dawn Donaldson Brad Fletcher Anne Gilligan Regional Councillor Jim Jones Ken MacDonald Brent Matthews Celeste Pelliccione Sophia Sun Srinka Wallia	Scott Hill Siobhain Fray Andrew Rosenfarb Maxwell Silva-Chappell	Michael Chen (Trustee, YRDSB) Larry Matthews Sarah Micallef Ronald Minken Richard Morales Susie Nunes

**1.0 Call to Order and Chair's Opening Remarks**

That the meeting convened at the hour of 5:33 pm, with Srinka Wallia in the Chair.

**2.0 Declaration of Pecuniary Interest**

None

**3.0 Agenda Review, Additions/Changes**

None

**4.0 Approval of Minutes of the September 22 2025 meeting**

It was,

Moved by Ken MacDonald  
Seconded by Celeste Pelliccione

That the minutes of the Flato Markham Theatre Advisory Board meeting of Monday September 22, 2025 be approved.

CARRIED

**5.0 General Manager's Report and Team Updates**

Refer to supporting documents.

Scott Hill, Andrew Rosenfarb and Maxwell Silva-Chappell present the Flato Markham Theatre Team Report. Some highlights are as follows:



- Vinay Sharda is the newly appointed Director of Economic Development, Culture and Entrepreneurship as well as the President of Destination Markham, and will report directly to the CAO
- There will be no Commissioner going forward for Economic Development, Culture and Entrepreneurship
- Vinay will be attending the Markham Performing Arts Awards event and will try to make it to the next board meeting
- Two new fulltime technicians are nicely settling into the routine
- Wrapping up 2025 capital projects and should close on time
- Council has approved the 2026 capital budget, with the stage floor replacement being the biggest project
- Very busy fourth quarter and should finish the year very strongly
- First quarter of 2026 is almost fully booked
- Front of house and new house manager training almost complete
- Subscriber numbers are on par and ahead on ticket value this time last year due to some shows having a higher price point this season
- Although the numbers are up, the actual number of tickets per show is down slightly matching the current market trend of declining ticket sales
- The Theatre is making small changes to try to keep sales up by offering several cheaper shows this year
- Most theatres and promoters are seeing this decline and are down about 30% in sales this year across the board
- There has been growth in new audience reach, indicating that marketing is going well with year over year increases every month
- Marketing team working on website and social media for more audience engagement to produce more ticket sales
- Grassroots campaign started for Danu and Leahy with Irish radio station
- Persian community grassroots campaign for Amir Amiri Ensemble is completed
- Every Child Every Year programme is going very well so far
- There are three Broadway workshops this season, with one completed and two more in the new year. The first workshop was well received
- An adaptive performance will be taking place on January 24, 2026
- November financial results will change once the Gala numbers are populated
- Surpassed one million in gross ticket sales for rentals this year

## **6.0 Working Committees and Task Forces**

### **6.1 Gala committee – 40<sup>th</sup> Anniversary**

Srinka Wallia and Scott Hill take a few moments to thank the Board for their support with the Gala and to Mayor Scarpitti who championed the event. Additional recognition to Brad Fletcher who contributed two boxes of wine for the cork pop and all the live auction items, as well as Ken MacDonald stepping in to emcee the Gala at the last moment, due to Rod Black being called away to work. Scott acknowledges the campers who performed and all the Theatre staff who worked hard on this event. It was a wonderful way to celebrate 40 years of excellence by inviting the previous Theatre managers and past Board members to join in the celebration.



At this time a Gala post mortem discussion took place. Some of the highlights are:

- Dinner and room set up was excellent with better quality wine than previous years
- There are no plans to do another Gala for some time. Many organizations are moving away from this model of fundraising
- If the Foundation was up and running, it would be interesting to see how fundraising would be supported
- Look to adapt fundraising ideas from other organizations and provide unique experiences for patrons
- Unfortunately the Gala was competing with the Blue Jays World Series game and some people did not show up
- Had some roadblocks with finding an Artist and the affordability for this Gala
- The Artist did not resonate with everyone despite the marketing for the event, however it was a good tie in with 'theatre' featuring a Broadway style Artist

#### 6.2 Markham Performing Arts Awards

- Lauri Hoeg is the award artist and have used her in the past. Her artwork is beautiful
- Local performing artists, Cardia will be performing 3 songs during the event. Matt Dusk will close out the event with 2 songs
- Mayor Scarpitti will be presenting the awards
- Board members are reminded to RSVP to have as much Board representation at the event

#### 7.0 New Business

None to declare

#### 8.0 Date of Next Meeting

January 26, 2026

#### Future meetings:

- March 23, 2026
- May 25, 2026
- June 22, 2026 (optional)
- September 28, 2026
- November 23, 2026

2026 schedule and meeting requests will be emailed in advance

#### 9.0 Adjournment

The meeting adjourned at the hour of 6:23 pm.



**DOORS OPEN MARKHAM 2026 ORGANIZING COMMITTEE**

**Minutes**  
**Virtual Meeting**  
**November 26, 2025**  
**6:30 PM**

**Attendance**

<p><u>Present</u>  Teresa Kwoon  Agatha McPhee  Tejinder Sidhu (Heritage Markham Committee)  Kenneth Ng  Ken Steinberg  Sheila Zahraei  Regional Councillor Alan Ho</p> <p><u>Staff</u>  Regan Hutcheson, Manager, Heritage Planning  Peter Wokral, Senior Heritage Planner  Renee Zhang, Manager, Corporate &amp; Community Events  Bev Shugg Barbeito, Committee Coordinator</p>	<p><u>Regrets</u>  Andrew Fuyarchuk  Richard Huang (Heritage Markham Committee)  Bowie Leung  Yat Chi Ling  Dominica Tang  Councillor Reid McAlpine  Vance Kornobis, Communications Advisor, Corporate Communications</p>
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**1. CALL TO ORDER**

The Doors Open Markham 2026 Organizing Committee convened at 6:35 PM with Ken Steinberg serving as Chair.

**2. CHANGES OR ADDITIONS TO THE AGENDA**

The agenda was accepted as distributed.

### 3. ADOPTION OF THE MINUTES OF THE DOORS OPEN MARKHAM 2026 ORGANIZING COMMITTEE MEETING HELD ON OCTOBER 29, 2025

It was

Moved by           Agatha McPhee  
 Seconded by       Sheila Zahraei

That the Minutes of the Doors Open Markham 2026 Organizing Committee meeting held on October 29, 2025, be accepted as distributed.

CARRIED

### 4. MATTERS ARISING FROM THE MINUTES

- a) Expense for printing the brochure – Renee Zhang reported that, originally, the charge for printing the brochure in 2024 was combined with advertising charges; the printing charge of \$287 was shown separately in a subsequent budget update. She also provided an update for the 2025 statement which now shows an event day charge of approx. \$200.
- b) Election of Chair and Vice Chair – It was agreed to proceed with the election of Chair even though a few Committee members were not present.

It was

Moved by       Agatha McPhee  
 Seconded by   Kenneth Ng

To nominate Ken Steinberg for the position of Chair.

No other nominations were made, therefore the election of Ken Steinberg as Chair was confirmed, and Ken Steinberg humbly accepted. Agatha McPhee respectfully declined a nomination for the role of Vice Chair. It was agreed to wait to hold the election for Vice Chair at the January 2026 meeting so that more members could participate. Kenneth Ng advised he would agree to serve as Vice Chair if no one else agreed to be nominated.

**ACTION: Election of Vice Chair at January 2026 meeting.**

- c) Doors Open Markham Guidebook – Regan Hutcheson reported that he had produced a Doors Open Markham Guidebook to summarize the planning aspects of the Doors Open Markham event. No changes were requested by Committee members. It was proposed that the Committee accept the document, subject to annual review by the Committee.

**ACTION: Make minor corrections to the Doors Open Markham Guidebook and send to Committee members by the next meeting. (Regan)**

- d) Date for 2026 Event – It was agreed to discuss this item as part of the Planning for 2026 Doors Open Markham Event agenda item 5 (a).
- e) Registration with Province – Regan Hutcheson reminded Committee members that Markham needs to register its event with Doors Open Ontario by January 31, 2026. The next Committee meeting is January 28, 2026, so it's important that, at minimum, a date for Doors Open Markham 2026 be selected at this meeting.

## 5. PLANNING FOR 2026 DOORS OPEN MARKHAM EVENT

- (a) **Date** – Doors Open Ontario requires local events to be held between April and October. Regan Hutcheson reviewed an updated chart indicating availability of popular sites and the dates of other events happening in Markham on Saturdays during those months. It was felt that there would not be enough time to properly plan the event for a date in April and Markham residents were accustomed to the event being held in September.

It was

Moved by Kenneth Ng  
 Seconded by Sheila Zahraei

That the Doors Open Markham 2026 event be held on September 26, 2026.

CARRIED

**ACTION: Discuss and select a specific day (e.g. third Saturday in a month between April and October) for Doors Open Markham events in future years. (All)**

- (b) **Theme** – It was agreed to discuss this matter at the January 2026 meeting.
- (c) **Budget**  
 Renee Zhang reported that the Committee may potentially expect a similar budget allocation of \$7,500 from Celebrate Markham for 2026. Committee members questioned whether the cost of volunteer t-shirts and printing a larger quantity of brochures could be covered. Renee agreed to develop a budget plan for the 2026 event and add a line for the t-shirt expense; she advised that she would welcome quotes from suppliers known to Committee members. It had already been recommended that having a different size brochure and using a different material would save printing costs. It was recommended that the Committee discuss this when reviewing the draft budget.

**ACTION: Develop draft budget for review and discussion at the January 2026 meeting. (Renee)**

- (d) **Staff Resources** – Peter Wokral, Senior Heritage Planner, has joined Regan Hutcheson in supporting the Committee. Renee Zhang confirmed that the Committee would have the same level of support, and she may introduce another member of her team to facilitate

cross-training and ensure coverage. It is expected that Vance Kornobis will be assigned to work with the Committee from Corporate Communications.

- (e) **Sites** – Regan Hucheson briefly reviewed a chart showing all the event sites over the years and when they were selected, and a list of sites interested in participating in the Doors Open Markham 2026 event. It was agreed that the Committee should communicate the selected date of September 26, 2026, with possible sites of interest (such as Markham Museum, Heintzman House, York University, Varley Art Gallery, McKay Art Gallery, Markham Village and Unionville Train Stations, and Markham Village Fire Hall) so they can hold that date free.

**ACTION: Contact sites of interest advising that the Doors Open Markham 2026 event date is September 26, 2026, and requesting confirmation of interest in participating. (Regan)**

- (f) **Displays and Activities**

This item will be discussed at future meetings.

- (g) **Marketing/Promotions**

This item will be discussed at future meetings.

- (h) **Provincial Website and City Website**

These items will be discussed at future meetings.

- (i) **Volunteer recruitment**

It was recommended that the Committee discuss this matter at the January meeting.

## 6. NEW BUSINESS

None was identified.

## 7. NEXT MEETING

The next meeting is scheduled for **Wednesday, January 28, 2026**, at 6:30 p.m. via Zoom,

## 8. ADJOURNMENT

It was

Moved by           Regional Councillor Alan Ho

Seconded by       Teresa Kwoon

That the Doors Open Markham 2026 Organizing Committee adjourn at 8:10 PM.

CARRIED



## DOORS OPEN MARKHAM 2026 ORGANIZING COMMITTEE

### Minutes

Virtual Meeting  
January 28, 2026  
6:30 PM

### Attendance

<p><u>Present</u></p> <p>Teresa Kwoon Bowie Leung Kenneth Ng Diane Ross Tejinder Sidhu (Heritage Markham Committee) Ken Steinberg Dominica Tang Sheila Zahraei</p> <p><u>Staff</u></p> <p>Regan Hutcheson, Manager, Heritage Planning Vance Kornobis, Communications Advisor, Corporate Communications Peter Wokral, Senior Heritage Planner Jing Yu, Corporate &amp; Community Events Renee Zhang, Manager, Corporate &amp; Community Events Bev Shugg Barbeito, Committee Coordinator</p>	<p><u>Regrets</u></p> <p>Yat Chi Ling Agatha McPhee Councillor Reid McAlpine Regional Councillor Alan Ho</p>
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### 1. CALL TO ORDER

The Doors Open Markham 2026 Organizing Committee convened at 6:38 PM with Ken Steinberg as Chair. He thanked everyone for their commitment to creating an event that interests and engages the public. He asked for regular attendance and thorough preparation for meetings so that members are ready to discuss, evaluate, and decide on actionable items. Citizen members and staff introduced themselves and shared the most motivating factor that inspired them to volunteer with Doors Open Markham.

Regan Hutcheson provided an update about Committee membership. On January 27, 2026, Markham Council appointed three new members to the Doors Open Markham Committee: Diane Ross, Mario Chiofolo, and Lei Xia; and two reappointments: Agatha McPhee reappointed to November 2028, and Yat Chi Ling reappointed to November 2027. The term of Andrew Fuyarchuk ended in November 2025, and he did not seek reappointment.

## 2. CHANGES OR ADDITIONS TO THE AGENDA

The agenda was accepted as distributed.

## 3. ADOPTION OF THE MINUTES OF THE DOORS OPEN MARKHAM 2026 ORGANIZING COMMITTEE MEETING HELD ON NOVEMBER 26, 2025

It was

Moved by           Sheila Zahraei  
 Seconded by       Teresa Kwoon

That the Minutes of the Doors Open Markham 2026 Organizing Committee meeting held on November 26, 2025, be accepted as distributed.

CARRIED

## 4. MATTERS ARISING FROM THE MINUTES

- a) Election of Vice Chair – Ken Steinberg asked for nominations for the role of Vice Chair.

It was

Moved by       Kenneth Ng  
 Seconded by   Teresa Kwoon

To nominate Dominica Tang for the position of Vice Chair.

CARRIED

No other nominations were made, therefore the election of Dominica Tang as Vice Chair was confirmed, and she accepted.

- b) Doors Open Markham Guidebook – Regan Hutcheson reported that he had sent the revised Guidebook to Committee members and will also send it to the new members. The Guidebook presents the various planning aspects of the Doors Open Markham event, and it will help guide volunteers and staff members in planning future events. It was noted that, if the event date was standardized, milestones could also be established for the various tasks.

- c) Consider a Standardized Date for Future Events –Committee members were reminded that September 26 had been chosen as the date for the 2026 Doors Open Markham event. It was suggested that, selecting a specific day for future Doors Open Markham events could act as a placeholder in Markham’s event calendar so that other groups might choose to hold their event on another date. It was noted that the Committee would still have the flexibility to change the date if need be. In response to questions about the date conflicting with religious holidays, it was suggested that the actual date could be decided on an annual basis depending on any other conflicting events.

It was

Moved by Ken Steinberg  
 Seconded by Kenneth Ng

That, in future years, Doors Open Markham’s annual event be held on the fourth Saturday in September with the actual date decided on an annual basis depending on any other conflicting events.

CARRIED

- d) Sites Regan Hutcheson reported that he had contacted sites as directed by the Committee to advise them of the Doors Open Markham 2026 event date and to determine their interest in participating. He presented a chart entitled “Sites for 2026 - Response regarding Date of Event and Level of Interest” and reviewed the results. Please see Appendix A.
- e) Registration with Province Regan Hutcheson advised that he has paid the fee to Doors Open Ontario so that the 2026 Doors Open Markham event has been registered.

## 5. PLANNING FOR THE 2026 DOORS OPEN MARKHAM EVENT

- (a) **Theme** –The Committee discussed possible themes such as an automotive/racing theme in recognition of the Indy race being held in Markham during summer 2026 or no theme but offering interesting sites within the city. Regan Hutcheson advocated for no specific theme this year.

### (b) **Budget**

Renee Zhang reported that the 2026 Doors Open Markham event has been granted a budget of \$7,500. She displayed and reviewed the 2025 actual expenses and the 2026 proposed budget. As presented, the budget plan is based on 15 event sites, which would increase if there were more sites, and allows for (i) new costs such as volunteer t-shirts and snacks for volunteers on the day of the event, (ii) increased printing costs for a larger quantity of brochures and handouts, and (iii) a small surplus. In response to questions, the Committee was advised that it could request a budget increase but would be expected to explain why additional funds would be needed, and Markham Council would weigh the request against other requests for funding.

It was

Moved by Teresa Kwoon

Seconded by Sheila Zahraei

That the 2026 proposed budget be accepted as presented.

**CARRIED**

- (c) **Sites** The Committee discussed the types of facilities to include in the 2026 Doors Open Markham event. The Committee was reminded that event sites must meet the Doors Open Ontario mandate, i. e. be of historical, architectural, natural, or cultural significance. Sheila Zahraei and Teresa Kwoon will prepare draft criteria, tied to the Doors Open Ontario criteria, to assist the Committee in selecting sites. Regan Hutcheson will contact the Central United Church and Wong Dai Sin Temple to thank them for their interest and advise that the Committee needs more time to decide on event sites. It was suggested that the Committee could issue a generic call-out to the public (“we're looking for interested venues”) via the City of Markham social networks.

It was

Moved by Ken Steinberg

Seconded by Teresa Kwoon

That Staff be requested to send registration forms to applicants/sites which have already been contacted or previously participated, and which have expressed an interest in participating in the 2026 Doors Open Markham event on September 26, 2026.

**CARRIED**

**ACTION: Prepare draft criteria, tied to the Doors Open Ontario criteria, to assist the Committee in selecting sites. (Sheila and Teresa)**

**ACTION: Contact the Central United Church and Wong Dai Sin Temple to thank them for their interest and advise that the Committee needs more time to decide on event sites. (Regan)**

**ACTION: Send registration forms to applicants/sites which have already been contacted, or previously participated and which have expressed an interest in participating in the 2026 Doors Open Markham event. (Regan)**

- (d) **Displays and Activities**

This item will be discussed at future meetings.

Doors Open Markham 2026 Organizing Committee  
January 28, 2026  
Page 5 of 7

**(e) Marketing/Promotions**

Vance Kornobis advised that the idea of including a map as part of the brochure could be reconsidered. It is hoped to reduce printing costs by reducing the size, consolidating information, and using more environmentally friendly materials. He will produce a draft brochure using the 2025 Doors Open Markham sites to get an estimate for this year. It was suggested that the Committee could explore individualizing QR codes per location to provide individual experiences per site. Ken Steinberg and Vance Kornobis will try to create a QR code for one or two sites as a test project.

**ACTION: Produce a draft brochure using the 2025 Doors Open Markham sites to get an estimate for this year. (Vance)**

**ACTION: Create a QR code for one or two sites as a test project. (Ken and Vance)**

**(f) Provincial Website and City Website**

These items will be discussed at future meetings.

**(g) Volunteer recruitment**

Committee members were asked to share with Ken Steinberg information of any groups which would be interested in volunteering. It was recommended that recruitment start earlier than last year: perhaps notifying high schools in June and notifying other groups immediately following Canada Day. It was suggested that a poster could be developed and sent directly to schools and Markham facilities such as libraries, recreation centers, and the Civic Center. In response to questions, the Committee was advised that it could consider at a future meeting whether it would like to reach out to the TD volunteer bank. Ken Steinberg will contact Laura Gold to determine whether the Committee is able to contact last year's volunteers about interest in volunteering this year.

**ACTION: Contact Laura Gold to determine whether the Committee is able to contact last year's volunteers about interest in volunteering this year. (Ken)**

**6. NEW BUSINESS**

The Committee may consider holding an in-person meeting in the future.

**7. NEXT MEETING**

The next meeting is scheduled for **Wednesday, February 25, 2026**, at 6:30 p.m. via Zoom,

**8. ADJOURNMENT**

It was

Moved by Teresa Kwoon

Seconded by Diane Ross

That the Doors Open Markham 2026 Organizing Committee adjourn at 8:50 PM.

CARRIED

## APPENDIX A

### Sites for 2026

#### Response regarding Date of Event and Level of Interest

	Sites	Contact	Status
	<b>Markham Village Cluster</b>		
1	Markham Train Station	Dianne More (MVC)	Contacted in Nov, yes to 2026
2	Markham Fire Station #97	Markian Chorostil, Firefighter	Contacted in Nov, yes to 2026
3	Markham Museum	Andrea Carpenter, Manager	Contacted in Nov, yes to 2026
	<b>Unionville Cluster</b>		
1	Varley Gallery	Niamh O'Laoghaire, Director	Contacted in Nov, yes to 2026
	Unionville Curling Club		Interested. Not contacted yet
	Central United Church		Interested. Not contacted yet.
	Stiver Mill		Not contacted
	Unionville Train Station		Not contacted
	<b>Thornhill Cluster</b>		
1	Heintzman House	Mark Alsenaar, Community Recreation Manager- West Copied Board- R. Edmison	Contacted in Nov, yes to 2026
	Thornhill Village Library		Not contacted
	Wong Dai Sin Temple, 378 Steeles Ave. E., Thornhill, Place of Worship		Interested. Not contacted yet
	<b>Central Markham</b>		
1	York University, Markham Campus	Shawna Teper	Contracted in Nov, yes to 2026 (pending Board confirmation)
	York District School Board Museum and Archives *Buttonville		Interested. Not contacted yet
	Steelcase Art Projects, 200 Steelcase Rd East, Markham		Interested. Not contacted yet



## Heritage Markham Committee Minutes

3

March 11, 2026, 7:00 PM

Electronic Meeting

Members	Councillor Reid McAlpine, Chair Councillor Karen Rea Councillor Keith Irish Ron Blake David Butterworth	Steve Lusk Tejinder Sidhu Lake Trevelyan Diane Ross Bruce England
Regrets	Victor Huang Kugan Subramaniam	Vanda Vicars
Staff	Peter Wokral, Acting Manager, Heritage Erica Alligood, Election & Committee Evan Manning, Senior Heritage Planner Coordinator Iyana Mundo, Assistant to Council / Committee	

### 1. CALL TO ORDER

Councillor Reid McAlpine, Chair, convened the meeting at 7:01 PM by asking for any disclosures of interest with respect to items on the agenda.

### 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

### 3. PART ONE - ADMINISTRATION

#### 3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

That the March 11, 2026 Heritage Markham Committee agenda be approved.

**Carried**

**3.2 MINUTES OF THE FEBRUARY 11, 2026 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

That the minutes of the Heritage Markham Committee meeting held on February 11, 2026, be received and adopted.

**Carried**

**3.3 HERITAGE MARKHAM COMMITTEE**

**NEW MEMBERS, RE-APPOINTMENTS AND END OF TERM (16.11)**

Extracts:

R. Hutcheson, Manager, Heritage Planning

Peter Wokral, Acting Manager, Heritage, introduced this item as related to appointments to the Heritage Committee, detailing the members who have been reappointed and thanking Elizabeth Wimmer and Richard Huang for their service on the Committee as their terms end. Mr. Wokral introduced new members Bruce England and Diane Ross.

Diane Ross and Bruce England provided brief introductory remarks.

Recommendations:

THAT Heritage Markham welcomes the re-appointment of Ron Blake, David Butterworth, Tejinder Sidhu and Kugan Subramaniam to the Committee.

THAT Heritage Markham acknowledges and appreciates the 4 ½ years of commitment and service provided by Elizabeth Wimmer to the Heritage Markham Committee and recognizes her contribution and effort in protecting and preserving the heritage resources in Markham;

AND THAT Heritage Markham acknowledges and appreciates Richard Huang's service to the committee and recognizes his contribution and effort in protecting and preserving the heritage resources in Markham.

**Carried**

**4. PART TWO - DEPUTATIONS**

**5. PART THREE - CONSENT****5.1 MINOR HERITAGE PERMIT APPLICATION****DELEGATED APPROVAL BY HERITAGE SECTION STAFF  
6 PETER STREET (16.11)**

File Number:  
26 109723 HE

Extracts:  
R. Hutcheson, Manager, Heritage Planning  
E. Manning, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on the Minor Heritage Permit approved by Heritage Section staff under the delegated approval process.

**Carried**

**5.2 BUILDING AND SIGN PERMIT APPLICATIONS (16.11)****DELEGATED APPROVALS BY HERITAGE SECTION STAFF  
248 MAIN ST. (UHCD); 8 CENTRE ST. (MVHCD); 209 MAIN ST. U.  
(UHCD); 107 MAIN ST. N. (MVHCD); 819 BUR OAK AVE. (16.11)**

File Numbers:  
HP 25 140008  
SP 26 110424  
AL 26 110623  
SP 25 141836  
SP 26 108636

Extracts:  
R. Hutcheson, Manager, Heritage Planning  
P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

**Carried**

## 6. PART FOUR - REGULAR

### 6.1 COMMITTEE OF ADJUSTMENT APPLICATION

#### **257 MAIN STREET NORTH, MARKHAM VILLAGE PROPOSED VERTICAL/REAR ADDITION AND GARAGE EXPANSION (16.11)**

File Numbers:

A/049/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item, advising that the application was submitted in 2022 and is therefore not subject to the provisions of the Comprehensive Zoning By-law. Mr. Manning advised that the proposal is functionally a demolition but that Heritage Section staff have no objection to the scope of demolition, find the variances minor in nature, and are supportive of the application.

The Committee expressed concerns with the additional paving at the front of the property, and recommended that it being reduced in width.

The Committee asked about the north facing dormer, asking if it could be reduced or removed. The Applicant confirmed that this would be considered though it would be difficult to achieve. Mr. Manning noted that variances are not required for the dormer and that Staff would discuss further with the applicant at the Major Heritage Permit stage as to whether it should be retained.

#### Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances for 257 Main Street North.

**AND THAT Heritage Markham supports a reduction of the front pavers and asks that the Applicant work with Heritage staff on the proposed design during the Major Heritage Permit stage;**

AND THAT future review of a Major Heritage Permit application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings appended to this memo.

**Carried****6.2 REQUEST FOR FEEDBACK****37 COLBORNE ST. THORNHILL HERITAGE CONSERVATION DISTRICT  
PROPOSED 2ND STOREY ADDITION (16.11)**

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Acting Manager, Heritage introduced this item as related to a proposed second-storey addition at 37 Colborne St in the Thornhill HCD. Mr. Wokral advised that the property currently hosts a modest 1850s workers cottage and that the Owner is seeking to increase the usability of the second-storey. Mr. Wokral explained the proposed changes and provided a rendering to show the impact. Mr. Wokral introduced the Owner and Designer who were in attendance.

**Recommendation:**

THAT Heritage Markham has no objection from a heritage perspective to the proposed alterations of the semi-detached house at 37 Colborne Street and delegates final review of the Minor Heritage Permit application to the City, (Heritage Section) staff.

**Carried****7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES****7.1 PRIORITY DESIGNATION PROJECT - FIFTH UPDATE****DESIGNATION OF SIGNIFICANT "LISTED" PROPERTIES UNDER PART IV OF THE ONTARIO HERITAGE ACT (16.11)**

File Numbers:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, introduced this item advising that it would be brought back before the Committee in April. Mr. Manning reminded the Committee that Heritage Section staff are required to designate any properties listed on the Heritage Register by the end of 2026 or the properties would be removed from the Register. Mr. Manning advised that Staff would return to Committee to solicit further feedback on which properties they are considering for designation, noting that he also included properties which are Federally owned and thus immune to designation. These properties were included to demonstrate the large number of heritage resources owned by the Federal government.

The Committee sought clarification on some of the information presented, asking why some properties have photos and why some properties are not being considered for designation. Mr. Manning noted that Staff must rely on archives for photos as they are unable to enter a property and take photos without the Owner's permission. Mr. Manning also detailed the designation process, advising that properties must meet a minimum of two criteria as described in Ontario Regulation 9/06 for Staff to proceed with designation. Mr. Manning noted that while some properties are picturesque, Staff also have to look through a heritage lens to determine if properties are significant to the community.

Evelin Ellison, deputant, expressed her belief that 139 Langstaff Road E should be reconsidered for designation and expressed her disappointment that properties would be de-listed. Mr. Manning responded that even if 139 Langstaff Rd E was in exemplary condition, Staff could not recommend that it be designated as it does not meet the minimum number of 9/06 criteria.

The Committee asked if a process could be implemented wherein the Building Department could notify Heritage Section staff of alterations to formerly "listed" properties so that Staff could encourage Owners to cooperate on maintenance or restoration. Mr. Manning advised that the Chief Building Official has a narrow window to approve demolition should all the required material be provided to the City, limiting the ability of Council to issue a Notice of Intention to Designate should Staff recommend conservation of the building.

Recommendation:

THAT Heritage Markham receive as information the fifth progress update on the Priority Designation Project.

**Carried**

**8. PART SIX - NEW BUSINESS**

There was no new business.

**9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 7:43 PM.

Report to: Development Services Committee

Meeting Date: April 14, 2026

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**SUBJECT:** City of Markham Comments: Future Uses of the Former Pickering Airport Lands

**PREPARED BY:** Patrick Wong, Senior Planner, Natural Heritage, Ext. 6922

**REVIEWED BY:** Mark Head, Manager, Natural Heritage, Ext. 2005

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**RECOMMENDATION:**

- 1) That the report dated April 14, 2026, titled “City of Markham Comments: Future Uses of the Former Pickering Airport Lands”, be received
- 2) That the City of Markham advise Transport Canada, through the ongoing federal consultation on the future of the former Pickering Airport Lands, that:
  - a. the City supports the continued current use of the Transport Canada–owned property in the City of Markham for agricultural and natural heritage conservation purposes, consistent with the City of Markham Greenway System and Greenbelt Plan Protected Countryside designations, and recognizes that these uses are compatible with the existing airport operations on the property in Markham;
  - b. Transport Canada be requested to consider long term future uses of this property that:
    - i. protect and enhance natural heritage features, ecological connectivity, and watershed health consistent with the environmental policies of the City of Markham Official Plan;
    - ii. provide opportunities for restoration, public access and nature based recreation where appropriate and compatible with ecological protection; and
  - c. upon confirmation by Transport Canada that the property is no longer required for the existing airport operations, Transport Canada be requested to transfer the property to Parks Canada for inclusion within the Rouge National Urban Park (RNUP);
  - d. Transport Canada continue to engage with municipalities and other stakeholders on decisions regarding the future uses of the Pickering Airport Lands;
- 3) Parks Canada be encouraged to designate the property as part of the Rouge National Urban Park and manage it for ecological restoration, protected agriculture, cultural heritage conservation, and public enjoyment consistent with RNUP’s Management Plan;
- 4) That this report be forwarded to Transport Canada and Parks Canada prior to the commenting deadline of April 17, 2026, as the City of Markham’s comments in response to Transport Canada’s public consultations on the potential future uses of the Pickering Lands; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides an overview and comments on Transport Canada’s review of the former Pickering Airport Lands.

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**BACKGROUND:**

In 1972, the Federal Government (Transport Canada) acquired approximately 7500 ha (18,600 ac) of land in Pickering, Markham and Uxbridge for the purposes of developing an international airport. In 1975, plans for the airport were placed on hold and the lands were subsequently leased to tenants.

In 2015 and 2017, the Federal Government made two transfers of land from Transport Canada to Parks Canada to establish the Rouge National Urban Park, which were the first land transfers officially establishing the Rouge National Urban Park. Almost all the federally owned lands in the City of Markham were transferred in the 2015 land transfer, with the exception of a 21 ha (52 ac) parcel located north of Elgin Mills Road and east of Highway 48 (See Attachment A).

In January 2025, the Federal Government announced the cancellation of the Pickering Airport and that the remaining Transport Canada lands would be reviewed to determine their future use and ultimate disposal. Lands identified to have high conservation value are intended to be transferred to form part of an expanded Rouge National Urban Park.

**Public Consultation on Future Uses of the Former Pickering Airport Lands**

On March 2, 2026, Transport Canada launched a public consultation process to provide information and to receive public input on the future uses of the Pickering Airport Lands. A public consultation guide (see Attachment B) was released, and a project website was launched to solicit public feedback. Public consultation sessions were held on March 11 and 12. Additional sector-specific discussions with stakeholders, First Nations communities and municipalities were also held and are on-going.

City Staff from Planning and Urban Design and Sustainability and Asset Management attended a Local Municipalities Roundtable on March 16 to receive information on the consultation process. As Transport Canada requested that comments be provided by April 17, 2026, Staff recommend that this report be forwarded to Transport Canada prior to the commenting deadline, advising that the comments will be formally considered by Council on April 28, 2026. A Council resolution will be required to confirm the City's comments in response to the consultation. Should Council determine that any additional comments or modifications are required, Transport Canada will be advised accordingly.

Key considerations to be taken into account by Transport Canada include the following:

- a) Potential expansion of Rouge National Urban Park;
- b) Potential land requirements for federal projects such as the Alto High Speed Rail Project;
- c) Residential, commercial and other development opportunities;
- d) Alignment with provincial and municipal planning and development plans; and
- e) Indigenous reconciliation.

**DISCUSSION:**

**The former Pickering Airport Lands that are currently under review consist of two distinct land areas in Pickering and Markham measuring approximately 3800 ha (9,380 ac)**

- 1) Area A (City of Pickering): Approximately 3775 ha (9,328 ac) bounded by Rouge National Urban Park lands to the north and west, by Brock Road to the east and Highway 7 to the south (See Attachment A).
- 2) Area B (City of Markham): Approximately 21 ha (52 ac) located in the concession block bounded by Elgin Mills Road East, Highway 48, 19<sup>th</sup> Avenue and Ninth Line (See Figures 1 and 2).

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**The Markham Lands have important ecological and agricultural values that warrant inclusion in the Rouge National Urban Park**

Portions of the land contain wetland and meadow habitats, while the remainder are currently under agricultural production in conjunction with other lands in the Rouge National Urban Park. An existing private airport runway on adjacent lands extends approximately 180 m into the southwest corner of the Transport Canada property.

These lands are entirely located in the Greenbelt Plan Protected Countryside and identified in both the provincial (Greenbelt Plan) and local (Markham Official Plan) natural heritage systems. They are strategically located along an ecological corridor that connects the Little Rouge Creek and the Oak Ridges Moraine, as envisioned in the original 1994 Rouge Park Management Plan and the 2019 Rouge National Urban Park Management Plan. These lands were included as part of the Rouge National Urban Park Study Area during the initial process of establishing the Rouge National Urban Park in the early 2010s. However, Staff understand that the lands were excluded from Park boundaries due to an existing lease with the private airport operator.

The lands are surrounded to the north, east and south by Rouge National Urban Park. They are landlocked and have no potential for urban residential or commercial uses due to their location within the Provincial Greenbelt Plan area. Their inclusion would represent a logical and appropriate extension of the Rouge National Urban Park to the boundary of the Greenbelt Plan.

Portions of the lands are currently farmed in conjunction with other lands in the Rouge National Urban Park, while the remaining areas contain natural heritage features that can be managed, protected and restored by Parks Canada. Future management for agriculture and natural heritage conservation purposes aligns with the objectives of the Rouge National Urban Park Management Plan and existing designations of the Provincial Greenbelt Plan and the City's Official Plan Greenway System. Staff recommend that the lands be ultimately transferred to form part of Rouge National Urban Park once the airport uses cease.

**An active, privately operated aerodrome operated by Markham Airport Inc. extends onto the subject lands**

This airport has recently functioned as a small- aircraft facility with a single paved runway, serving general aviation, flight training, and glider operations. Currently, Staff understand the airport maintains a lease with Transport Canada. The City's Official Plan recognizes the continued operation of the airport but does not support expansion.

**Lands with natural heritage, cultural heritage and agricultural value should be considered for transfer to Rouge National Urban Park**

At this time, Transport Canada identified that lands with high conservation value will be considered for transfer to Parks Canada and Rouge National Urban Park. However, clear direction has not been provided on how high conservation value lands will be identified. In Staff's view, measurable criteria should be established to guide the identification of lands suitable for transfer, including:

- **Natural Heritage:** the presence of natural heritage features, vegetation protection zones, ecological corridors, core habitat areas, habitat for locally, regionally and provincially rare species, species-at-risk habitat, watercourses and valleys, natural hazards; restoration areas;
- **Cultural Heritage:** the presence of listed and designated cultural heritage structures, sites or properties, and cultural heritage landscapes; and
- **Agriculture:** lands currently in agricultural production and having high capability soils capable of supporting ongoing agriculture.

Criteria used to identify the lands to be transferred should align with the governing mandate of the Rouge National Urban Park, which is to protect natural heritage, cultural heritage and agricultural landscapes. The Rouge National Urban Park is the only national park with legislation that encourages sustainable farming practices to support the preservation of agricultural lands (in addition to natural heritage and cultural heritage), as outlined in the Rouge National Urban Park Act.

The identification of suitable lands that support the mandate of the Rouge National Urban Park warrant consideration when determining the future ultimate use of these lands. Staff recommend that lands with natural heritage, cultural heritage and agricultural values be prioritized and given consideration, among other factors, for transfer to the Park.

### **Next Steps**

Transport Canada will be reviewing all public feedback received prior to the April 17, 2026 commenting deadline and will summarize the comments into a public consultation report. Transport Canada has been advised that with direction from the April 14, 2026 Development Services Committee, this report and Staff comments will be forwarded before the comment deadline. Final comments will be considered by Council on April 28, 2026, and submitted to Transport Canada after the commenting deadline.

Currently, Transport Canada is not anticipating a second round of public consultation. As land use concepts and preliminary options become available, it is recommended that Transport Canada continue to engage with municipalities and other stakeholders to refine land use recommendations and to coordinate any requirements for municipal or provincial infrastructure and services.

### **FINANCIAL CONSIDERATIONS:**

Not applicable

### **HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The potential expansion of the Rouge National Urban Park aligns with Objective 3.4 – Protect and enhance our natural environment and built form.

### **BUSINESS UNITS CONSULTED AND AFFECTED:**

Real Property and Sustainability & Asset Management Departments were consulted in the preparation of this report.

### **RECOMMENDED BY:**

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Giulio Cescato, RPP, MCIP  
Director, Planning and Urban Design

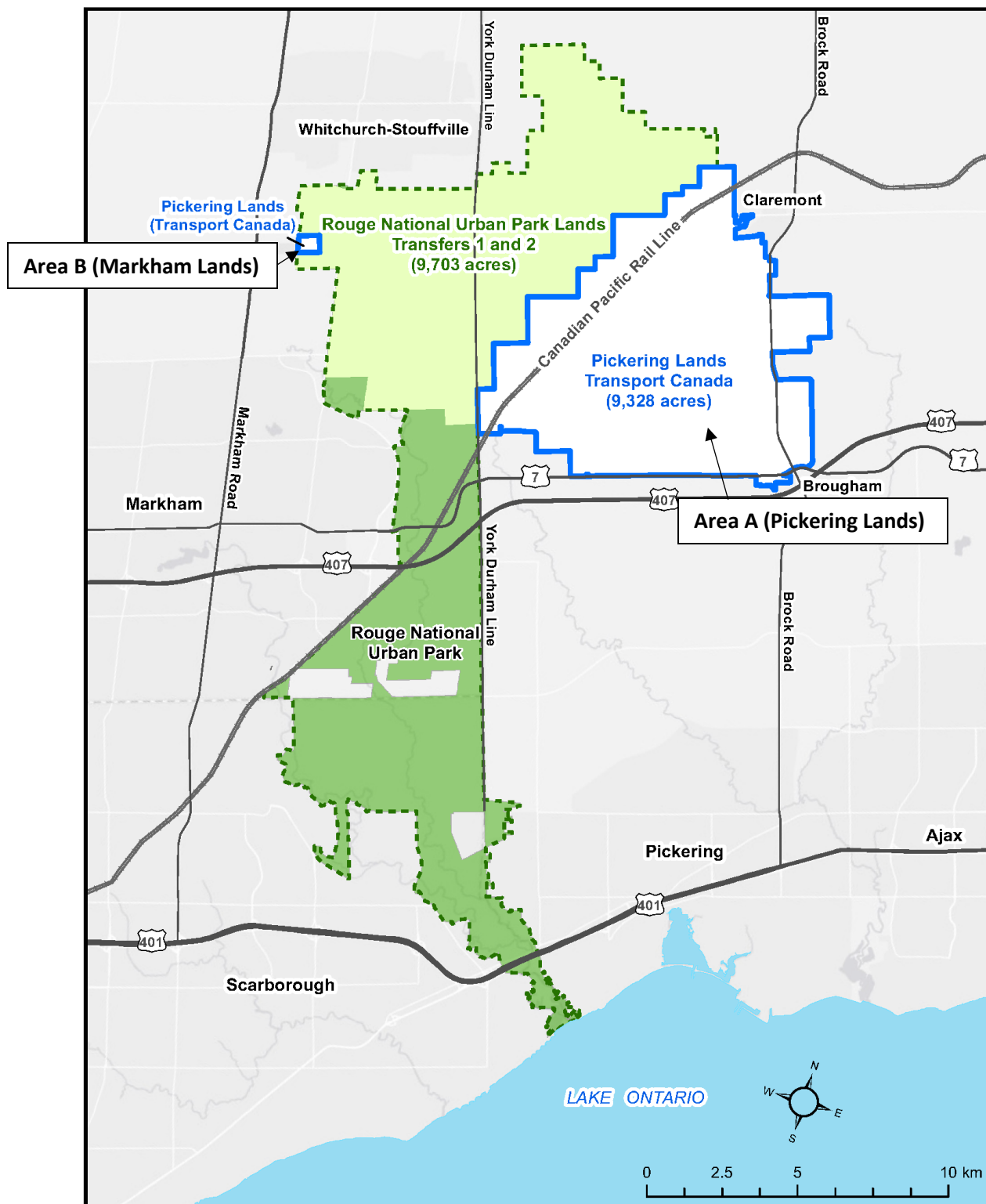
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Trinela Cane  
Interim Commissioner, Development  
Services

### **ATTACHMENTS:**

Attachment A: Map of the Pickering Airport Lands  
Attachment B: Information Guide: Pickering Lands Future Uses Consideration  
Figure 1: Location Map: Pickering Airport Lands in Markham  
Figure 2: Context Map: Pickering Airport Lands in Markham

### Attachment A: Map of the Pickering Airport Lands



# Information guide: Pickering Lands future uses considerations

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This guide includes information that will help you provide feedback about the future uses of the Pickering Lands.

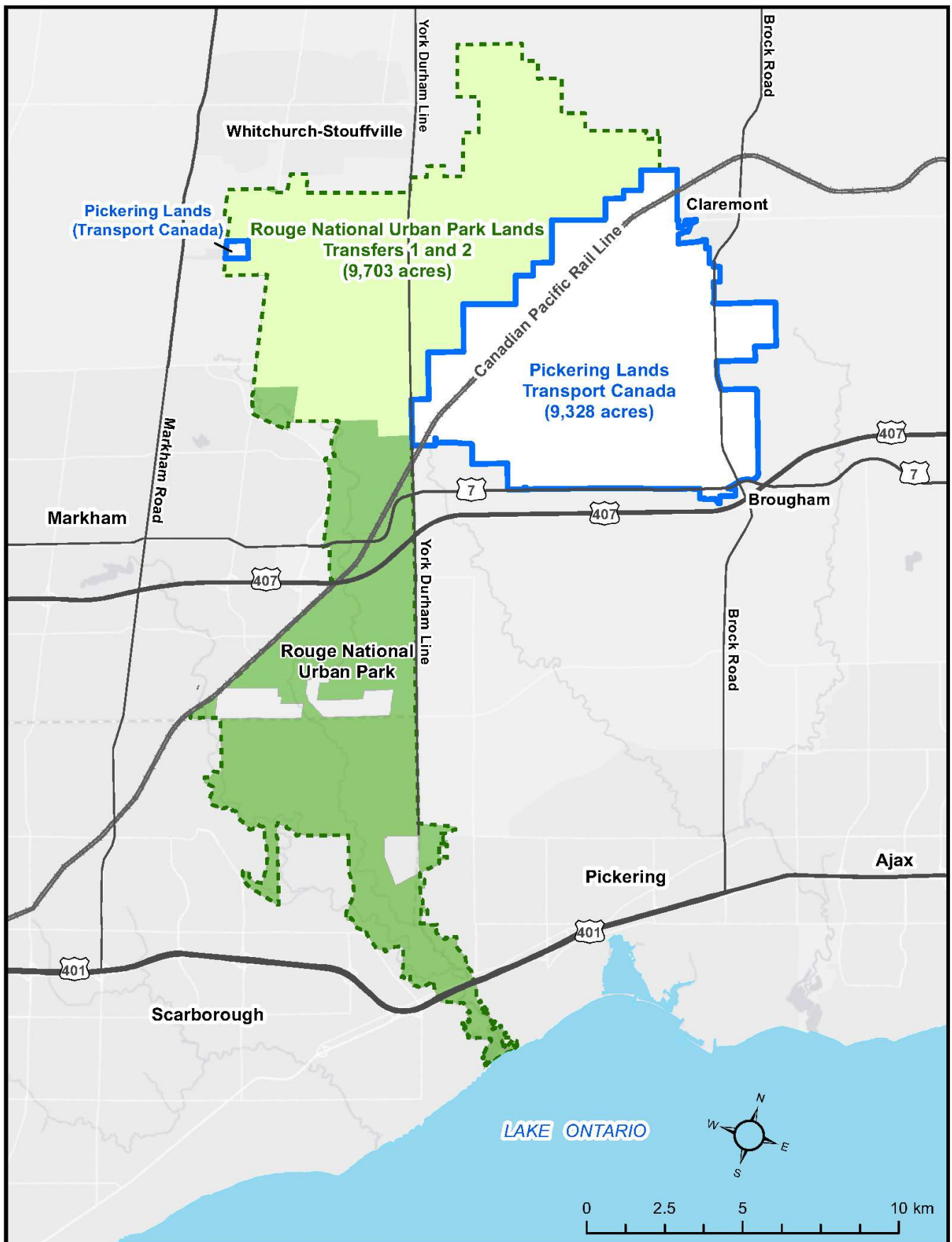
## Where are the Pickering Lands?

The Pickering Lands site (Figure 1) is a 9,300 acres parcel of land administered by Transport Canada. The lands are located in the city of Pickering, Ontario, within the Regional Municipality of Durham.

The Pickering Lands are also located within the Duffins Creek Watershed, north of Highway 7 with boundaries that extend west to the York-Durham Line, north to Ninth Concession Road, and east to Brock Road.

The lands administered by Transport Canada reside within the traditional and treaty lands of the Williams Treaties signatories, and adjacent to lands subject to the Mississaugas of the Credit First Nation's outstanding claim for unextinguished title to the Rouge River Valley Tract. The lands have been home to many First Nations including the Anishinaabe, Haudenosaunee and Wendat Peoples.

Figure 1 – Map of the Pickering Lands



▼ Text description of Figure 1

The map highlights the location of the Pickering Lands that is owned and managed by Transport Canada. It is 9,328 acres in size.

- To the northwest of the Pickering Lands are the Rouge National Urban Park lands owned and managed by the Parks Canada Agency. It is 9,703 acres in size.
- To the south of the Rouge National Urban Park Lands is the original Rouge Park. The Park extends down to Lake Ontario.
- The map includes major or key roadways and highways, the Canadian Pacific Railway line and Lake Ontario.
- The Pickering Lands is bordered by Highway 7 to the south with some land extending farther south in the Village of Brougham. Brock Road is the general easterly boundary with some land extensions farther east. The Rouge National Urban Park lands to the north and west. The Canadian Pacific Railway line runs diagonally through the Pickering Lands from its northern border to the eastern border.

## Considerations for the Future Uses of the Pickering Lands

Transport Canada, as the custodian of the Pickering Lands, is working closely with Parks Canada, Public Services and Procurement Canada, Canada Lands Company, and Housing, Infrastructure and Communities Canada to explore future uses of the lands, including conservation, residential and commercial development and any potential land requirements for federal projects or initiatives that may be identified.

The west, north and east edges of the lands are in the Ontario Greenbelt and the Oak Ridges Moraine, with designations to protect the natural environment. Most of these lands contain Class 1 agricultural soils, and approximately 87% of the lands are currently leased for farming. Other parts of these lands are used for residential and commercial purposes.

The lands also feature many watercourses in the Duffins Creek watershed, which is an important source of freshwater and wildlife habitat. The cultural and built heritage assets on the lands, include an estimated 70 registered archaeological sites and a number of recognized heritage buildings and historic farmsteads.

In this context, the Government of Canada is considering the following:

### **Potential Expansion of Rouge National Urban Park**

The Parks Canada Agency's mandate is to "protect and present nationally significant examples of Canada's natural and cultural heritage." In addition to this, the *Rouge National Urban Park Act* specifically tasks Rouge National Urban Park to "encourage sustainable farming practices to support the preservation of agricultural lands in the park and celebrate the agricultural heritage of the region." "This mandate and legislation – directing Parks Canada to protect nationally significant examples of Canada's natural, cultural and agricultural heritage through its administration of Rouge National Urban Park – provide a framework through which lands for possible transfer to Parks Canada can be considered.

### **Alto High Speed Rail Canada**

Alto is a federal Crown corporation leading the development of the Toronto–Québec City High Speed Rail Network. The project will deliver a highspeed rail system with trains reaching 300 km/h or more across nearly

1,000 km of dedicated track. Once in service, Alto will significantly reduce travel times between major urban centres, provide reliable and frequent service, support economic growth, and help reduce greenhouse gas emissions. The Network will connect Toronto, Peterborough, Ottawa, Montréal, Laval, Trois-Rivières and Québec City.

Alto is undertaking a multiphase public engagement process to help refine the project and ensure it reflects the priorities of communities along the corridor. This includes in person open houses, virtual information sessions, an online consultation platform, and regular collaboration with Indigenous communities as part of Alto's constitutional duty to consult and its commitment to reconciliation. Alto may explore opportunities for environmental restoration and conservation and aims to establish avenues for substantive Indigenous participation within the project. The first round of public consultations will take place from January to March 2026, with a second round planned for late 2026 or early 2027.

Alto is currently studying a corridor that is on average 10 km wide as an early planning tool. This broad study area allows Alto to explore different alignment elements, conduct environmental and technical studies, and gather public input to help refine the corridor. Ultimately, a highspeed rail network requires a much smaller right-of-way—averaging about 60 metres—to support safe operations and maintenance.

Several factors guide the refinement of the corridor currently under study. In Ontario, the corridor area under study includes portions of the Transport Canada administered Pickering Lands, however, it is too early to present route options as consultations, field studies and detailed designs have not yet been completed. As this work progresses, Transport Canada will need

to consider Alto's project requirements as its corridor is refined following Alto's feedback gathered during consultations and the completion of the studies and engineering work.

The feedback gathered from the entire public engagement process will help inform decisions pertaining to the project's development, including the eventual route of the Network.

Further details about upcoming open house sessions can be found at: [altotrain.ca/en/public-consultation/open-house](http://altotrain.ca/en/public-consultation/open-house).

Further information about the Toronto-Quebec City corridor under study, including a map, can be found at <https://en.consultation.altotrain.ca/reinventing-travel-between-toronto-and-quebec-city>.

Members of the public seeking more information are encouraged to contact Alto at [questions@altotrain.ca](mailto:questions@altotrain.ca). For general information, they can visit [altotrain.ca](http://altotrain.ca).

## **Residential, commercial and other development opportunities**

The Government of Canada is focused on building a stronger, more competitive and prosperous economy, while bringing down costs to make life more affordable.

Housing is a cornerstone of Canada's economic prosperity and social cohesion. Leveraging federal land in support of this objective is a key priority of the Government of Canada. In this context, the Pickering Lands are located in close proximity to major highways, neighbouring communities, and the Greater Toronto Area.

Housing, Infrastructure and Communities Canada, is responsible for building sustainable, climate resilient and inclusive communities for Canadians by providing funding and advice for locally designed and delivered housing and homelessness initiatives as well as new and upgraded infrastructure. As part of its mandate, Housing, Infrastructure, and Communities Canada also addresses challenges Canadians face every day, including access to safe and affordable housing, and inclusive and cultural recreational community spaces.

As the Government of Canada's designated developer, Canada Lands Company is responsible for reintegrating former Government of Canada lands into local communities in a way that maximizes both social and economic value. By leveraging stakeholder and community consultations and its expertise in real estate development and community building, Canada Lands Company ensures that Government of Canada assets contribute to the broader goals of housing supply, economic growth, and social inclusion. Given this expertise and mandate, Canada Lands Company is playing an active role in assessing potential future uses of the Pickering Lands.

## **Planning and Development in Pickering, Ontario**

The Government of Canada has regard for, and will consider where possible, alignment with Provincial and Municipal planning and development with respect to the City of Pickering and the surrounding municipalities and their alignment with potential land use options for the Pickering Lands.

This includes but is not limited to:

- Ontario Provincial Planning Statement, 2024
- Ontario Minister's Zoning Orders
- Durham Region Official Plan
- City of Pickering Official Plan
- City of Pickering Innovation Corridor Prestige Employment Lands
- Planned infrastructure improvements such as roads, rail and transit
- Any other Provincial or Municipal guidelines that are deemed to apply to a particular development proposal

## Indigenous Reconciliation

Under the Principles Respecting the Government of Canada's Relationship with Indigenous Peoples, Canada has committed to advancing reconciliation through a renewed relationship grounded in the recognition of rights, respect, cooperation, and partnership as the foundation for transformative change. Canada is also committed to open and constructive relationships with Indigenous Peoples that are grounded in the principles of early and meaningful engagement, fulfilling the Crown's duty to consult and accommodate, and advancing priorities on reconciliation and nation-to-nation relationships.

The Government of Canada will continue to consult First Nations in order to inform land use options.

## Conclusion

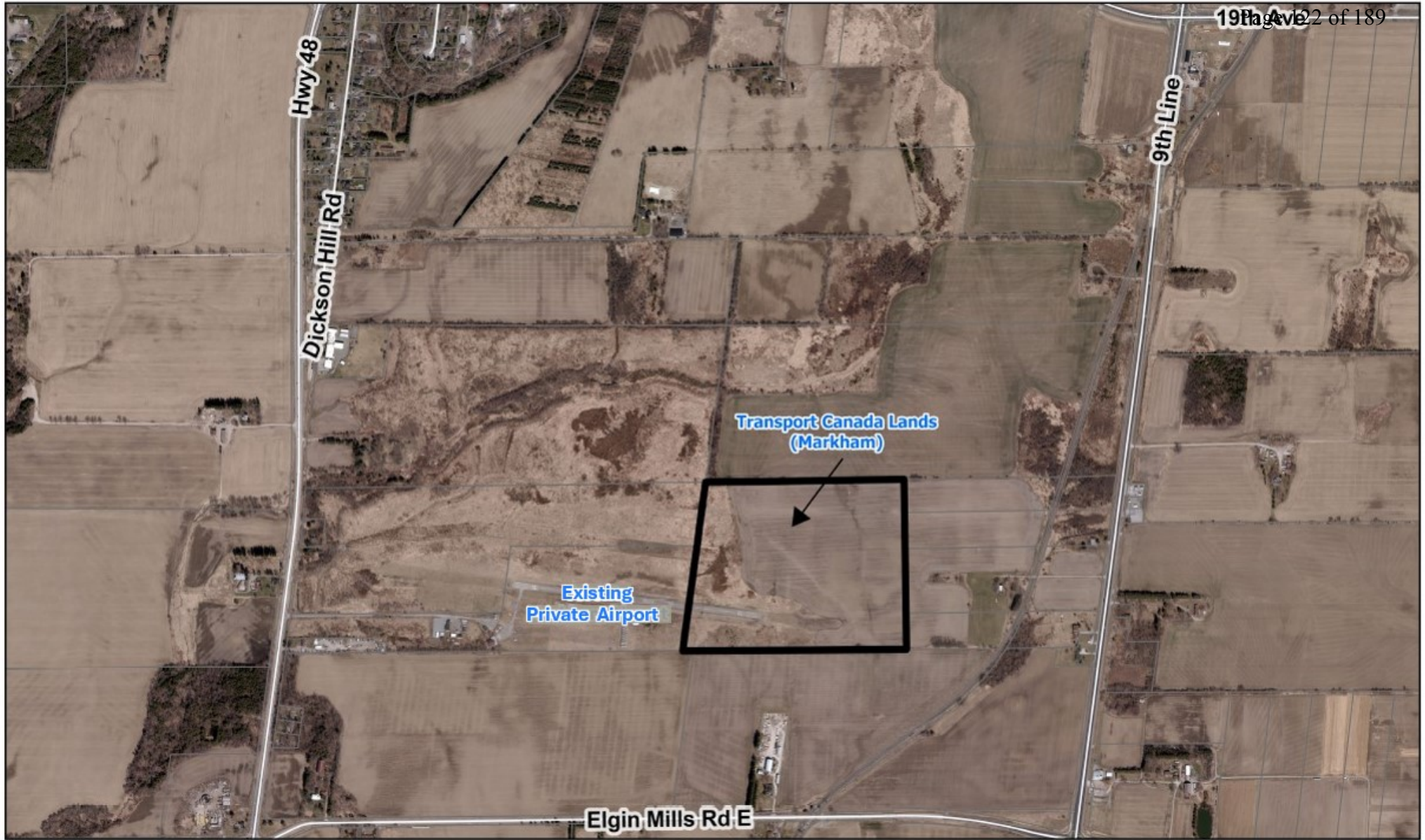
We will review the feedback, comments and responses received through the online questionnaire, through email or written submissions, received during the public consultation sessions, as well as the input from sector

and subject matter experts and will consider it in the context of decisions for the future uses of the Pickering Lands.

**Date modified:**

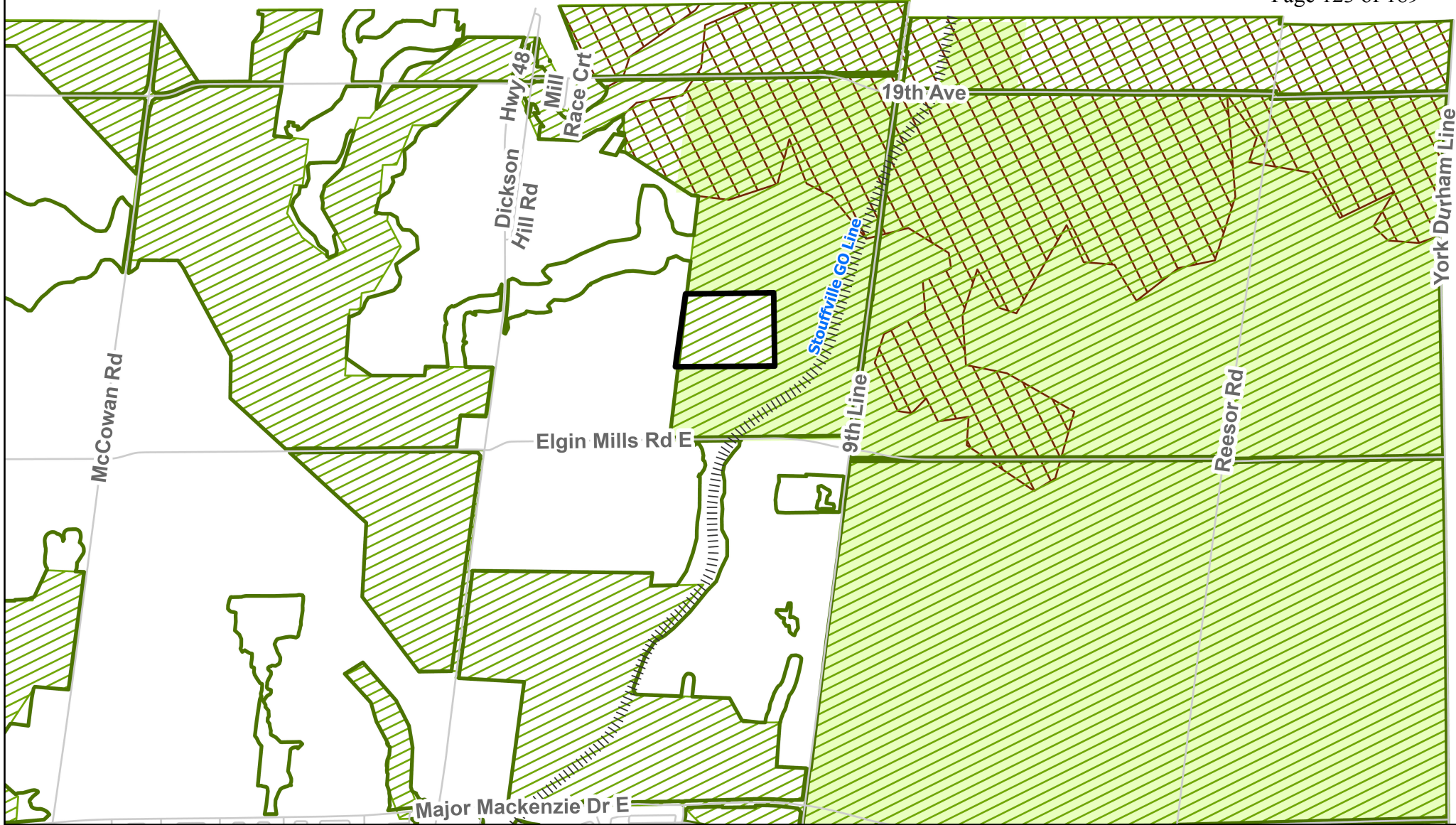
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**Was this page helpful?**








# Location Map

 SUBJECT LANDS



# Context Map

-  SUBJECT LANDS
-  Markham Greenway System
-  Provincial Oak Ridges Moraine Conservation Plan
-  Provincial Greenbelt Plan
-  Rouge National Urban Park



# Project Launch: Official Plan Review

Development Services Committee  
April 14, 2026



# Presentation Outline

- 1) Project Background, Context, and Overview
- 2) Consultant Team
- 3) Approach and Workplan
- 4) Project Considerations
- 5) Next Steps

# What is an Official Plan?

- Legal document required by the Planning Act
- Sets the vision for the future of Markham
- Affects every resident, business and landowner in Markham
- An official plan provides a guide on how land is used and helps manage growth and development.
- The plan provides direction on key areas such as:
  - Housing
  - Employment
  - Natural Areas
  - Transportation
  - Parks
  - Services (Roads, Sewers, etc.)



# Why review the Official Plan?

## Opportunities

- Build upon the existing Markham Official Plan (2014).
- Merge policies from York Region's Official Plan (2022) into our Official Plan
- Ensure that the vision for Markham continues to meet the City's evolving needs to the year 2051.
- Coordinate with other strategic plans completed or underway

## Requirements

- S. 26 of the *Planning Act* legally requires us:
  - To review the Official Plan at least every 10 years,
  - Conform with Provincial Plans; and
  - Be consistent with the policy statements.
- The review will incorporate changes to provincial and regional policies

# Work Completed to Date- Phase 1

- Section 26. Special Meeting of Council
  - Statutory meeting required by the Planning Act held on January 23, 2025
- Initiated outreach to Indigenous Communities
- Online engagement portal launch
  - [Markham.ca/OPR](http://Markham.ca/OPR)
- Retained Consultant to lead OPR
- Developed Work Plan & Engagement Plan





# Consultant Team

## City of Markham



**WSP**

(Lead Consultant)



**SpruceLab Inc.**

BrookMcIlroy/

**Brook McIlroy**

**Parcel**

**Parcel**



**Metroeconomics**



**DBH Soil Services**

# Process Schedule – Overview

Phase 1:

**Project Kick-off & Project Management**

**Spring 2026**

- Kick-off meeting
- Finalize Project Schedule and Work Plan
- Draft Engagement Strategy and Desktop Scan
- Final Engagement Strategy

Phase 2:

**Thematic Areas of Review Work**

**Spring 2026**

- Engagement Cluster #1

**Summer 2026 – Spring 2027**

- Draft Discussion Papers
- Engagement Cluster #2a\*
- Revised Discussion Papers Engagement Cluster #2b\*

\* Cluster 2a and 2b will be undertaken post-election (Winter – Spring 2027)

Phase 3:

**Official Plan Amendment and Approvals Process**

**Spring 2027 – Winter 2028**

- First Draft Official Plan Amendment
- Revised Draft Official Plan Amendment
- Engagement Cluster #3
- Final Draft Official Plan Amendment
- Final Discussion Papers
- Council Adoption

# Thematic Areas of Review



## Growing Markham

- Growth Forecasts
- Settlement Area Boundary Expansions
- Employment and Commercial Lands
- Major Transit Station Areas



## Resilient Markham

- Climate Change Planning Framework
- Natural Heritage and Water Resources
- Agricultural Areas and Rural Lands Review



## Moving & Servicing Markham

- Transportation and mobility
- Servicing and infrastructure (e.g., water, wastewater, utilities, etc.)



## Healthy & Complete Markham

- Public realm
- Parks and Open spaces
- Hamlet Communities
- Affordable/Student Housing



# Next 12 Months Snapshot

## Phase 2: Thematic Areas of Review Work (Spring 2026-Spring 2027)

<p><b>Key Element #1: Community and Stakeholder Engagement</b></p>	<p><b>Outcomes</b> Technical Advisory Committee Meetings (includes Prescribed Bodies) Visioning Workshops/ Pop-ups (Community and Stakeholder Engagement) Indigenous Engagement Online Engagement Council Workshop</p>
<p><b>Key Element #2: Discussion Papers</b></p>	<p><b>Outcomes</b> Discussion Paper(s) for each Thematic Area of Review</p>

# Who will be engaged?

- City Council
- Committees of Council
- Prescribed Bodies
- Indigenous Communities
- School Boards
- Toronto and Region Conservation Authority
- York Region
- Province (Municipal Affairs and Housing)
- General Public



# What are Discussion Papers?



- Key policy development documents which will ultimately form the basis for updates to the Markham Official Plan.
- Provides a background review and gap analysis for existing official plan policies and schedules
- Proposes high-level policy direction informed by legislation, technical analysis, and consultation
- Presents an opportunity for all stakeholders to react and provide input to inform policy development

# Project Considerations

## Key Consideration #1: Working Within the Election Year

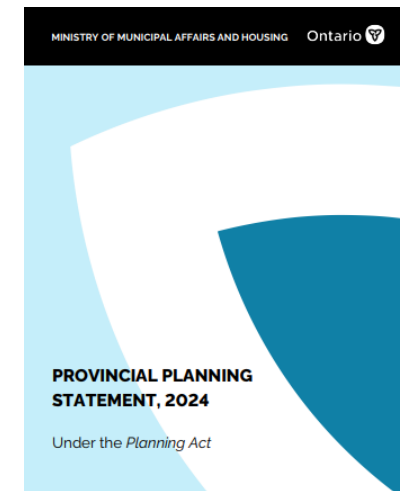
Markham's municipal election is scheduled for October 2026-approximately seven months in the OPR process.



## Key Consideration #2: Approach to Provincial Changes

Any changes to provincial legislation will be discussed as a team and a path forward identified.

A focus on public engagement elements will be conducted while waiting on any provincial changes and will be undertaken post election in Winter-Spring 2027.



# Next Steps

- Preparing for engagement Cluster #1
  - Visioning Workshops (May 2026)
  - Community Pop up events (May-June 2026)
  - Online Engagement
  - Technical Advisory Committee Meetings
  - Indigenous Engagement

**Thank you!**



Report to: Development Services Committee

Report Date: April 14, 2026

**SUBJECT:** Development Applications Activity Report (2020-2025)

**PREPARED BY:** Pedram Mehraie, Senior Planner, Growth Forecasting and Data Analytics, Policy, ext. 3356

**REVIEWED BY:** Duran Wedderburn, Manager, Policy, ext. 2109  
John Yeh, Senior Manager, Policy and Research, ext. 7922

**RECOMMENDATION:**

1. That the staff report titled, “Development Applications Activity Report (2020-2025)”, dated April 14, 2026, be received; and
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

This report summarizes development application activity in the City of Markham between 2020 and 2025, examining trends in application submissions, residential unit supply, and proposed non-residential gross floor area (GFA). The analysis is based on Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision, Site Plan Control applications, Consents, and Minor Variance applications submitted during the reporting period, and considers development activity at the citywide level, within, and outside Secondary Plan Areas (SPAs)<sup>1</sup>.

Between 2020 and 2025, the City recorded 1,280 development applications across the application types reviewed in this report. Residential applications accounted for the largest share of activity, with 890 applications, or approximately 70% of the total. Non-residential applications represented 287 submissions, or about 22%, with smaller shares associated with mixed-use and administrative applications.

The residential development pipeline represents a significant source of future housing supply in the City. Of the 1,280 development applications reviewed in this report, 890 were classified as residential applications. Of those 890 residential applications, 148 included residential unit information at the time of submission (the remaining residential applications did not include unit counts as they were minor variances, consents, infill development, additions or other site-specific changes). Together, these applications represent more than 143,000 proposed residential units citywide. Approximately 118,600 of these units, or about 82% of the total proposed residential supply, are located within SPAs, particularly in major intensification areas such as Langstaff Gateway, Markham Centre, Upper Markham Village, Cornell Centre, and Markham Road/Mount Joy. The analysis also shows that the residential pipeline is strongly influenced by a relatively small number of large development proposals, with projects proposing 300 units or more accounting for most of the proposed residential supply. A comparison of proposed and approved

<sup>1</sup> For the purposes of this report, “SPA” refers to Secondary Plan Area and “SPAs” refers to Secondary Plan Areas.

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residential units further indicates that unit counts may change as applications move through the approvals process, with approved totals generally showing moderate increases relative to initial proposals.

The report also examines proposed non-residential development, which forms an important component of the City's employment and economic growth. Between 2020 and 2025, 107 development applications included proposed non-residential floor area, representing approximately 1.5 million square metres of GFA citywide. Proposed non-residential development is relatively evenly distributed between SPAs and areas outside SPAs, although the composition of activity differs significantly by geography. SPAs accommodate most of the proposed commercial development, reflecting their role in supporting mixed-use and employment growth. In contrast, industrial and commercial-industrial development is concentrated primarily outside SPAs, where established employment districts and major transportation corridors support manufacturing, logistics, and related uses.

Overall, the report provides a snapshot of development activity currently moving through Markham's planning approvals system. The findings highlight the scale of the City's residential development pipeline, the concentration of large-scale projects within planned growth areas where significant investments are being made with transit and infrastructure including the Yonge North Subway Extension and Stouffville GO Line, and the complementary role of employment areas and commercial corridors in accommodating non-residential development. These trends provide useful context for ongoing growth management, infrastructure planning, and monitoring of development activity across the City

**PURPOSE:**

This report summarizes development application activity in the City of Markham between 2020 and 2025, and includes Official Plan and Zoning By-law Amendments, Draft Plans of Subdivision, Site Plan, Consents, and Minor Variances. It focuses on application volumes, proposed residential unit supply, and proposed non-residential GFA through the City's development approvals process, including changes that may occur as proposals move through the approval process. The report reviews development activity across the city, within and outside of SPAs, in order to support ongoing monitoring of growth trends and inform growth management, infrastructure planning, and future policy review.

**BACKGROUND:**

The City of Markham continues to experience significant development activity associated with population and employment growth across the municipality. Development applications provide important information on emerging development trends, including the scale, location, type, and characteristics of proposed residential and non-residential development.

Monitoring development application activity supports the City's broader growth management objectives and helps track how development proposals progress through the planning approvals process. Reviewing development submissions and proposed development supply also helps inform infrastructure planning, service delivery, and policy analysis by providing a clearer understanding of growth trends across the City.

This report is organized to first examine the volume and composition of development applications submitted between 2020 and 2025, based on the number of applications received, and then to

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review the scale and distribution of proposed residential units and proposed non-residential GFA where such data is available.

For the purposes of this analysis, and to support review of the number of applications in the development pipeline, applications are grouped into broad development categories based on the type of development proposed. Residential applications include low-rise residential, multi-unit residential, residential lot division, residential planning permissions, senior housing, and residential additions. Non-residential applications include employment/commercial, institutional, and hotel/accommodation development. Mixed-use applications are reviewed as a distinct category and include developments proposing both residential units and employment/commercial space. These groupings are used throughout the report to provide a consistent framework for comparing development activity across the city as a whole, within, and outside SPAs.

To support accessibility and readability, this staff report presents a text-based summary of the findings. **Appendix A** contains the more detailed illustrated version of the Development Applications Activity Report (2020–2025), including the charts, maps, tables, and related visual analysis prepared as part of this reporting exercise.

## **OPTIONS/DISCUSSION:**

### **1. Development Application Submission Volumes**

Between 2020 and 2025, the City recorded 1,280 development applications across the six application types reviewed in this report. Development activity varied from year to year, peaking in 2021 at 254 applications and remaining relatively active in the following years, with annual totals ranging from 185 to 244 applications. The geographic distribution of these applications indicates that most development activity occurred outside SPAs. Of the 1,280 applications reviewed, 204 applications (approximately 16%) were submitted within SPAs, while 1,076 applications (approximately 84%) were located outside SPAs.

At the citywide level, application activity was concentrated in wards experiencing relatively higher levels of redevelopment and infill activity. Ward 4 recorded the highest number of submissions, followed by Ward 3, with additional activity observed in Wards 1 and 8. Within SPAs, application activity was most prominent in Markham Centre and Cornell Centre, reflecting continued development interest in these planned growth areas.

### **2. Development Applications by Development Type**

When grouped by development type, Residential applications accounted for the largest share of development activity over the reporting period. Of the 1,280 applications reviewed in this report, 890 were residential applications, representing approximately 70% of the total. Annual residential submission volumes peaked in 2021 and 2022, with 188 applications recorded in each year, before declining in 2023 and remaining at a comparable level in 2024 and 2025.

Non-residential development represented the second-largest category, with 287 applications, or approximately 22% of all applications, recorded between 2020 and 2025. Annual submission volumes fluctuated moderately over the reporting period, reaching a peak of 60 applications in 2023.

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Mixed-use development represented a smaller but consistent component of overall activity, with 42 applications recorded over the six-year period, accounting for approximately 3% of total applications. Administrative and legal applications accounted for the remaining 61 submissions, or approximately 5% of total applications.

From a geographic perspective, most residential and non-residential applications were submitted outside SPAs. This reflects the large number of applications in those areas related to incremental development, infill activity, minor variances, and site-specific changes, many of which do not generate significant new residential unit counts or non-residential GFA. In contrast, while fewer applications were submitted within SPAs, later sections of this report show that SPAs account for the majority of proposed residential units and a larger share of proposed non-residential GFA. This reflects the generally larger scale of development within planned growth areas, where individual applications are more likely to be associated with major residential or mixed-use projects that generate substantial unit or floor area yields. SPAs also contained a proportionally larger share of mixed-use applications, consistent with their role as the City's primary locations for intensification and mixed-use growth.

### **3. Spatial distribution of Development application**

Residential applications are broadly dispersed across Markham, with higher concentrations observed in Wards 3 and 4, particularly along the Highway 407 corridor and surrounding areas. Outside SPAs, this pattern is largely associated with smaller-scale residential applications, including low-rise infill, lot division, additions, and minor variance-related proposals within established communities. This helps explain why residential application counts are higher outside SPAs, while the majority of proposed residential units are concentrated within SPAs, where fewer but larger-scale developments are typically proposed.

Non-residential development exhibits a more clustered and corridor-oriented pattern, with concentrations aligned along key employment and transportation corridors. Notable activity occurs in Wards 2, 3, and 8, particularly along the Highway 404 and Highway 407 corridors, where commercial, industrial, and employment-related uses are commonly located.

Mixed-use development shows a more localized distribution, with proposals concentrated primarily within the City's major intensification nodes. The most notable clusters occur in Markham Centre and Cornell Centre, with limited occurrences elsewhere across the City. This pattern reflects the targeted nature of mixed-use development, which is typically directed toward designated growth centres and transit-supportive corridors including Yonge North Subway Extension, Hwy 7 BRT corridor, and the Stouffville GO Line.

Within SPAs, residential activity is concentrated in Markham Centre and Cornell Centre, with additional development activity occurring in areas such as Berczy Glen, Angus Glen, Markham Road/Mount Joy, Markville and Yonge Corridor. Non-residential and mixed-use activity within SPAs is also largely focused in Markham Centre, with smaller clusters in Cornell Centre and Markville, reflecting the role of these areas as major intensification nodes.

Outside SPAs, residential applications are more widely distributed across established neighbourhoods, particularly in Wards 3, 4, and 7, while non-residential activity continues to follow

major transportation corridors. Mixed-use development remains limited outside SPAs, appearing only in isolated locations rather than forming identifiable clusters.

#### 4. Residential Development Pipeline

Between 2020 and 2025, 148 of the 890 development applications included residential unit information at the time of submission (the remaining residential applications did not include unit counts as they were minor variances, consents, infill development, additions or other site-specific changes). These applications represent approximately 143,800 proposed residential units citywide, illustrating the significant scale of the City's residential development pipeline.

A substantial majority of proposed residential units are located within SPAs, which account for approximately 118,600 units, or roughly 82% of the City's total residential pipeline. These units are primarily associated with large-scale development proposals within designated intensification areas. The remaining 25,200 units, or about 18% of the total, are located outside SPAs, reflecting residential development occurring within established communities.

The distribution of proposed residential units is uneven across the City. At the citywide level, Wards 1 and 6 represent the largest concentrations and reflects several large-scale residential applications submitted during the reporting period. Within SPAs, the most significant proposed residential unit concentrations occur in Langstaff Gateway, Markham Centre, Upper Markham Village and Cornell Centre, followed by Markham Road/Mount Joy and Yonge Corridor, where major intensification areas accommodate higher-density forms of residential development. Outside SPAs, the largest volumes of proposed units are in Wards 1 and 6, with additional activity observed in Wards 2 and 8, reflecting a smaller number of larger residential proposals in those areas. The concentration of proposed residential units within SPAs is further illustrated by the distribution of units across individual areas, as set out below:

Secondary Plan Area	Total Proposed Unit
Langstaff Gateway	29,773
Markham Centre	28,829
Upper Markham Village	15,850
Cornell Centre	12,190
MRMJ	6,153
Yonge Corridor	4,862
Berczy Glen	4,482
Markville	4,340
Robinson Glen East	3,323
Robinson Glen	3,219
Angus Glen	2,719
Milliken Centre	2,100
Victoria Glen	784
<b>Total</b>	<b>118,624</b>

Table 1: Total Proposed Unit based on development Applications

#### 5. Residential Development by Application Scale

An examination of residential development by application scale shows that the City's proposed residential unit pipeline is strongly influenced by a relatively small number of large development proposals. While smaller projects account for a greater number of individual applications, most proposed residential units are associated with large-scale developments.

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Citywide, applications proposing 300 units or more account for approximately 97% of all proposed residential units in the development pipeline. Specifically, projects in the 300-to-999-unit range account for approximately 33,600 units, applications in the 1,000-to-2,999-unit range account for approximately 48,500 units, and the small number of projects proposing more than 3,000 units contribute approximately 57,200 units.

Within SPAs, the predominance of large-scale projects is even more pronounced. Applications proposing 300 units or more account for approximately 99% of all proposed residential units in the development pipeline.

Outside SPAs, the residential pipeline is more varied in scale, although larger projects still account for most proposed units. Applications proposing 300 or more units represent most non-SPA residential supply, while smaller-scale applications remain more common in number but contribute a comparatively limited share of total units.

## **6. Residential Units by OPA/ZBA and SUB/SPC**

To better reflect the progression of residential development through the planning approvals process, proposed residential units are categorized according to the following application types:

- a) OPA/ZBA Related Proposed Residential Units represent units associated with early or enabling planning applications, such as Official Plan Amendments (OPA) and Zoning By-law Amendments (ZBA). At this stage, unit counts typically reflect high-level planning assumptions used to establish land use permissions or development capacity and may be refined as projects advance through the approvals process.
- b) SUB/SPC Related Proposed Residential Units represent units associated with more site-specific development applications, including Plans of Subdivision (SUB) and Site Plan Control (SPC) applications. These units are linked to defined development sites and building forms that represent a more advanced stage of the planning process with greater certainty regarding development scale and unit counts prior to building permits.

Citywide, of the approximately 143,800 proposed residential units identified between 2020 and 2025, roughly 110,200 units, or about 75%, are associated with OPA/ZBA applications, while approximately 33,600 units, or about 25%, are linked to SUB/SPC applications. This indicates that a majority of the residential development pipeline have not advanced beyond the entitlement stage although a significant share has advanced to more detailed development proposals.

Within SPAs, the proportion of policy-level units is even higher. Of the 118,600 proposed residential units, approximately 80% (96,000) of proposed units are associated with OPA/ZBA applications, while 20% (22,600) are tied to more site-specific proposals. This reflects the role of SPAs in accommodating large-scale and master-planned developments, where early planning applications establish long-term development frameworks before individual buildings or phases proceed through detailed approvals.

Secondary Plan Area	OPA / ZBA Related Proposed Residential Units	SUB / SPC Related Proposed Residential Units	Total
Angus Glen	699	2,020	2,719
Berczy Glen	1,698	2,784	4,482
Cornell Centre	9,570	2,620	12,190
Langstaff Gateway	29,773	-	29,773
Markham Centre	20,266	8,563	28,829
Markham Road/Mount Joy	4,157	1,996	6,153
Markville	4,340	-	4,340
Milliken Centre	2,006	94	2,100
Robinson Glen	-	3,219	3,219
Robinson Glen East	3,323	-	3,323
Upper Markham Village	15,850	-	15,850
Victoria Glen	-	784	784
Yonge Corridor	4,309	553	4,862
<b>Total</b>	<b>95,991</b>	<b>22,633</b>	<b>118,624</b>

Table 2: Residential Units by OPA/ZBA and SUB/SPC – SPA (2020-2025)

Outside SPAs, the distribution is more balanced. Approximately 56.4% of proposed units are associated with policy-level applications, while 43.6% are linked to site-specific proposals.

## 7. Proposed and Approved Residential Units

To understand how residential development evolves through the planning approvals process, a comparison was undertaken between proposed residential unit counts at submission and approved or draft-approved unit counts for applications where both values are available.

Citywide, 35 development applications include both proposed and approved residential unit information and are therefore included in this analysis. Across these applications, approximately 19,650 residential units were proposed at submission. As the applications progressed through the planning review and approval process, the approved or draft-approved total increased to approximately 21,200 units, representing an overall net increase of about 8%.

Within SPAs, a total of approximately 118,600 proposed residential units were identified, of which approximately 18,500 units have been approved to date. Markham Centre and Cornell Centre account for the largest number of approved residential units among the SPAs.

Secondary Plan Area	Total Proposed Unit	Total Approved Unit
Angus Glen	2,719	0
Berczy Glen	4,482	2,879
Cornell Centre	12,190	5,361
Langstaff Gateway	29,773	0
Markham Centre	28,829	8,816
Markham Road/Mount Joy	6,153	0
Markville	4,340	0
Milliken Centre	2,100	466
Robinson Glen	3,219	756
Robinson Glen East	3,323	0
Upper Markham Village	15,850	0
Victoria Glen	784	217
Yonge Corridor	4,862	0
<b>Total</b>	<b>118,624</b>	<b>18,495</b>

Table 3: Proposed and Approved Residential Units by SPA

To provide a clearer understanding of how unit counts have changed through the approvals process, 15 comparable applications within SPAs that include both proposed and approved residential unit data were also reviewed. These applications account for approximately 17,600 proposed units at submission. As the applications advanced through the approvals process, the total number of approved units increased to approximately 18,500 units, representing a net increase of about 5%. Changes in unit counts vary across SPAs. For example, Markham Centre experienced a notable increase in approved units relative to its initial proposed total, reflecting adjustments to build form and density through the review process. In contrast, Berczy Glen and Cornell Centre recorded modest reductions in approved units, indicating refinements to site design and development programs during application review.

Secondary Plan Area	Number of Application	Total Proposed Unit	Total Approved Unit	Net Change in Residential Units (%)
Berczy Glen	3	3,350	2,879	-14.1%
Cornell Centre	4	6,188	5,361	-13.4%
Markham Centre	4	6,598	8,816	33.6%
Milliken Centre	2	466	466	0.0%
Robinson Glen	1	761	756	-0.7%
Victoria Glen	1	216	217	0.5%
<b>Total</b>	<b>15</b>	<b>17,579</b>	<b>18,495</b>	<b>5.2%</b>

Table 4: Proposed and Approved Residential Units by SPA (Comparable Applications)

Outside SPAs, 20 applications include both proposed and approved unit counts. Across these applications, approximately 2,100 residential units were proposed at submission. As the applications progressed through the planning process, the approved unit total increased to approximately 2,700 units, representing an overall net increase of about 31%. This larger percentage change reflects the smaller base number of units and the potential for more significant adjustments to development form during the review process.

## 8. Non-Residential Development Pipeline

Between 2020 and 2025, 107 development applications included proposed non-residential GFA. Collectively, these applications represent approximately 1.5 million square metres of proposed non-residential GFA citywide, reflecting the scale of employment, commercial, institutional, and mixed-use development entering the City's planning system during the reporting period.

From a geographic perspective, proposed non-residential development is relatively evenly distributed between SPAs and areas outside SPAs. SPAs account for approximately 790,000 m<sup>2</sup> of proposed GFA, or about 52% of the citywide total, while areas outside SPAs account for approximately 727,000 m<sup>2</sup>, or about 48%.

Annual proposed non-residential GFA varies considerably across the reporting period. Citywide totals increased between 2020 and 2022, reaching approximately 369,000 m<sup>2</sup> in 2022, and remained elevated in 2023. Activity declined significantly in 2024 before increasing again in 2025.

Within SPAs, the largest concentration of proposed non-residential development occurs in Markham Centre, which accounts for the dominant share of non-residential GFA within planned growth areas. Additional activity is observed in Markham Road/Mount Joy and Cornell Centre, though at smaller overall scales.

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Outside SPAs, proposed non-residential development is concentrated primarily in Ward 2 and Ward 8, which together account for most non-residential floor area proposed during the reporting period. These areas correspond to established employment corridors and commercial areas where new development and redevelopment activity is occurring.

### **9. Non-Residential Development by Application Scale**

The City's proposed non-residential floor area is strongly influenced by a relatively small number of large development proposals. While smaller projects account for a greater number of individual applications, most proposed GFA is associated with mid- to large-scale developments.

Citywide, applications in the 40,001 to 100,000 m<sup>2</sup> range account for the largest share of proposed non-residential floor area, representing approximately 43% of the total GFA despite comprising only ten applications. Applications in the 15,001 to 40,000 m<sup>2</sup> range contribute an additional 20%, while a single 100,001+ m<sup>2</sup> project accounts for approximately 13.5% of the total proposed floor area. In contrast, smaller developments of 5,000 m<sup>2</sup> or less represent nearly half of all applications but account for only about 7% of the total proposed GFA.

Within SPAs, the concentration of large-scale projects is even more pronounced. Applications in the 40,001 to 100,000 m<sup>2</sup> category account for approximately 56% of the total proposed GFA within SPAs, while a single 100,001+ m<sup>2</sup> development contributes an additional 26%. As a result, more than 80% of all proposed non-residential floor area within SPAs is associated with large-scale development proposals. These projects are concentrated primarily in major intensification areas, most notably Markham Centre and Markham Road / Mount Joy, where significant mixed-use and employment development is occurring.

Outside SPAs, the distribution of project scale is varied. Though smaller and mid-sized applications are more numerous, larger projects continue to account for a substantial share of total GFA, particularly in established employment areas and along major transportation corridors.

### **10. Non-Residential Development by Activity Type**

The City's non-residential development pipeline is predominately from a limited number of key land-use categories, with notable differences between SPAs and areas outside SPAs.

Citywide, commercial development represents the largest share of proposed non-residential GFA between 2020 and 2025, totaling approximately 928,800 m<sup>2</sup>, or roughly 61% of all proposed non-residential GFA. Industrial development represents the second-largest component of the non-residential pipeline, accounting for approximately 336,100 m<sup>2</sup>, or about 22% of total proposed GFA. Other non-residential uses contribute a smaller but notable share of the pipeline. Commercial-industrial uses account for approximately 156,500 m<sup>2</sup>, or about 10%, while institutional development represents approximately 96,000 m<sup>2</sup>, or about 6% of proposed non-residential floor area.

The distribution of activity types varies significantly between SPAs and areas outside SPAs. Commercial development is predominantly concentrated within SPAs, which account for approximately 78% of the total commercial GFA proposed citywide, while the remaining 22% occurs outside SPAs. This reflects the role of intensification areas such as Markham Centre in accommodating major commercial and mixed-use development.

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Outside SPAs, the composition of activity differs notably. Industrial development accounts for most proposed industrial floor area citywide, with approximately 98.7% of industrial GFA located outside SPAs. Similarly, commercial-industrial development is overwhelmingly concentrated outside SPAs, representing approximately 98.2% of the total GFA for this category. These patterns reflect the location of established employment districts and industrial corridors across the City, where manufacturing, logistics, warehousing, and other employment-related uses are typically accommodated.

Overall, the distribution of proposed non-residential development by activity type highlights the complementary roles of different parts of the City. SPAs primarily accommodate commercial and mixed-use activity, while areas outside SPAs continue to support industrial and employment-related development.

### **11. Proposed and Approved Non-Residential GFA**

Citywide, 46 development applications include both proposed and approved non-residential GFA values and are therefore included in this analysis. Across these applications, approximately 621,650 m<sup>2</sup> of non-residential GFA was proposed at submission. As the applications progressed through the planning review and approval process, the total approved floor area increased to approximately 647,000 m<sup>2</sup>, representing an overall net increase of about 4%.

Within SPAs, 14 comparable applications account for approximately 166,800 m<sup>2</sup> of proposed non-residential GFA. Following the approvals process, the total approved floor area increased slightly to approximately 169,500 m<sup>2</sup>, representing a modest increase of about 1.6%. This relatively small change suggests that non-residential floor area within SPAs is generally well defined at the time of application submission.

Outside SPAs, 32 applications include both proposed and approved GFA values. Across these applications, approximately 454,900 m<sup>2</sup> of non-residential GFA was proposed at submission, increasing to roughly 477,600 m<sup>2</sup> following approval, representing an overall net increase of about 5%. The slightly larger increase outside SPAs reflects adjustments to building design, site layout, or development program that can occur during the review process.

Overall, the comparison indicates that changes in non-residential floor area between submission and approval are generally moderate, with approved GFA typically remaining close to the originally proposed values.

### **CONCLUSION:**

The findings of this report highlight the significant scale and distribution of development activity currently moving through the City's planning approvals system. More than 143,000 proposed residential units are associated with development applications submitted between 2020 and 2025, underscoring the substantial size of Markham's residential development pipeline. A significant majority of these units are located within SPAs, particularly in major intensification areas such as Langstaff Gateway, Markham Centre, Upper Markham Village, Cornell Centre, and Markham Road/Mount Joy, where higher-density residential development forms an important component of planned community growth supported by major investments in transit and infrastructure, including Yonge North Subway Extension, Hwy 7 BRT, and the Stouffville GO Line.

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The analysis also shows that the residential pipeline is largely driven by a relatively small number of large-scale development proposals, with applications proposing 300 units or more accounting for most of the proposed residential supply. At the same time, a substantial portion of the residential pipeline remains associated with early-stage planning applications, reflecting the long-term, phased, and evolving nature of development within designated growth areas.

The report also confirms that proposed non-residential development remains an important component of the City's broader economic and employment growth. Approximately 1.5 million square metres of proposed non-residential GFA is associated with development applications submitted during the reporting period. While this floor area is distributed relatively evenly between SPAs and areas outside SPAs, the type and function of development varies by location. Commercial development is concentrated primarily within SPAs, where it supports mixed-use intensification and urban growth objectives, while industrial and employment-related uses remain focused outside SPAs in established employment districts and along major transportation corridors. Taken together, these findings provide a useful snapshot of current development trends in Markham and help support ongoing growth management, infrastructure planning, and future policy analysis across the City.

**FINANCIAL CONSIDERATIONS:**

This report has no immediate or direct financial implications to the Operating Budget or Life Cycle Reserve Study.

**HUMAN RESOURCES CONSIDERATIONS:**

Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Development Applications Activity Report support the "Safe, Sustainable and Complete Community" strategic goal.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Staff from the Planning & Urban Design Department, including the Development Districts and the Policy and Research, were consulted in the preparation of this report.

**RECOMMENDED BY:**

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**Giulio Cescato, RPP, MCIP**  
Director of Planning and Urban Design

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**Trinela Cane**  
Acting Commissioner of Development Services

**ATTACHMENTS AND APPENDICES:**

Appendix A: Development Applications Activity Report (2020-2025)

**Appendix A**

# Development Applications Activity (2020-2025)

**April 2026**

Policy and Research, Development Services Commission



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**Introduction:**

This report provides an overview of development application activity in the City of Markham between 2020 and 2025. It examines key trends in application submissions, proposed residential unit supply, and proposed non-residential gross floor area (GFA) through the City's development approvals process. The analysis is based on Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision, Site Plan Control applications, Consents, and Minor Variance applications submitted during the reporting period, and considers development activity at the citywide level, within, and outside Secondary Plan Areas (SPAs)<sup>1</sup>.

The purpose of this report is to support the monitoring of development activity across the City and to provide a clearer understanding of how development proposals are distributed by type, scale, location, and stage within the planning approvals process. The report is intended to inform growth management, infrastructure planning, and future policy review by providing a structured overview of current development trends, including changes that may occur as applications move through the approvals process.

The City of Markham continues to experience significant development activity associated with population and employment growth across the municipality. Development applications provide important information on emerging development trends, including the scale, location, type, and characteristics of proposed residential and non-residential development. Monitoring this activity supports the City's broader growth management objectives and helps track how development proposals progress through the planning approvals process. Reviewing development submissions and proposed development supply also helps inform infrastructure planning, service delivery, and policy analysis by providing a clearer understanding of growth trends across the City.

The report is organized to first examine the volume and composition of development applications submitted between 2020 and 2025, based on the number of applications received, and then to review the scale and distribution of proposed residential units and proposed non-residential GFA where such data is available.

The report reviews development activity citywide, as well as within and outside SPAs, in order to support a consistent comparison of development patterns across different parts of Markham.

For the purposes of this analysis, and to support review of the number of applications in the development pipeline, applications are grouped into broad development categories based on the type of development proposed.

Residential applications include low-rise residential, multi-unit residential, residential lot division, residential planning permissions, senior housing, and residential additions.

Non-residential applications include employment/commercial, institutional, and hotel/accommodation development.

Mixed-use applications are reviewed as a distinct category and include developments proposing both residential units and employment/commercial space. These groupings are used throughout the report to provide a consistent framework for comparing development activity across the city as a whole, within, and outside SPAs.

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<sup>1</sup> For the purposes of this report, "SPA" refers to Secondary Plan Area and "SPAs" refers to Secondary Plan Areas.

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## Executive Summary:

Between 2020 and 2025, the City recorded 1,280 development applications across the application types reviewed in this report. Residential applications accounted for the largest share of activity, with 890 applications, or approximately 70% of the total. Non-residential applications represented 287 submissions, or about 22%, with smaller shares associated with mixed-use and administrative applications.

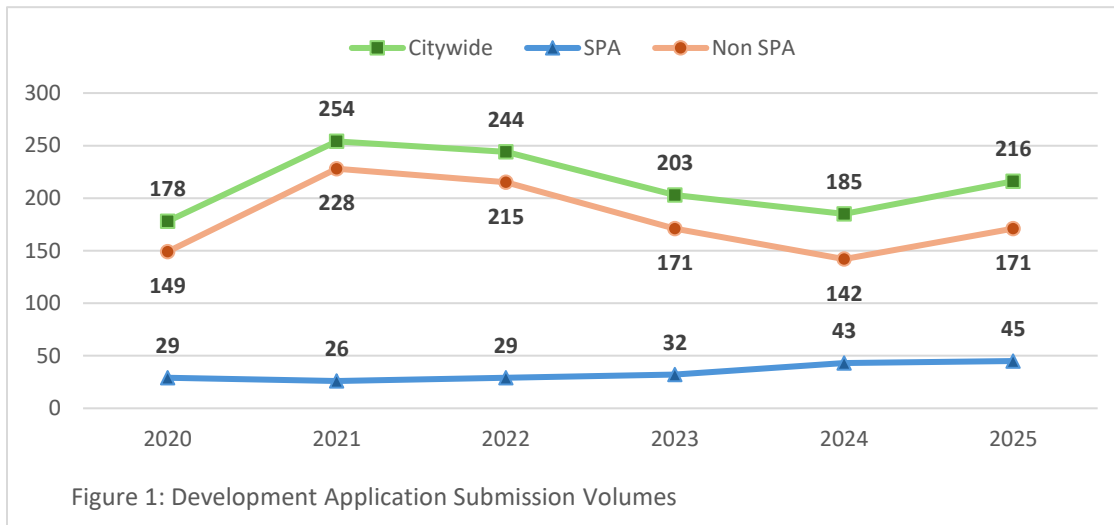
The residential development pipeline represents a significant source of future housing supply in the City. Of the 1,280 development applications reviewed in this report, 890 were classified as residential applications. Of those 890 residential applications, 148 included residential unit information at the time of submission (the remaining residential applications did not include unit counts as they were minor variances, consents, infill development, additions or other site-specific changes). Together, these applications represent more than 143,000 proposed residential units citywide. Approximately 118,600 of these units, or about 82% of the total proposed residential supply, are located within SPAs, particularly in major intensification areas such as Langstaff Gateway, Markham Centre, Upper Markham Village, Cornell Centre, and Markham Road/Mount Joy. The analysis also shows that the residential pipeline is strongly influenced by a relatively small number of large development proposals, with projects proposing 300 units or more accounting for most of the proposed residential supply. A comparison of proposed and approved residential units further indicates that unit counts may change as applications move through the approvals process, with approved totals generally showing moderate increases relative to initial proposals.

The report also examines proposed non-residential development, which forms an important component of the City's employment and economic growth. Between 2020 and 2025, 107 development applications included proposed non-residential floor area, representing approximately 1.5 million square metres of GFA citywide. Proposed non-residential development is relatively evenly distributed between SPAs and areas outside SPAs, although the composition of activity differs significantly by geography. SPAs accommodate most of the proposed commercial development, reflecting their role in supporting mixed-use and employment growth. In contrast, industrial and commercial-industrial development is concentrated primarily outside SPAs, where established employment districts and major transportation corridors support manufacturing, logistics, and related uses.

Overall, the report provides a snapshot of development activity currently moving through Markham's planning approvals system. The findings highlight the scale of the City's residential development pipeline, the concentration of large-scale projects within planned growth areas where significant investments are being made with transit and infrastructure including the Yonge North Subway Extension and Stouffville GO Line, and the complementary role of employment areas and commercial corridors in accommodating non-residential development. These trends provide useful context for ongoing growth management, infrastructure planning, and monitoring of development activity across the City.

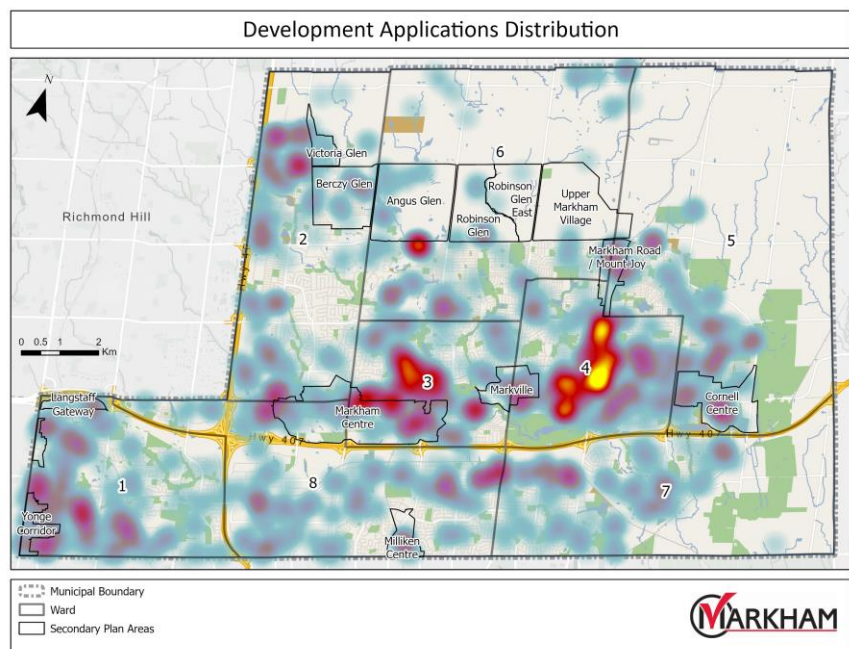
### 1. Development Application Submission Volumes

Between 2020 and 2025, the City recorded 1,280 development applications across the six application types reviewed in this report. Development activity varied from year to year, peaking in 2021 at 254 applications and remaining relatively active in the following years, with annual totals ranging from 185 to 244 applications.



The geographic distribution of these applications indicates that most development activity occurred outside SPA s. Of the 1,280 applications reviewed, 204 applications (approximately 16%) were submitted within SPAs, while 1,076 applications (approximately 84%) were located outside SPAs.

At the citywide level, application activity was concentrated in wards experiencing relatively higher levels of redevelopment and infill activity. Ward 4 recorded the highest number of submissions, followed by Ward 3, with additional activity observed in Wards 1 and 8. Within SPAs, application activity was most prominent in Markham Centre and Cornell Centre, reflecting continued development interest in these planned growth areas.



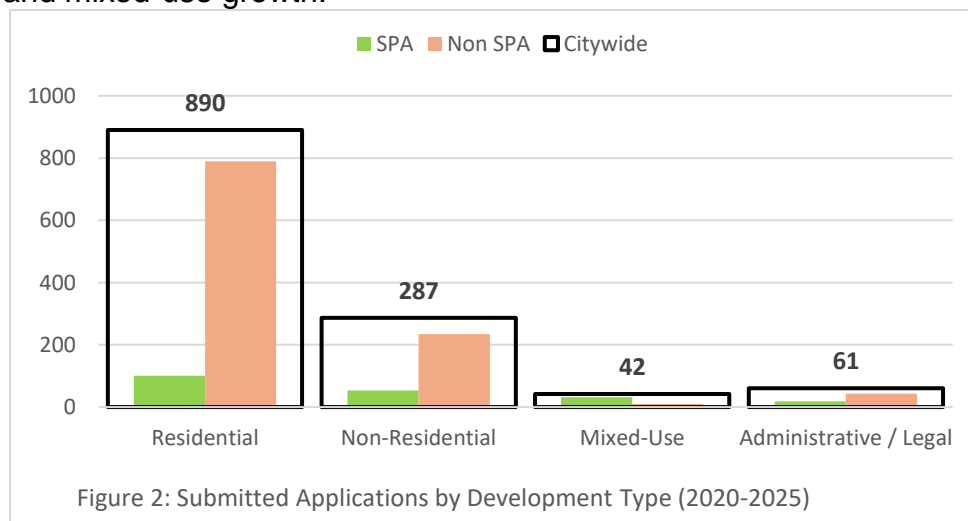
## 2. Development Applications by Development Type

When grouped by development type, Residential applications accounted for the largest share of development activity over the reporting period. Of the 1,280 applications reviewed in this report, 890 were residential applications, representing approximately 70% of the total. Annual residential submission volumes peaked in 2021 and 2022, with 188 applications recorded in each year, before declining in 2023 and remaining at a comparable level in 2024 and 2025. Non-residential development represented the second-largest category, with 287 applications, or approximately 22% of all applications, recorded between 2020 and 2025. Annual submission volumes fluctuated moderately over the reporting period, reaching a peak of 60 applications in 2023. Mixed-use development represented a smaller but consistent component of overall activity, with 42 applications recorded over the six-year period, accounting for approximately 3% of total applications. Administrative and legal applications accounted for the remaining 61 submissions, or approximately 5% of total applications.

Development Type	SPA	Non SPA	Citywide
Residential	101	789	890
Non-Residential	53	234	287
Mixed-Use	32	10	42
Administrative / Legal	18	43	61
<b>Total</b>	<b>204</b>	<b>1,076</b>	<b>1,280</b>

Table 1: Development Applications by Development Type

From a geographic perspective, most residential and non-residential applications were submitted outside SPAs. This reflects the large number of applications in those areas related to incremental development, infill activity, minor variances, and site-specific changes, many of which do not generate significant new residential unit counts or non-residential GFA. In contrast, while fewer applications were submitted within SPAs, later sections of this report show that SPAs account for the majority of proposed residential units and a larger share of proposed non-residential GFA. This reflects the generally larger scale of development within planned growth areas, where individual applications are more likely to be associated with major residential or mixed-use projects that generate substantial unit or floor area yields. SPAs also contained a proportionally larger share of mixed-use applications, consistent with their role as the City's primary locations for intensification and mixed-use growth.



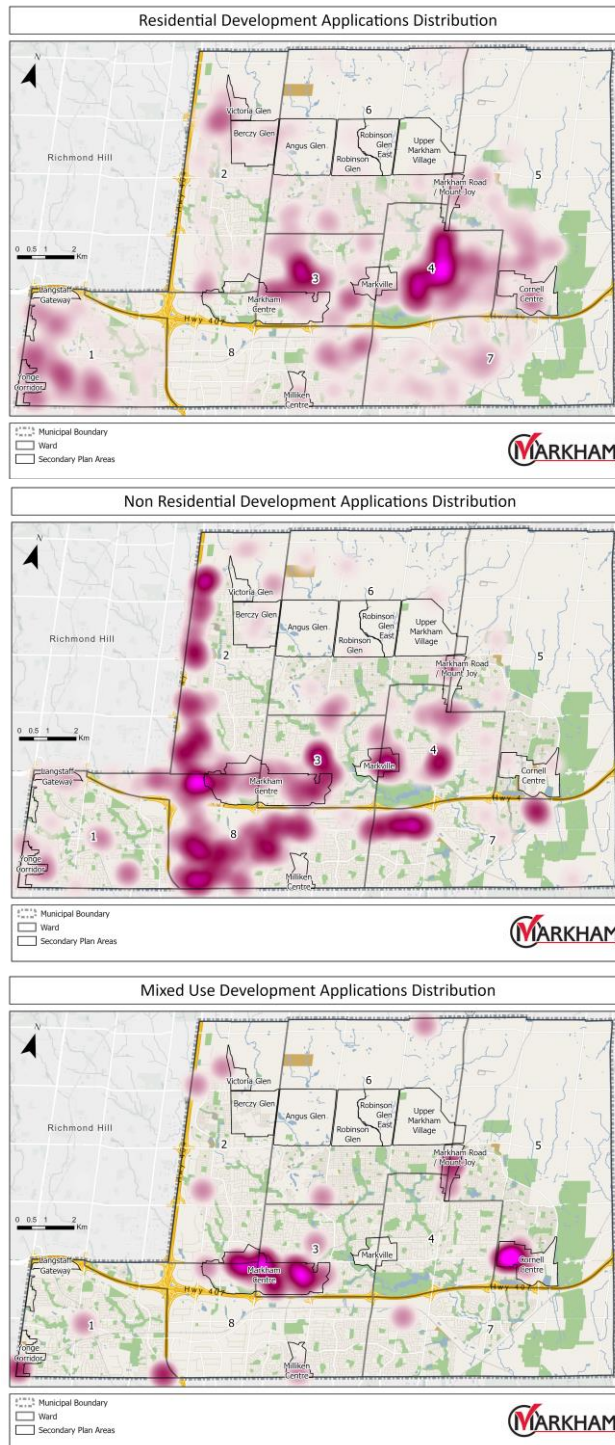
### 3. Spatial distribution of Development application

Residential applications are broadly dispersed across Markham, with higher concentrations observed in Wards 3 and 4, particularly along the Highway 407 corridor and surrounding areas. Outside SPAs, this pattern is largely associated with smaller-scale residential applications, including low-rise infill, lot division, additions, and minor variance-related proposals within established communities. This helps explain why residential application counts are higher outside SPAs, while the majority of proposed residential units are concentrated within SPAs, where fewer but larger-scale developments are typically proposed.

Non-residential development exhibits a more clustered and corridor-oriented pattern, with concentrations aligned along key employment and transportation corridors. Notable activity occurs in Wards 2, 3, and 8, particularly along the Highway 404 and Highway 407 corridors, where commercial, industrial, and employment-related uses are commonly located.

Mixed-use development shows a more localized distribution, with proposals concentrated primarily within the City's major intensification nodes. The most notable clusters occur in Markham Centre and Cornell Centre, with limited occurrences elsewhere across the City. This pattern reflects the targeted nature of mixed-use development, which is typically directed toward designated growth centres and transit-supportive corridors including Yonge North Subway Extension, Hwy 7 BRT corridor, and the Stouffville GO Line.

Within SPAs, residential activity is concentrated in Markham Centre and Cornell Centre, with additional development activity occurring in areas such as Berczy Glen, Angus Glen, Markham Road/Mount Joy, Markville and Yonge Corridor. Non-residential and mixed-use activity within SPAs is also largely focused in Markham Centre, with smaller clusters in Cornell Centre and Markville, reflecting the role of these areas as major intensification nodes. Outside SPAs, residential applications are more widely distributed across established neighbourhoods, particularly in Wards 3, 4, and 7, while non-residential activity continues to follow major transportation corridors. Mixed-use development remains limited outside SPAs, appearing only in isolated locations rather than forming identifiable clusters.



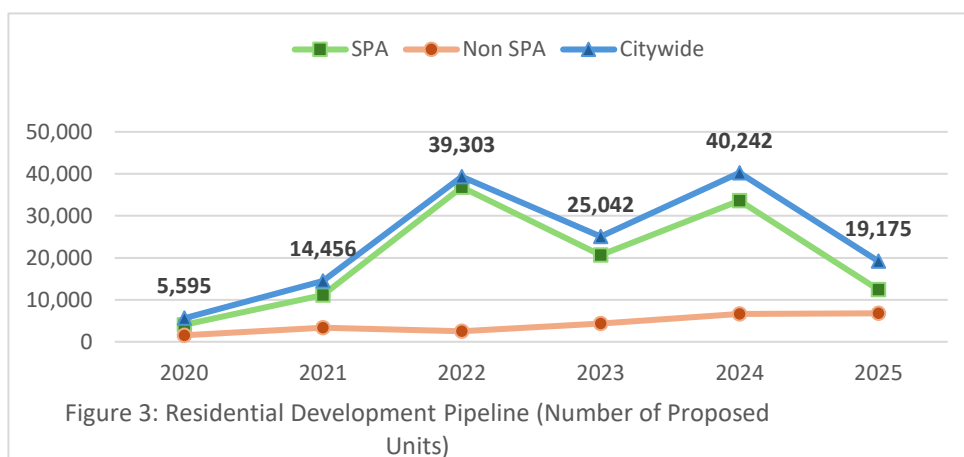
#### 4. Residential Development Pipeline

Between 2020 and 2025, 148 of the 890 development applications included residential unit information at the time of submission (the remaining residential applications did not include unit counts as they were minor variances, consents, infill development, additions or other site-specific changes). These applications represent approximately 143,800 proposed residential units citywide, illustrating the significant scale of the City's residential development pipeline.

Area	Application Count	Year						Total Unit
		2020	2021	2022	2023	2024	2025	
SPA	70	4,046	11,103	36,822	20,671	33,585	12,397	<b>118,624</b>
Non SPA	78	1,549	3,353	2,481	4,371	6,657	6,778	<b>25,189</b>
Citywide	148	<b>5,595</b>	<b>14,456</b>	<b>39,303</b>	<b>25,042</b>	<b>40,242</b>	<b>19,175</b>	<b>143,813</b>

Table 2: Residential Development Pipeline – Application Count and Proposed Residential Units

A substantial majority of proposed residential units are located within SPAs, which account for approximately 118,600 units, or roughly 82% of the City's total residential pipeline. These units are primarily associated with large-scale development proposals within designated intensification areas. The remaining 25,200 units, or about 18% of the total, are located outside SPAs, reflecting residential development occurring within established communities and smaller redevelopment sites.



The distribution of proposed residential units is uneven across the City. At the citywide level, Wards 1 and 6 represent the largest concentrations and reflects several large-scale residential applications submitted during the reporting period. Within SPAs, the most significant proposed residential unit concentrations occur in Langstaff Gateway, Markham Centre, Upper Markham Village and Cornell Centre, followed by Markham Road/Mount Joy and Yonge Corridor, where major intensification areas accommodate higher-density forms of residential development. Outside SPAs, the largest volumes of proposed units are in Wards 1 and 6, with additional activity observed in Wards 2 and 8, reflecting a smaller number of larger residential proposals in those areas.

Secondary Plan Area	Total Proposed Unit
Langstaff Gateway	29,773
Markham Centre	28,829
Upper Markham Village	15,850
Cornell Centre	12,190
MRMJ	6,153
Yonge Corridor	4,862
Berczy Glen	4,482
Markville	4,340
Robinson Glen East	3,323
Robinson Glen	3,219
Angus Glen	2,719
Milliken Centre	2,100
Victoria Glen	784
<b>Total</b>	<b>118,624</b>

Table 3: Total Proposed Unit based on development Applications

### 5. Residential Development by Application Scale

An examination of residential development by application scale shows that the City’s proposed residential unit pipeline is strongly influenced by a relatively small number of large development proposals. While smaller projects account for a greater number of individual applications, most proposed residential units are associated with large-scale developments.

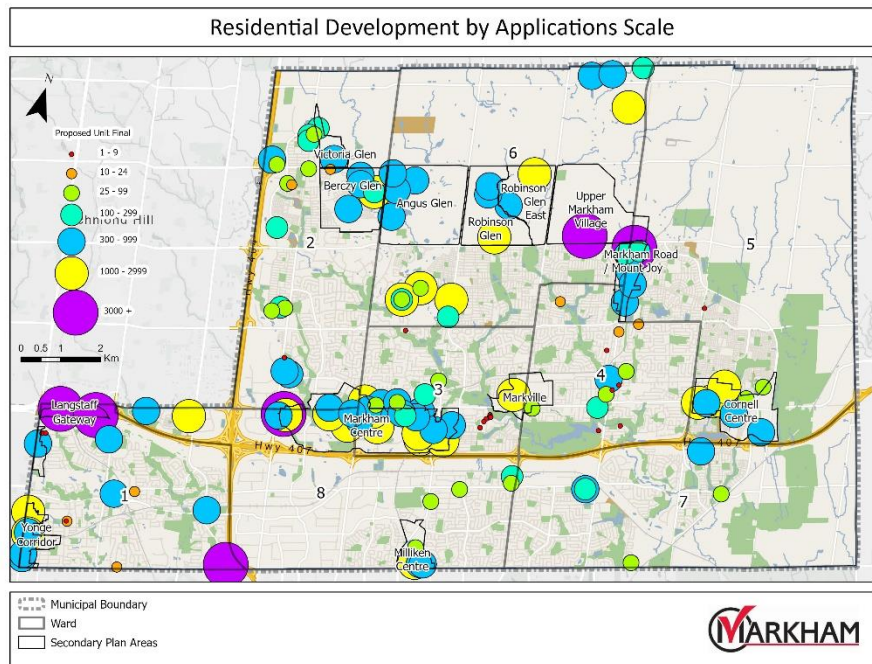
Application Scale	SPA		Non SPA		Citywide	
	Application	Unit	Application	Unit	Application	Unit
1–9 units			18	57	18	57
10–24 units	1	16	7	110	8	126
25–99 units	2	154	21	1,080	23	1,234
100–299 units	6	1,085	11	1,979	17	3,064
300–999 units	36	24,008	15	9,598	51	33,606
1,000–2,999 units	22	40,961	5	7,569	27	48,530
3,000+ units	3	52,400	1	4,796	4	57,196
<b>Total</b>	<b>70</b>	<b>118,624</b>	<b>78</b>	<b>25,189</b>	<b>148</b>	<b>143,813</b>

Table 4: Residential Development by Application Scale

Citywide, applications proposing 300 units or more account for approximately 97% of all proposed residential units in the development pipeline. Specifically, projects in the 300-to-999-unit range account for approximately 33,600 units, applications in the 1,000-to-2,999-unit range account for approximately 48,500 units, and the small number of projects proposing more than 3,000 units contribute approximately 57,200 units.

Within SPAs, the predominance of large-scale projects is even more pronounced. Applications proposing 300 units or more account for approximately 99% of all proposed residential units in the development pipeline.

Outside SPAs, the residential pipeline is more varied in scale, although larger projects still account for most proposed units. Applications proposing 300 or more units represent most non-SPA residential supply, while smaller-scale applications remain more common in number but contribute a comparatively limited share of total units.

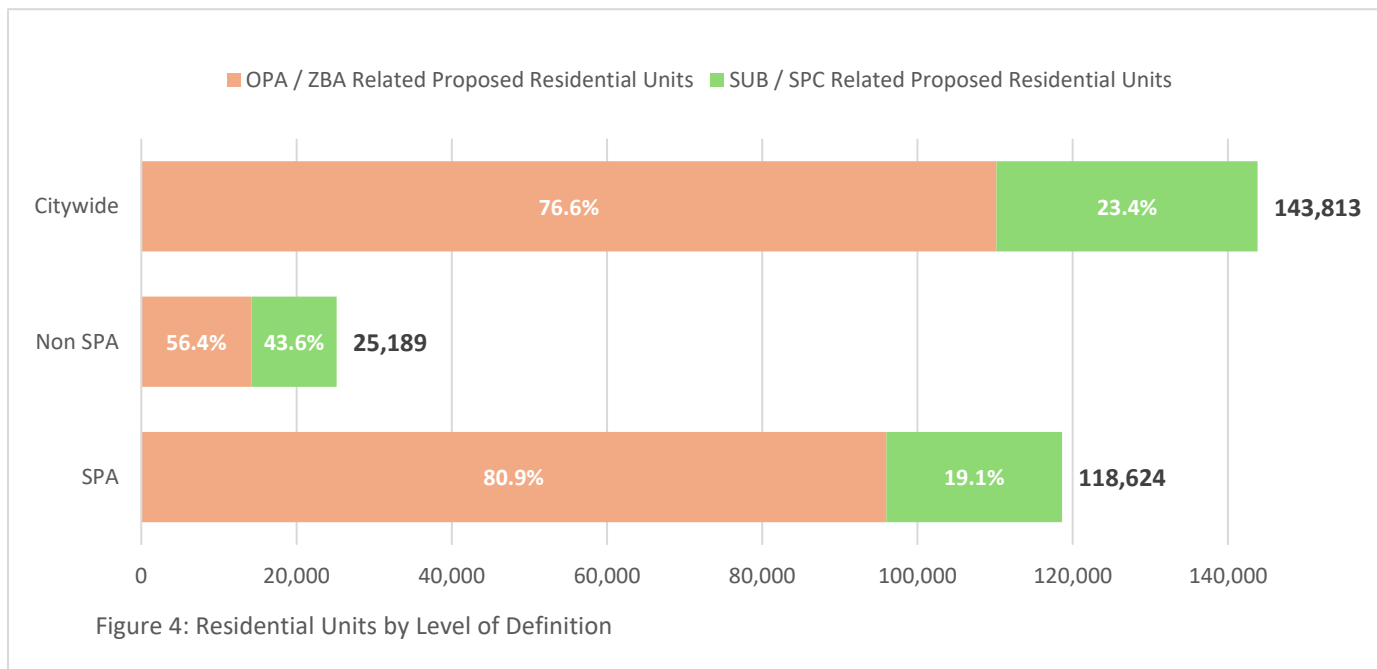


## 6. Residential Units by OPA/ZBA and SUB/SPC

To better reflect the progression of residential development through the planning approvals process, proposed residential units are categorized according to the following application types:

- a) OPA/ZBA Related Proposed Residential Units represent units associated with early or enabling planning applications, such as Official Plan Amendments (OPA) and Zoning By-law Amendments (ZBA). At this stage, unit counts typically reflect high-level planning assumptions used to establish land use permissions or development capacity and may be refined as projects advance through the approvals process.
- b) SUB/SPC Related Proposed Residential Units represent units associated with more site-specific development applications, including Plans of Subdivision (SUB) and Site Plan Control (SPC) applications. These units are linked to defined development sites and building forms that represent a more advanced stage of the planning process with greater certainty regarding development scale and unit counts prior to building permits.

Citywide, of the approximately 143,800 proposed residential units identified between 2020 and 2025, roughly 110,200 units, or about 75%, are associated with OPA/ZBA applications, while approximately 33,600 units, or about 25%, are linked to SUB/SPC applications. This indicates that a majority of the residential development pipeline have not advanced beyond the entitlement stage although a significant share has advanced to more detailed development proposals.



Within SPAs, the proportion of policy-level units is even higher. Of the 118,600 proposed residential units, approximately 80% (96,000) of proposed units are associated with OPA/ZBA applications, while 20% (22,600) are tied to more site-specific proposals. This reflects the role of SPAs in accommodating large-scale and master-planned developments, where early planning applications establish long-term development frameworks before individual buildings or phases proceed through detailed approvals.

Secondary Plan Area	OPA / ZBA Related Proposed Residential Units	SUB / SPC Related Proposed Residential Units	Total
Angus Glen	699	2,020	2,719
Berczy Glen	1,698	2,784	4,482
Cornell Centre	9,570	2,620	12,190
Langstaff Gateway	29,773	-	29,773
Markham Centre	20,266	8,563	28,829
Markham Road/Mount Joy	4,157	1,996	6,153
Markville	4,340	-	4,340
Milliken Centre	2,006	94	2,100
Robinson Glen	-	3,219	3,219
Robinson Glen East	3,323	-	3,323
Upper Markham Village	15,850	-	15,850
Victoria Glen	-	784	784
Yonge Corridor	4,309	553	4,862
<b>Total</b>	<b>95,991</b>	<b>22,633</b>	<b>118,624</b>

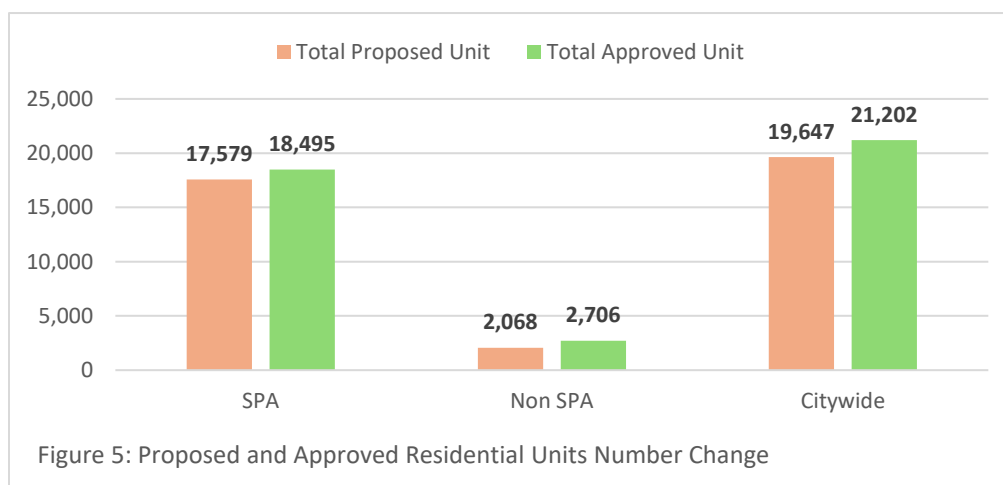
Table 5: Residential Units by OPA/ZBA and SUB/SPC – SPA (2020-2025)

Outside SPAs, the distribution is more balanced. Approximately 56.4% of proposed units are associated with policy-level applications, while 43.6% are linked to site-specific proposals. This suggests residential development outside SPAs is generally further advanced in the approvals process, with a larger share of projects progressing toward defined development proposals.

## 7. Proposed and Approved Residential Units

To understand how residential development evolves through the planning approvals process, a comparison was undertaken between proposed residential unit counts at submission and approved or draft-approved unit counts for applications where both values are available.

Citywide, 35 development applications include both proposed and approved residential unit information and are therefore included in this analysis. Across these applications, approximately 19,650 residential units were proposed at submission. As the applications progressed through the planning review and approval process, the approved or draft-approved total increased to approximately 21,200 units, representing an overall net increase of about 8%.



Within SPAs, a total of approximately 118,600 proposed residential units were identified, of which approximately 18,500 units have been approved to date. Markham Centre and Cornell Centre account for the largest number of approved residential units among the SPAs.

Secondary Plan Area	Total Proposed Unit	Total Approved Unit
Angus Glen	2,719	0
Berczy Glen	4,482	2,879
Cornell Centre	12,190	5,361
Langstaff Gateway	29,773	0
Markham Centre	28,829	8,816
Markham Road/Mount Joy	6,153	0
Markville	4,340	0
Milliken Centre	2,100	466
Robinson Glen	3,219	756
Robinson Glen East	3,323	0
Upper Markham Village	15,850	0
Victoria Glen	784	217
Yonge Corridor	4,862	0
<b>Total</b>	<b>118,624</b>	<b>18,495</b>

Table 6: Proposed and Approved Residential Units by SPA

To provide a clearer understanding of how unit counts have changed through the approvals process, 15 comparable applications within SPAs that include both proposed and approved residential unit data were also reviewed. These applications account for approximately 17,600 proposed units at submission. As the applications advanced through the approvals process, the total number of approved units increased to approximately 18,500 units, representing a net increase of about 5%. Changes in unit counts vary across SPAs. For example, Markham Centre experienced a notable increase in approved units relative to its initial proposed total, reflecting adjustments to built form and density through the review process. In contrast, Berczy Glen and Cornell Centre recorded modest reductions in approved units, indicating refinements to site design and development programs during application review

Secondary Plan Area	Number of Application	Total Proposed Unit	Total Approved Unit	Net Change in Residential Units (%)
Berczy Glen	3	3,350	2,879	-14.1%
Cornell Centre	4	6,188	5,361	-13.4%
Markham Centre	4	6,598	8,816	33.6%
Milliken Centre	2	466	466	0.0%
Robinson Glen	1	761	756	-0.7%
Victoria Glen	1	216	217	0.5%
<b>Total</b>	<b>15</b>	<b>17,579</b>	<b>18,495</b>	<b>5.2%</b>

Table 7: Proposed and Approved Residential Units by SPA (Comparable Applications)

Outside SPAs, 20 applications include both proposed and approved unit counts. Across these applications, approximately 2,100 residential units were proposed at submission. As the applications progressed through the planning process, the approved unit total increased to approximately 2,700 units, representing an overall net increase of about 31%. This larger percentage change reflects the smaller base number of units and the potential for more significant adjustments to development form during the review process.

Overall, the comparison indicates that residential unit counts may increase or decrease as development applications progress through the planning approvals process, reflecting refinements

to built form, density, and site design. In many cases, however, the review process results in moderate increases in approved residential units, contributing additional housing supply within the City’s development pipeline.

### 8. Non Residential Development Pipeline

Between 2020 and 2025, 107 development applications included proposed non-residential GFA. Collectively, these applications represent approximately 1.5 million square metres of proposed non-residential GFA citywide, reflecting the scale of employment, commercial, institutional, and mixed-use development entering the City’s planning system during the reporting period.

From a geographic perspective, proposed non-residential development is relatively evenly distributed between SPAs and areas outside SPAs. SPAs account for approximately 790,000 m<sup>2</sup> of proposed GFA, or about 52% of the citywide total, while areas outside SPAs account for approximately 727,000 m<sup>2</sup>, or about 48%.

Area	Application Count	Year						Total GFA
		2020	2021	2022	2023	2024	2025	
SPA	31	68,760	103,977	188,560	282,414	99,061	47,676	790,449
Non SPA	76	156,721	180,032	180,450	79,979	8,964	120,772	726,918
Citywide	107	225,481	284,009	369,010	362,394	108,025	168,449	1,517,367

Table 8: Non Residential Development Pipeline – Application Count and Proposed GFA

Annual proposed non-residential GFA varies considerably across the reporting period. Citywide totals increased between 2020 and 2022, reaching approximately 369,000 m<sup>2</sup> in 2022, and remained elevated in 2023. Activity declined significantly in 2024 before increasing again in 2025.

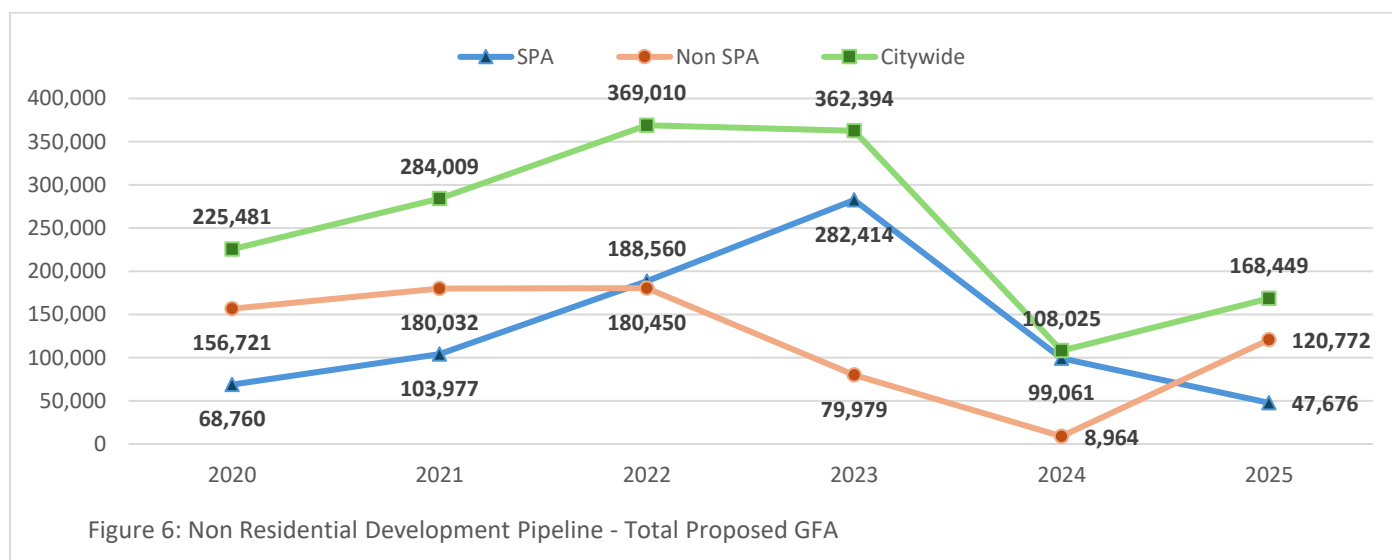


Figure 6: Non Residential Development Pipeline - Total Proposed GFA

Within SPAs, the largest concentration of proposed non-residential development occurs in Markham Centre, which accounts for the dominant share of non-residential GFA within planned growth areas. Additional activity is observed in Markham Road/Mount Joy and Cornell Centre, though at smaller overall scales.

Outside SPAs, proposed non-residential development is concentrated primarily in Ward 2 and Ward 8, which together account for most non-residential floor area proposed during the reporting period. These areas correspond to established employment corridors and commercial areas where new development and redevelopment activity is occurring.

### 9. Non-Residential Development by Application Scale

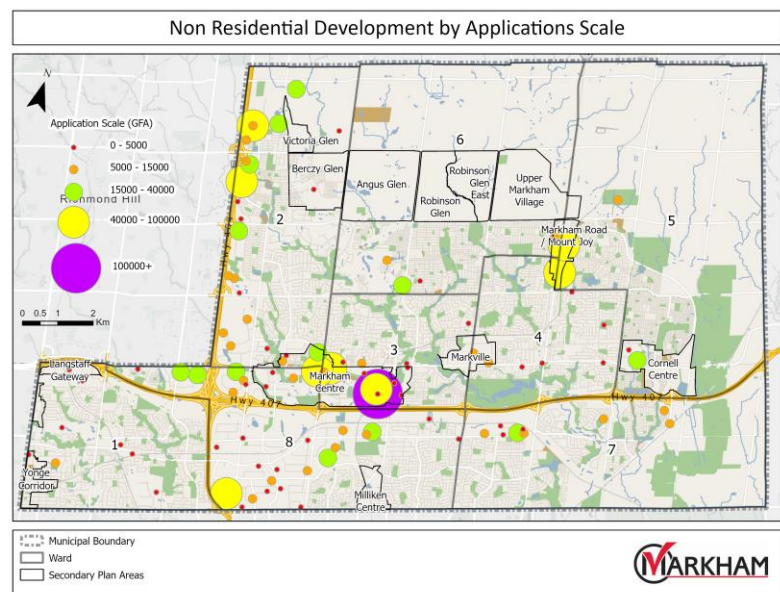
The City's proposed non-residential floor area is strongly influenced by a relatively small number of large development proposals. While smaller projects account for a greater number of individual applications, most proposed GFA is associated with mid- to large-scale developments.

Application Scale	SPA		Non SPA		Citywide	
	Application	GFA	Application	GFA	Application	GFA
0–5,000 m <sup>2</sup>	15	19,611	37	82,405	52	102,016
5,001–15,000 m <sup>2</sup>	6	50,733	25	194,492	31	245,226
15,001–40,000 m <sup>2</sup>	2	72,765	11	237,499	13	310,264
40,001–100,000 m <sup>2</sup>	7	442,660	3	212,522	10	655,181
100,001+ m <sup>2</sup>	1	204,680	-	-	1	204,680
Total	31	790,449	76	726,918	107	1,517,367

Table 9: Non Residential Development by Application Scale

Citywide, applications in the 40,001 to 100,000 m<sup>2</sup> range account for the largest share of proposed non-residential floor area, representing approximately 43% of the total GFA despite comprising only ten applications. Applications in the 15,001 to 40,000 m<sup>2</sup> range contribute an additional 20%, while a single 100,001+ m<sup>2</sup> project accounts for approximately 13.5% of the total proposed floor area. In contrast, smaller developments of 5,000 m<sup>2</sup> or less represent nearly half of all applications but account for only about 7% of the total proposed GFA.

Within SPAs, the concentration of large-scale projects is even more pronounced. Applications in the 40,001 to 100,000 m<sup>2</sup> category account for approximately 56% of the total proposed GFA within SPAs, while a single 100,001+ m<sup>2</sup> development contributes an additional 26%. As a result, more than 80% of all proposed non-residential floor area within SPAs is associated with large-scale development proposals. These projects are concentrated primarily in major intensification areas, most notably Markham Centre and Markham Road / Mount Joy, where significant mixed-use and employment development is occurring.

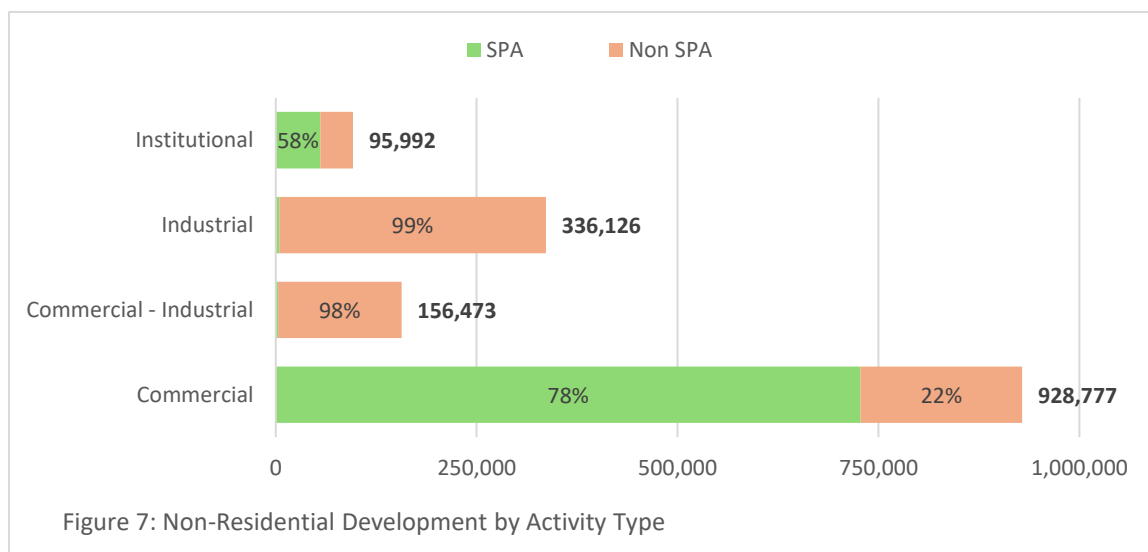


Outside SPAs, the distribution of project scale is varied. Though smaller and mid-sized applications are more numerous, larger projects continue to account for a substantial share of total GFA, particularly in established employment areas and along major transportation corridors.

## 10. Non-Residential Development by Activity Type

The City's non-residential development pipeline is dominated by a limited number of key land-use categories, with notable differences between SPAs and areas outside SPAs.

Citywide, commercial development represents the largest share of proposed non-residential GFA between 2020 and 2025, totaling approximately 928,800 m<sup>2</sup>, or roughly 61% of all proposed non-residential GFA. Industrial development represents the second-largest component of the non-residential pipeline, accounting for approximately 336,100 m<sup>2</sup>, or about 22% of total proposed GFA. Other non-residential uses contribute a smaller but notable share of the pipeline. Commercial-industrial uses account for approximately 156,500 m<sup>2</sup>, or about 10%, while institutional development represents approximately 96,000 m<sup>2</sup>, or about 6% of proposed non-residential floor area.



The distribution of activity types varies significantly between SPAs and areas outside SPAs. Commercial development is predominantly concentrated within SPAs, which account for approximately 78% of the total commercial GFA proposed citywide, while the remaining 22% occurs outside SPAs. This reflects the role of intensification areas such as Markham Centre in accommodating major commercial and mixed-use development.

Outside SPAs, the composition of activity differs notably. Industrial development accounts for most proposed industrial floor area citywide, with approximately 98.7% of industrial GFA located outside SPAs. Similarly, commercial-industrial development is overwhelmingly concentrated outside SPAs, representing approximately 98.2% of the total GFA for this category. These patterns reflect the location of established employment districts and industrial corridors across the City, where manufacturing, logistics, warehousing, and other employment-related uses are typically accommodated.

Overall, the distribution of proposed non-residential development by activity type highlights the complementary roles of different parts of the City. SPAs primarily accommodate commercial and mixed-use activity, while areas outside SPAs continue to support industrial and employment-related development.

## 11. Proposed and Approved Non Residential GFA

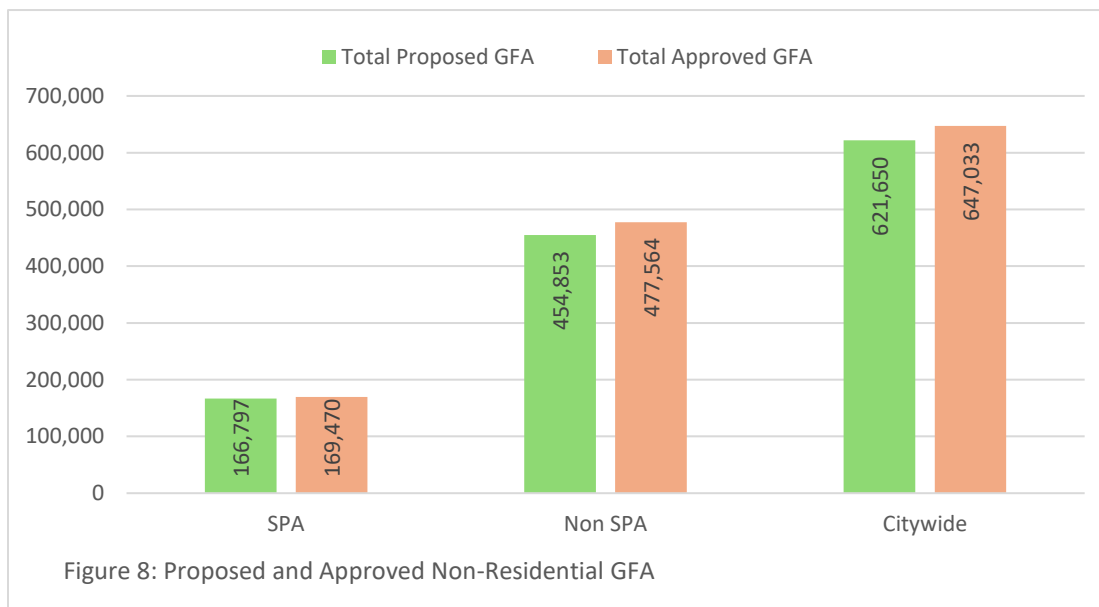
Citywide, 46 development applications include both proposed and approved non-residential GFA values and are therefore included in this analysis. Across these applications, approximately 621,650 m<sup>2</sup> of non-residential GFA was proposed at submission. As the applications progressed through the planning review and approval process, the total approved floor area increased to approximately 647,000 m<sup>2</sup>, representing an overall net increase of about 4%.

Activity Type	Number of Application	Total Proposed GFA	Total Approved GFA	Net Change in GFA (%)
SPA	14	166,797	169,470	1.6%
Non SPA	32	454,853	477,564	5.0%
Citywide	46	621,650	647,033	4.1%

Table 10: Proposed and Approved Non-Residential GFA

Within SPAs, 14 comparable applications account for approximately 166,800 m<sup>2</sup> of proposed non-residential GFA. Following the approvals process, the total approved floor area increased slightly to approximately 169,500 m<sup>2</sup>, representing a modest increase of about 1.6%. This relatively small change suggests that non-residential floor area within SPAs is generally well defined at the time of application submission.

Outside SPAs, 32 applications include both proposed and approved GFA values. Across these applications, approximately 454,900 m<sup>2</sup> of non-residential GFA was proposed at submission, increasing to roughly 477,600 m<sup>2</sup> following approval, representing an overall net increase of about 5%. The slightly larger increase outside SPAs reflects adjustments to building design, site layout, or development program that can occur during the review process.



Overall, the comparison indicates that changes in non-residential floor area between submission and approval are generally moderate, with approved GFA typically remaining close to the originally proposed values.

**CONCLUSION:**

The findings of this report highlight the significant scale and distribution of development activity currently moving through the City's planning approvals system. More than 143,000 proposed residential units are associated with development applications submitted between 2020 and 2025, underscoring the substantial size of Markham's residential development pipeline. A significant majority of these units are located within SPAs, particularly in major intensification areas such as Langstaff Gateway, Markham Centre, Upper Markham Village, Cornell Centre, and Markham Road/Mount Joy, where higher-density residential development forms an important component of planned community growth supported by major investments in transit and infrastructure, including Yonge North Subway Extension, Hwy 7 BRT, and the Stouffville GO Line.

The analysis also shows that the residential pipeline is largely driven by a relatively small number of large-scale development proposals, with applications proposing 300 units or more accounting for most of the proposed residential supply. At the same time, a substantial portion of the residential pipeline remains associated with early-stage planning applications, reflecting the long-term, phased, and evolving nature of development within designated growth areas.

The report also confirms that proposed non-residential development remains an important component of the City's broader economic and employment growth. Approximately 1.5 million square metres of proposed non-residential GFA is associated with development applications submitted during the reporting period. While this floor area is distributed relatively evenly between SPAs and areas outside SPAs, the type and function of development varies by location. Commercial development is concentrated primarily within SPAs, where it supports mixed-use intensification and urban growth objectives, while industrial and employment-related uses remain focused outside SPAs in established employment districts and along major transportation corridors. Taken together, these findings provide a useful snapshot of current development trends in Markham and help support ongoing growth management, infrastructure planning, and future policy analysis across the City.



# **Development Applications Activity Report (2020-2025)**

Development Services Committee  
April 14, 2026



1. Overview of **development application activity** (2020–2025)
2. Scope - **Application volumes, proposed residential units and non-residential Gross Floor Area (GFA)**
3. Geography – **City-wide** and **Secondary Plan Areas (SPAs)**
4. Applications Reviewed:
  - Official Plan Amendment (OPA)
  - Site Plan Control (SPC)
  - Zoning Bylaw Amendment (ZBA)
  - Consent (CSNT)
  - Plans of Subdivision (SUB)
  - Minor Variance (MNV)

## Secondary Plan Areas (SPAs)

1	Angus Glen
2	Berczy Glen
3	Cornell Centre
4	Langstaff Gateway
5	Markham Centre
6	Markham Road/Mount Joy (MRMJ)
7	Markville
8	Milliken Centre
9	Robinson Glen
10	Robinson Glen East
11	Upper Markham Village
12	Victoria Glen
13	Yonge Corridor

## Why does this matter?

- Supports growth monitoring and forecasting
- Informs **infrastructure planning, service delivery, and policy review**
- Insight to **development trends and pipeline**



## 1. Development Application Activity

- Submission volumes and geographic distribution

## 2. Residential Development Pipeline

- Proposed units
- Development scale and stage in the approvals process

## 3. Non-Residential Development Pipeline

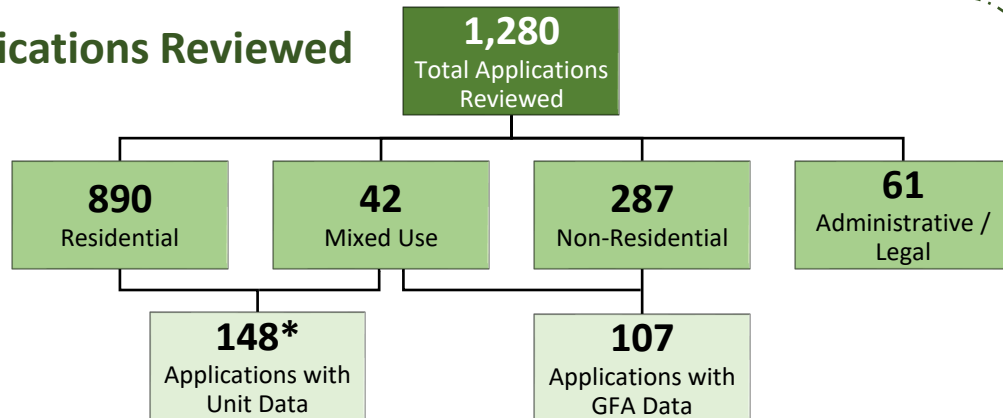
- Proposed gross floor area
- Development activity by scale and land-use type

## 4. Development Trends and Key Observations

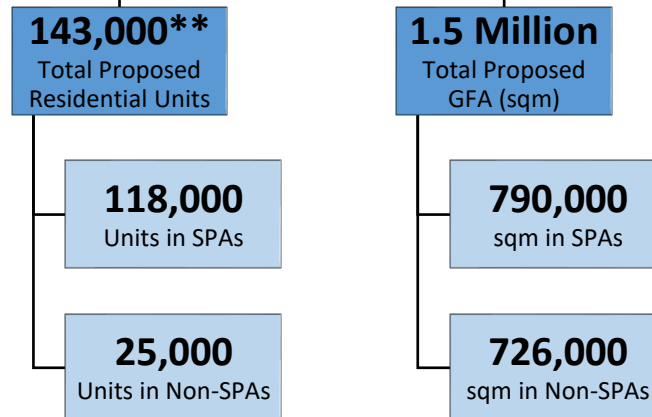
- Overall development patterns across the City



### Number of Applications Reviewed



### Residential Units / Non-Residential GFA Reviewed



\* Remaining applications without unit counts are minor variances and consents

\*\* Includes units from a Minister's Zoning Order but not captured as a development application from above



Area	Application Count	Year						Total Units
		2020	2021	2022	2023	2024	2025	
SPA	70	4,046	11,103	36,822	20,671	33,585	12,397	<b>118,624</b>
Non-SPA	78	1,549	3,353	2,481	4,371	6,657	6,778	<b>25,189</b>
Citywide	148	<b>5,595</b>	<b>14,456</b>	<b>39,303</b>	<b>25,042</b>	<b>40,242</b>	<b>19,175</b>	<b>143,813</b>

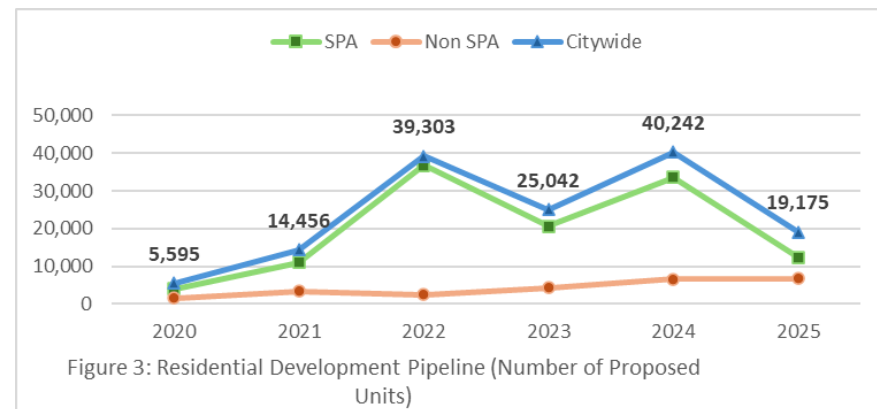
Residential Development Pipeline – Application Count and Proposed Residential Units

### Geographic Distribution

- SPAs account for **~80%** of the pipeline (~118,000 units), reflecting large-scale intensification projects.
- Outside SPAs: ~25,000 units associated with smaller redevelopment and infill projects.

### Key Locations

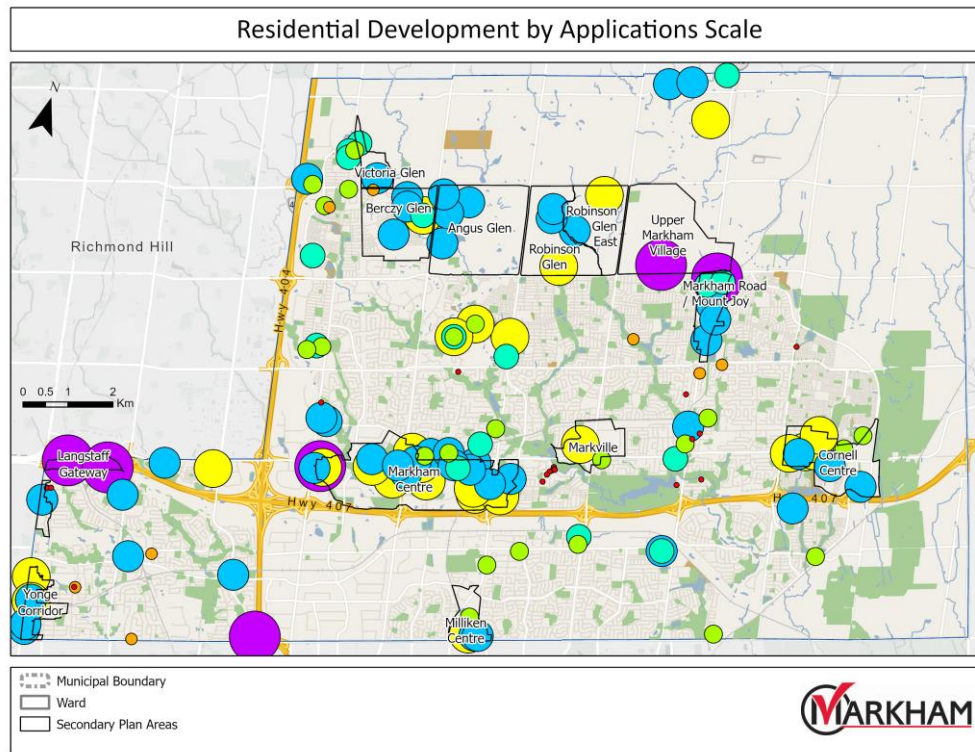
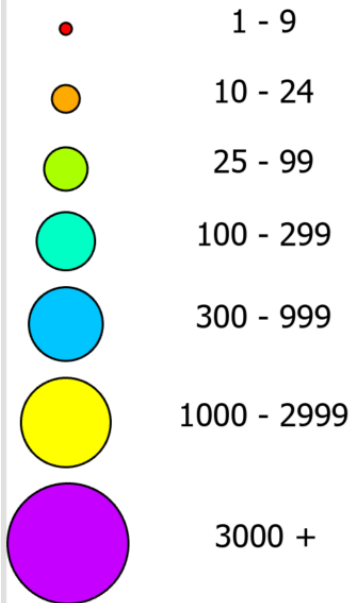
- Largest concentrations in Ward 1 and Ward 6.
- Within SPAs, most activity in **Langstaff Gateway, Markham Centre, Upper Markham Village** and **Cornell Centre**.

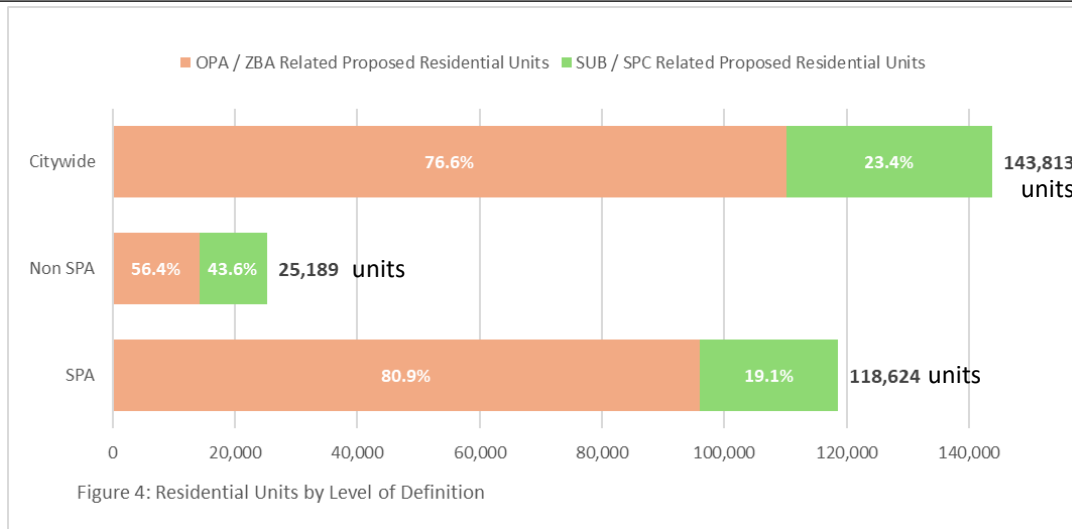




- Residential pipeline driven by a small number of large projects.
- Citywide:** Applications with 300+ units account for ~97% of all proposed units.

## Proposed Residential Units





## Planning Stage:

Proposed residential units are categorized by stage in the planning process:

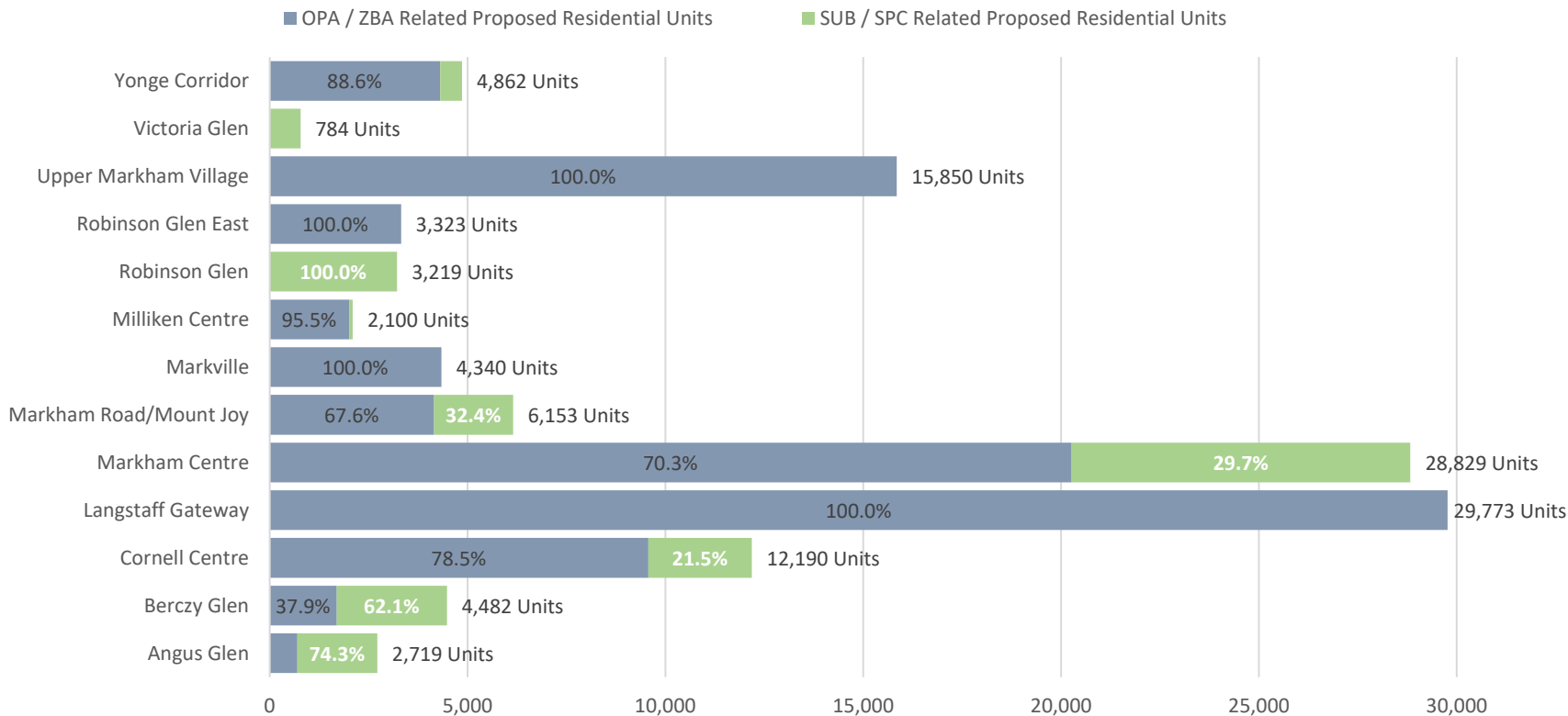
- OPA / ZBA (Policy-Level Applications): ~110,200 units (~75%)
- SUB / SPC (Site-Specific Applications): ~33,600 units (~25%)

## Geographic Pattern

- Secondary Plan Areas: ~80% (96,000) policy-level units,
- Outside SPAs: more balanced distribution (~56% policy-level / ~44% site-specific)



# Residential Units by OPA/ZBA and SUB/SPC (SPA Breakdown)





## a) Strong Development Pipeline

- Applications submitted (2020–2025) include ~**144,000 proposed residential units** and ~**1.5 million m<sup>2</sup> of non-residential GFA**.

## b) Growth Concentrated in Planned Areas

- Most proposed residential units **within Secondary Plan Areas (Langstaff Gateway, Markham Centre, Upper Markham Village, Cornell Centre, and Markham Road/Mount Joy)**.
- Corresponds to designated **intensification** and **growth areas** identified in the Official Plan.

## c) Complementary Role of Employment Areas

- **Commercial** concentrated in intensification areas
- **Industrial** and **employment** largely located outside SPAs along established employment corridors.

## d) Policy Alignment

- Overall development patterns indicate that **Official Plan policies are effectively guiding growth to:**
  - Intensification areas and major centres
  - Future Urban Areas and planned communities
  - Established employment corridors



### 1) Ongoing Growth Monitoring

- Continue tracking **development applications, residential unit supply, and non-residential GFA** through the planning approvals system.

### 2) Regular Reporting

- Staff will aim to prepare reports on a regular monitoring cycle (annual or bi-annual) to support Council decision-making.

### 3) Tracking Development Applications to Building Permit Occupancy

- Aim to link development applications with building permits.



**Thank you!**

## Motion – Development Services Committee

### Whereas:

- Main Street Unionville, between Carlton Road and the Metrolinx railway tracks, was recently reconstructed. The east side includes parking bays outlined with white pavers.
- The Unionville Business Improvement Area (UBIA) requests that these parking bays remain inactive and that no parking be allowed on either side of this section of Main Street (Attachment 1, UBIA Board motion, October 2024, Item 6).
- Before the 2020 pandemic, parking was permitted only in winter on the east side; no parking was allowed in spring, summer, or fall. Pandemic-era restrictions extended no-parking restrictions throughout the year. This was maintained until the 2025 reconstruction.
- The east-side parking bays were designed with subtle white outlines to reduce confusion if restrictions are enforced. The design gives flexibility to future decision makers. This was discussed at the time the design decision was made.
- Main Street was redesigned to enhance the pedestrian experience, with no distinction between sidewalk and boulevard. Parked cars interfere with this space and are perceived by many as a safety concern.
- The UBIA and its retail consultant, Warren Smagaren ([warrensmagaren.com](http://warrensmagaren.com)), support removing on-boulevard parking, believing it benefits businesses and the pedestrian environment.
- Removal of on-boulevard parking facilitates snow clearing and will allow for summer sidewalk cafés on the east side. Several restaurants have expressed interest in the latter.
- *The Main Street Unionville Community Vision Plan (2015)* demonstrates that there is no shortage of parking to serve Main Street Unionville, even at peak times ([page 144](#)).
- While the recently approved *Citywide Parking Strategy* does prioritise a parking strategy for Unionville, there is no indication at this time that on-boulevard parking is required to address parking issues there.
- There is support for one or two short-term parking spots for drop-offs, particularly for those with mobility challenges.
- Local residents have recently expressed opposition to on-boulevard parking through emails (Appendix 2) and discussions with the Ward 3 Councillor.

### Therefore, be it resolved that:

- Markham Council directs staff to eliminate on-boulevard parking on Main Street Unionville between Carlton Road and the Metrolinx railway tracks, except for two short-term parking spots for drop-offs and pick-ups.
- Changes to parking restrictions should be made via a simple change to signage and enforcement only. No changes to the boulevard brick pattern are required.
- Any future changes to parking restrictions on this section of Main Street shall be made only in consultation with the Unionville Business Improvement Area.



**Unionville BIA Board Meeting**

**Date: Wednesday, October 23, 2024**

**In Person - Varley Art Gallery**

**Board Members in Attendance:**

Councillor Reid McAlpine, Liam O'Dette, Tony Lamanna, Sylvia Morris, Kimberly Wake, Shibani Sahney, Yan Liu, Niina Felushko & Nicole MacLeod

**Regrets:** Juyoun Hong, Deputy Mayor Michael Chan

**Executive Director:** Sonia Chow

**Guests:** Munpreet Singh (aka Pree) - staff from Papa Pixel's Crepe Shop

**Call to order:** By Chair at 9:35am

**1. Approval of Agenda**

Motioned to be approved by the Chair

Moved by Niina Felushko

Seconded by Sylvia Morris

All in favour

**2. Approval of Meeting September Minutes**

Moved by Tony Lamanna

Seconded by Sylvia Morris

All in favour

**3. Approval and update of Financials for September 2024**

City is implementing new GL codes being implemented to make it easier to read and breakdown.

Moved by Yan Liu

Seconded by Sylvia Morris

All in favour

**4. Unionville Festival 2025 & Olde Tyme Christmas - Format and P&L**

Sonia applied for Celebrate Markham for UFest, Summer live walk up concert and Olde Tyme Christmas.

City hands over control of whole street to contractor for timeline, therefore we need the contractors approval to host the festival during Main Street Restoration. Temporary new locations were discussed within surrounding area of the street to decide what makes the most sense to be able to host it. There was discussion around the expense of doing it and the benefit



SETTLED IN 1794

to the street if the street is under the construction area, even if it will be closed by sections. There ultimately had consensus around the fact that it should continue as a very successful event but on a smaller scale, given the constraints of no street festival.

Sonia will explore the possibility of having the festival at the Crosby field for vendor booths and kids zone, and using the bandstand for entertainment and performance with no road closure. Will work with the City project manager on this possibility and also contact the school yard. No parade therefore. More efforts will be taken in marketing and bring the visitors to the street after the festival.

Vote initiated by Liam O'Dette confirming the U fest will be at Crosby Arena.

Motion by Shibani Sahney

Seconded by Sylvia Morris

All in favour

#### **5. Status of Sub-Committee Meeting:**

##### Olde Tyme Christmas

Sonia reported that there are 30 floats and groups confirmed for the parade, preferably to have 6-8 more.

The budget was reviewed and discussion around tightening up on the budget and how to approach it as some of the sponsorships other than previous years.

Sonia will also confirm the contractor is aware of the Christmas Parade and provides approval.

Cost of road closure has increased this year due to the requirements of detour plan. With regards to budget some funds will be taken from Ufest to support Olde Tyme Christmas.

##### Accessibility & Inclusiveness

Niina suggest attending the mandatory training for City staff - all can benefit from watching the video.

##### Retail Action Strategy

JCWG - Lisa Hutchinson will come during the next board meeting to present an update. Tony suggests that they should be aware of some of the parking variants on the street.

#### **6. Restoration City & Streetscape:**

The project has been commenced in the East lane and it is looking good and functioning smoothly so far. Councillor Reid will go back to them for some additional signage.

Winter parking - No on street parking in the winter during covid left pedestrian parking. It's been discussed it would be very difficult to see other cars coming and dangerous to pull out.

Motion to continue with no parking on the west side during winter moved by Liam O'dette

1st by Sylvia Morris

2nd by Kimberly Wake

All in Favour.



**8. ED Report:** Sonia Chow

Remembrance Day

Sonia has been in touch with different groups to confirm their involvement Wes Row suggested offline to have ceremony starting from bandstand will require road closure and extra cost incurred. There is a meeting scheduled with the city to see if we can close the street at no expense for a mini parade from Jakes to Crosby.

Netflix Christmas film shooting in February 2025 and airs as a Christmas movie in 2025. They also will be house hunting on the street. Sonia has been in communication with the location manager regarding all this and potential donations may be included in this for streetscape subsidy. Updates to be provided if this confirms.

**9. Real Estate:** Sylvia Morris

142/ 144 Main st - It has been on market for sale for 131 days at \$5.5M

156 Main St - 102 DOM at \$3M

\$799 Gross lease in Queen's hotel, 2nd floor vacant space

151 Still Available

209 Leased for \$15. Net lease

**10. Any Other Business:**

Tony Lammana will bring in Bill to discuss TNBS succession planning and what will happen going forward for next year onwards. Tony Lamanna will connect with Bill directly to arrange this.

Pilot for bicycle rentals similar to Enterprise area. Company running it would like for it to continue. City in discussions around this and will be exploring it further. Geofenced bicycle could potentially include Unionville going forward.

Parking violations have been discussed with the city regarding Unionville. There is a suggestion to think about paid parking in future. City would have to bring in a consultant to explore and engage professional advice. If implemented there may be money generated in revenue to put back to the businesses or street.

**Motion to adjourn at 11:02 am**

Motioned by Liam O'Dette

Moved by Sylvia Morris

Seconded by Kimberly Wake

All were in favour

**Next Meeting:** Wednesday, November 20th 9:30am to 11:00am (Varley Art Gallery)

**Subject:** Re: Ward 3 Unionville Newsletter - January 2026  
**Date:** Sunday, January 25, 2026 at 5:39:31 PM Eastern Standard Time  
**From:** MARTIN HIMELSON  
**To:** Reid McAlpine

Hi Reid,

Yes, I am in favour of stopping all parking on Main Street Unionville. There are many safety concerns that I have with regards to the parking on Main Street and it will be much safer with no cars being allowed to park there. Since there are no curbs on the street, when cars are trying to park they extent well into the walkway. Parked cars on Main Street also block the visibility of pedestrians who walk out to cross the street. Overall, parking on Main Street presents a safety concern. There are plenty of parking spaces behind the stores on the West side of the street, including Crosby Arena, for those who can not walk up the steps from the parking on the East Side. Possibly, more handicap parking on the West side of the street could be created for those individual who require supports.

Please feel free to use my name etc. when speaking to council etc. for supporting the parking ban on Main Street.

Thanks,

Martin

On Sunday, January 25, 2026 at 02:31:54 p.m. EST, Reid McAlpine <[reid@reidmcalpine.ca](mailto:reid@reidmcalpine.ca)> wrote:

Hi Martin,

The new strategy does not go into that level of detail. However it identifies certain places that will need their own, as yet undefined policies. Unionville is one of those.

Separately, I am working with the BIA to revisit the current allowance for on-boulevard parking on Main St. The BIA board there was firmly against it, but then at a meeting this week a couple of members started to question that position after comments from customers.

More work to do there, but assuming they maintain the whole board maintains its position at the next board meeting, I have a motion ready to go to council to direct staff to remove the parking.

Finally, can you confirm that you are indeed referring to parking on Main St? If so, can I append your email (along with several others) to my motion?

Thanks,

Reid

Reid

Reid McAlpine  
 Councillor  
 Ward 3, Unionville  
 City of Markham

[rmcalpine@markham.ca](mailto:rmcalpine@markham.ca)  
 437 238 9315

Customer Service:  
[customerservice@markham.ca](mailto:customerservice@markham.ca)  
 905 477 5530

markham.ca  
 reidmcalpine.ca

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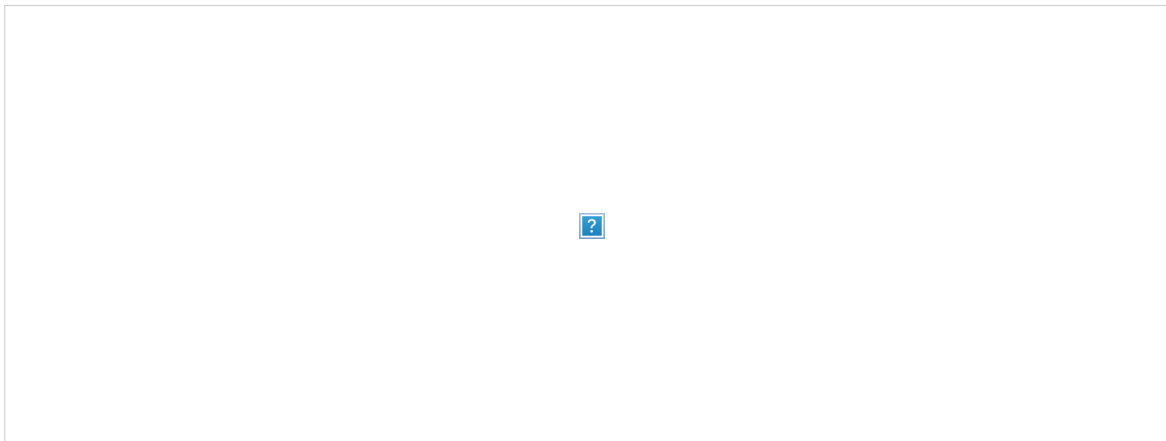
**From:** Martin  
**Sent:** Sunday, January 25, 2026 2:18 PM  
**To:** Reid McAlpine <[reid@reidmcalpine.ca](mailto:reid@reidmcalpine.ca)>  
**Subject:** Re: Ward 3 Unionville Newsletter - January 2026

Hi Reid, after trying to read and make sense of the new parking rules, what does it mean for heritage Unionville Main Street? Will there still be

street parking, which I'm hoping there will not be?

Thanks,  
Martin

On Dec 31, 2025 3:36 p.m., "Reid McAlpine, Ward 3 Unionville" <[reid@reidmcalpine.ca](mailto:reid@reidmcalpine.ca)> wrote:



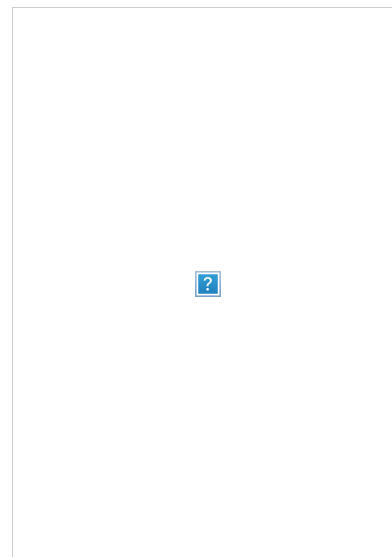
January 2026

Dear Neighbour,

I trust that you and your loved ones have been able to take time for yourselves over the holiday season. Please accept my best wishes for a happy and productive New Year.

There were more non-festive things going on in December than you might expect. Council approved a new high level **parking strategy** [here](#). I think it is fair to say that it will take quite some time -- years in some cases -- to develop the detailed regulations to implement the new policy. Apart from the area in and around the Unionville Heritage Conservation District, I don't think we should expect any significant changes.

With respect to the heritage district, I did manage to have a detailed parking strategy for Unionville moved from a long term goal to a short term goal in the final approval of the larger strategy. I will be working with city staff to craft consultations with all stakeholders to help address the heavy demand for parking around Main Street.



To no one's surprise, council approved the zoning for the first phase of the **Cadillac Fairview (CF) proposal for the Markville** mall parking lot. Ward 4 Councillor Rea and I voted against the proposal. It allows for 700 units as a sort of phase 1A. That will mean two towers near the corner of McCowan Road and Highway 7. The balance of phase 1 (1B) will be three more towers with another 1291 units. However CF will have to show that there is sufficient transportation and utility capacity to accommodate the new 1B towers. (There are also some standard holds relative to phase 1A but nothing that will slow the project down.) Heights of the 5 towers for phase 1 will range from 30 to 39 stories.

**Subject:** Unionville main street parking  
**Date:** Wednesday, January 21, 2026 at 2:27:15 PM Eastern Standard Time  
**From:** sylvia  
**To:** Councillor, Reid McAlpine - Markham  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png

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Hi Reid,

I would like to oppose the parking on the east side on Main Street Unionville. It is already congested as it is, adding the interlock/street parking is not safe for pedestrians because they do not see how far they are onto the sidewalk when they are parking and it will ruin the work that the city did all of last year.

Thank you and have a great day!

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Sincerely,

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**SYLVIA MORRIS**  
Sales Representative

**The Sylvia Morris Team**

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**Subject:** Citizen Concern

**Date:** Monday, January 12, 2026 at 10:22:44 PM Eastern Standard Time

**From:** Daryl Wong

**To:** Councillor, Reid McAlpine - Markham

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Greetings Reid,

First off, congrats on the Unionville Main St. construction project. Looks a lot nicer and will definitely be worth it once summer hits.

Anyways, I live in Ward 3, specifically at Unionville Main Street, and have two issues. The first is being the new sidewalks, which were expanded at Main St, presumably to give more space for people to walk. Now, I am not sure if this was the intention, so correct if I'm wrong, but it has essentially become a parking space and blocks up most of the sidewalk, resulting in little space to walk. While there are "No Parking" signs, I don't think anyone has bothered paying attention.

Secondly, I am extremely concerned with the amount of bad drivers. To sum it up, if I made a dollar for every bad driver I saw, I would be quite a rich man. Many of the drivers, especially at night, fail to abide by stop signs and often zoom past or make incomplete stops. Sometimes, while I am crossing the road drivers will still make the decision to drive past on the crosswalk barely hitting me. On two separate occasions, drivers almost hit me head on despite the fact that I was crossing. Drivers who don't bother following the law have upticked, and while I would have kept quiet if it happened rarely, the fact that I am writing this email demonstrates the severity of this situation.

Anyways, thanks for reading all that, and I hope that something could be done to ensure the safety of all citizens at Ward 3.

Respectfully

Daryl

**Subject:** Parking On Main Street Unionville

**Date:** Saturday, January 10, 2026 at 10:30:21 AM Eastern Standard Time

**From:** Lou Tucci

**To:** Councillor, Reid McAlpine - Markham

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Good day Mr. McAlpine.

I hope you enjoyed the holidays.

As you know, many of the local residents and businesses are very happy that Main Street is open to vehicles, however, many are upset that parking has been allowed on the east side.

Main Street is meant to be preserved as a beautiful and pedestrian-friendly area that reflects our town's heritage.

We were told that the sidewalk on the east side was made larger for pedestrians to enjoy more space to stroll along.

With cars parking there, there is often less space for pedestrians than before construction. For example, I witnessed a couple having to lean up against a parked car to allow a woman with a baby carriage to pass...this is absurd!

It's also an eyesore and completely undermines the \$11MM effort to beautify the street. Imagine walking on the West side and looking over to the east side shops to see cars instead?....many of which are dirty or left running during the winter.

It's definitely a significant safety risk as cars are swinging over to park where people are walking, and, we all know,

that many people do not parallel park very well.... putting walkers at risk and/or leaving their cars half parked on the sidewalk and road.....a new road that scarcely allows two cars/trucks to pass each other as it is.

Allowing cars to park along this iconic street not only detracts from its historic charm but also disrupts the aesthetic and atmosphere that make it special.

Visitors and residents alike come to enjoy its architecture, ambiance and sense of place....parking cars along the street definitely undermines all of these qualities.

I respectfully urge the City to reconsider this senseless policy and to preserve the integrity and beauty of our historic Main Street.

Thank you in advance for your attention to this matter.

Lou Tucci

**Subject:** Re: Ward 3 Unionville Newsletter - December 2025  
**Date:** Sunday, January 4, 2026 at 4:04:10 PM Eastern Standard Time  
**From:** Martin  
**To:** Reid McAlpine

Hi Reid,  
Happy New Year. I hope you and your family have a wonderful 2026.

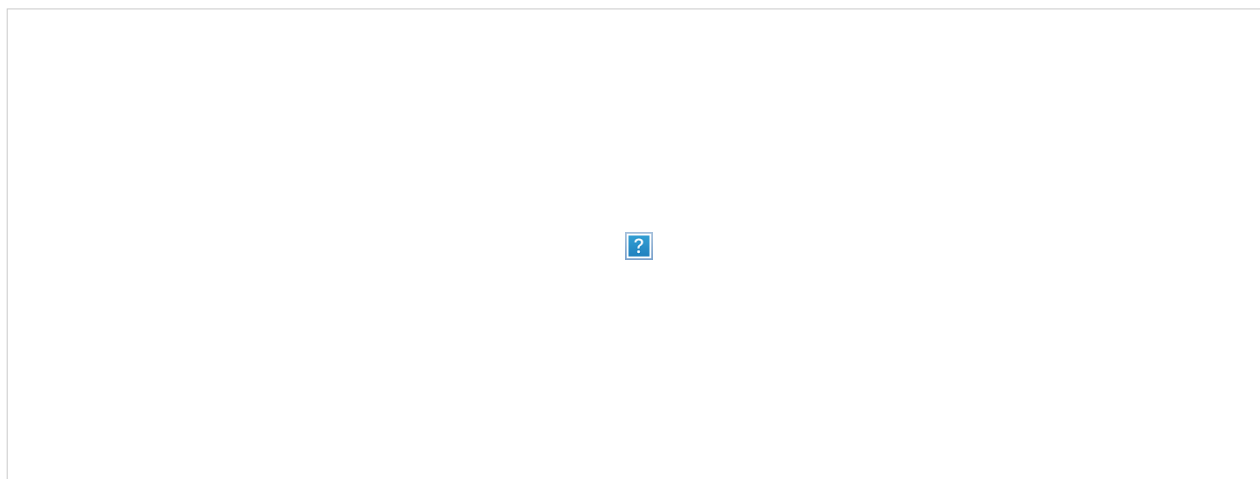
Is there anything I can do to remove parking from Main Street Unionville? The layout, of no curbs on the parking side created a very unsafe and troubling situation. I would like to explore several options.

1. No parking at all on Main Street from Fred Varley to Carlton.
2. Only handicap parking on Main street from Fred Varley to Carlton.
3. Close Main Street to all car traffic, between Fred Varley and Carlton, during the months of July and August.

How would one go about bringing this to City council?

Thanks,  
Martin

On Dec 2, 2025 10:25 p.m., "Reid McAlpine, Ward 3 Unionville" <[reid@reidmcalpine.ca](mailto:reid@reidmcalpine.ca)> wrote:



November 2025

Dear Neighbour,

I trust that you and your family are looking forward to enjoying the upcoming holiday season. I haven't looked at the weather forecast too far ahead, but by current conditions we may actually be able to enjoy a white Christmas (or Hannukkah or Kwanza).

The November Development Services Committee (DSC) and Council meetings dealt with a number of important issues, though some were also deferred:

**Subject:** Unionville Main Street Parking Suggestions

**Date:** Tuesday, December 23, 2025 at 4:54:21 PM Eastern Standard Time

**From:** Michael Wong

**To:** Councillor, Reid McAlpine - Markham

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Dear Reid Mcalpine,

As a long time resident of Unionville since 1987, I have been very excited about the recent construction and renovation of Unionville Main Street. I love Unionville having grown up here and still reside here having had the chance to raise my own family just minutes away from my childhood home.

I was excited seeing the early changes to the pedestrian areas, especially the widening of the walkways and the flush curb to the road which promotes easy foot access. The pedestrian friendly changes are very welcome to our unfortunately car centric infrastructure.

But to my dismay, the recent partial reopening of main street has revealed a major issue. Street parking along Main street should not be allowed and the haphazard way certain sections of the pedestrian walkways are being allocated for car parking creates dangerous pedestrian interactions with automobiles and squeezes foot traffic into narrower spaces which defeats the entire redesign.

I think we can all agree that Unionville Main St is more beautiful and more enjoyable with crowds and foot traffic abound. It promotes shopping and draws people to the businesses. By making Unionville Main St less friendly and more dangerous to pedestrians by allowing parking along it, we all miss out on a great opportunity to enhance our shared spaces while catering to single drivers riding in giant SUVs who think an extra 10-20 seconds walking from the rear parking lot is a "major inconvenience".

I hope the City of Markham will reconsider parking directly on Unionville Main Street and restrict it permanently.

Thank you for your attention

Michael Wong

**Subject:** Re: Ward 3 Unionville Newsletter - January 2026

**Date:** Wednesday, December 31, 2025 at 4:40:56 PM Eastern Standard Time

**From:** Jenny Tung

**To:** Reid McAlpine

Hi Reid,

Thank you for all that you do for our community!

Regarding the parking on Unionville Main street, I've seen parking on the sidewalk portion on both the east and west side of the street.

It feels a little unsafe given there's barely a curb separating the street from the road. Anything you can do to keep the sidewalks car free would be much appreciated!

Have a great New Year!

Jenny

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**From:** Reid McAlpine, Ward 3 Unionville <[reid@reidmcalpine.ca](mailto:reid@reidmcalpine.ca)>

**Sent:** December 31, 2025 3:36 PM

**Subject:** [Ward 3 Unionville Newsletter - January 2026](#)

## Notice of Motion

### Temporary Moratorium on Installation of On-Street Bicycle Lanes on Residential Streets

Moved by: Councillor Rea Seconded by Councillor Irish

Whereas the City is committed to enhancing active transportation infrastructure, including the expansion of bicycle lanes to promote safety, sustainability, and mobility; and

Whereas the installation of bicycle lanes on certain residential streets may result in the removal or significant reduction of on-street parking; and

Whereas many residential neighbourhoods were designed with limited driveway capacity and rely on on-street parking to accommodate visitors, caregivers, tradespersons, contractors, landscaping services, and short-term household needs; and

Whereas the loss of on-street parking without viable alternatives will create challenges for residents and negatively impact neighbourhood functionality; and

Whereas Council recognizes the need to balance active transportation objectives with practical residential parking requirements;

Now therefore be it resolved that:

1. A temporary moratorium be placed on the approval and installation of new bicycle lanes on residential streets where such installation would eliminate or materially reduce existing on-street parking; and
2. This moratorium remain in effect until staff report back to Council with:
  - a. A comprehensive review of the impacts of on-street bike lanes on residential parking supply;
  - b. Viable options and recommendations to address visitor parking, short-term parking for contractors and service providers, and seasonal landscaping needs;
  - c. That public consultation be undertaken with affected neighbourhoods prior to the commencement of design and implementation work: and
3. That any residential bike lane projects currently in the planning or design phase be paused pending the outcome of the staff report.