



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services, ext. 4875

Prepared by: John Yeh, Acting Senior Manager, Policy & Research, Zoning & Special Projects, ext.7922

Date: April 22, 2025 Council Meeting

Re: **Canada Public Transit Fund – Housing Supply and Affordability Action Plan, Joint Grant Submission for Highway 7 East Bus Rapid Transit**

RECOMMENDATION:

1. THAT the memorandum titled “Canada Public Transit Fund – Housing Supply and Affordability Action Plan, Joint Grant Submission for Highway 7 East Bus Rapid Transit”, be received;
2. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

On April 8, 2025, Staff reported on the [Canada Public Transit Fund – Housing Supply and Affordability Action Plan, Joint Grant Submission for Highway 7 East Bus Rapid Transit](#) to the Development Services Committee (DSC). The recommendations were accepted by Committee and Staff were directed to provide additional information on the overall housing units and population growth in Markham that would support ridership of the Highway 7 East Bus Rapid Transit (BRT) if funding is received to construct the BRT.

The purpose of this memorandum is to provide 2051 forecasted housing units, population, and jobs for Markham as whole and would benefit and have access to the BRT and support transit ridership.

BACKGROUND:

The Ministry of Transportation is working with several transit authorities in the Greater Golden Horseshoe to support the Canada Public Transit Fund - grant application including York Region Rapid Transit Corporation. York Region Rapid Transit Corporation has identified the Highway 7 East Bus Rapid Transit BRT Corridor in the City of Markham (Markham Centre to Cornell Centre) and Jane Street BRT Corridor in the City of Vaughan as two priority projects eligible for this grant application.

Led by York Region Rapid Transit Corporation, the Cities Markham and Vaughan are providing inputs to the grant application through the development of individual Housing Supply & Affordability Action Plans. This addresses one of the Canada Public Transit Fund objectives to increase housing supply and affordability as part of complete, transit-oriented communities.

As described in the April 8, 2025 Staff report, City of Markham's proposed Housing Supply and Affordability Action Plan commits 12 actions to increase housing supply, increase affordable housing, increase access to jobs and amenities, and increase housing suitable for families in proximity to transit on the Highway 7 East Corridor.

DISCUSSION:

Housing, Infrastructure and Communities Canada views housing supply and affordability as an important part of the Canada Public Transit Fund grant application and is one of the objectives and inputs for the grant application. Encouraging development and focusing more residents, jobs, activities, amenities, and services near transit helps achieve walkable, liveable communities, promote more sustainable travel, and leverages investment made previously in transit networks such as along the Highway 7 East Corridor.

The April 8, 2025 DSC Staff report noted the Highway 7 East Corridor (includes Markham Centre, Markville, and Cornell Centre secondary plan areas) aims to achieve a housing unit supply of close to 62,000 units, over 122,000 residents, and 30,000 jobs by 2051 (draft and subject to change as secondary plans are approved by Council). BRT infrastructure along the Highway 7 East Corridor and the actions outlined in the Housing Supply and Affordability Action Plan are essential to support the anticipated growth.

In addition to the Highway 7 East Corridor, the rest of Markham would also benefit and have access to the BRT. By 2051, Markham is forecasted to have 196,900 housing units, 610,500 residents, and 301,600 jobs. The BRT and most of the actions outlined in

the Housing and Affordability Action would support the anticipated growth for the entire City of Markham.

CONCLUSION:

As part of the Canada Public Transit Fund grant application, Markham's Housing Supply and Affordability Action Plan will include 2051 forecasts for housing units, population, and jobs for the entire City of Markham and Highway 7 East Corridor (from Markham Centre to Cornell Centre).