



Report to: Development Services Committee

Meeting Date: May 13, 2025

SUBJECT: Vancouver Planning and Transit Oriented Development Learning Session, July 2 - 5, 2025

PREPARED BY: John Yeh, RPP, MCIP, Senior Manager, Policy & Research, Zoning & Special Projects, Ext.7922

RECOMMENDATION:

1. THAT the report entitled "Vancouver Planning and Transit Oriented Development Learning Session, July 2 - 5, 2025" be received; and,
2. THAT a Markham delegation, to conduct site visits and learn about development and urban transit in Vancouver, consisting of the Mayor, the Chair of Development Services Committee, and 3 Staff be approved; and,
3. THAT the total estimated cost of the delegation to Vancouver does not exceed \$44,000 (inclusive of HST impact) and be expensed from capital project Consultant (620-101-5699-21009) to cover all expenses including retaining a consultant to prepare and lead the learning session and all aspects of the operating budget to conduct the learning session for the members of Council and Staff attending; and further,
4. THAT City Staff be authorized and directed to do all things necessary to give effect to his resolution.

PURPOSE:

The purpose of this report is to seek Council's approval of a 4-day program: Vancouver Planning and Transit Oriented Development Learning Session, July 2 to 5, 2025 that will consist of a 5-person delegation consisting of the Mayor, Chair of the Development Services Committee and three Staff members. The learning session will include visits to key transit oriented development sites to facilitate learning about Vancouver's regional transit system and unique urban development/ redevelopment projects with a focus on integrated development that supports intensification, mixed-uses, complete communities and active transportation to drive local economic growth. The learning session will provide valuable insights for Council members and staff to apply lessons learned and progressive ideas to positively address development projects in the City of Markham.

BACKGROUND:

Vancouver, located in the Lower Mainland region of British Columbia is one of Canada's fastest growing and ethnically diverse cities in Western Canada with

662,248 people and over 54% of residents of a visible minority group. The Metro Vancouver area had a population of 2.6 million in 2021, making it the third-largest metropolitan area in Canada. With its location on the Pacific Rim and at the western terminus of Canada's transcontinental highway and rail routes, Vancouver is one of the nation's largest industrial centres. Port Metro Vancouver, Canada's largest and most diversified port, handles more than \$172 billion in trade with over 160 different trading economies annually. Port activities generate \$9.7 billion in gross domestic product and \$20.3 billion in economic output. Vancouver is also the headquarters of forest product and mining companies. In recent years, Vancouver has become a centre for software development, biotechnology, aerospace, video gaming development, animation studios and television production and film industry.

As one of Canada's major urban centres, Vancouver has earned a reputation as a city that has successfully introduced innovative and integrated regional transit and urban development concepts. With Vancouver's surroundings including the Pacific Ocean, Mountains to the north, Fraser Valley to the east, and proximity to the United States in the south, the City has developed in a more integrated and efficient manner. This includes elevated rail transit station stops that are well integrated with surrounding development in which several transit stations are located on top of and/or adjacent to transit stations. Examples include the redevelopment of the "CF Richmond Centre South" (a Cadillac Fairview project), Cambie Corridor Plan and the construction of the Canada Line, which is part of the SkyTrain rapid transit line that runs from Vancouver to Richmond and connects to the YVR airport.

DISCUSSION:

The Vancouver Planning and Transit Oriented Development Learning Session will be coordinated by City Staff with the support of a Land Use Planning and Transportation consultant. An experienced consultant with extensive local knowledge of Vancouver's development and transit landscape will be retained to help curate a learning session with key identified sites and lead the learning experience. Cadillac Fairview (CF) will be invited to participate in the learning session as they have a track record of developing some of Canada's prominent retail and mixed-use community projects in Vancouver and other parts of the country including in the City of Markham. CF's development experience will be demonstrated in the learning session through showcasing of their prominent projects anchoring around key transit station areas, which include the redevelopment of CF Richmond Centre, Marine Gateway, and Metrotown.

The proposed 4-day learning session includes visiting three SkyTrain Lines

Staff is recommending a 4-day learning session for Markham's delegation to engage in specific site learnings of development projects to understand Vancouver's development successes from an urban design, engineering and architectural perspective and specifically how development is integrated with transit for key development and redevelopment projects. The learning will help

inform future development plans, transit planning and infrastructure processes in Markham including along the GO Transit Stouffville Corridor, Yonge North Subway Extension, and VIVA bus rapid transit line.

In addition to the Markham delegation, officials from Metrolinx, York Region Rapid Transit Corporation, and York Region Transit will be invited to join the learning session.

The following table illustrates the proposed Sky Train Lines and key learning session stops to be finalized once a consultant is retained.

Date July 2 – 5, 2025	Sky Train Lines & Learning Session Stops
July 2 1:00 PM to 5:00 PM	SkyTrain Millenium Line Stations: Brentwood Town Centre/Gilmore, Lougheed Town Centre, Olympic Village
July 3 - July 4 9:00 AM to 5:00 PM	SkyTrain Expo Line Stations: Joyce Collingwood, Metrotown, Surrey City Centre
July 4 9:00 AM to 5:00 PM	SkyTrain Canada Line Stations: Richmond Brighthouse CF, Marine Drive, possible Broadway/ City Hall station area, Downtown CF stations
July 5 9:00 AM to 12:00 PM	Learning session location to be determined

The above learning session agenda includes site visits to key development projects along the following rail lines: Canada Line, Expo Line, and Millenium Line and potentially Bus Rapid Transit lines to be identified. These transit lines will provide valuable insights that can inform future development along the City's Major Transit Station Areas. A map of the SkyTrain Lines and other transit lines in Metro Vancouver is accessible at https://www.translink.ca/-/media/translink/documents/schedules-and-maps/transit-system-maps/system-maps/key_regional_transit_connections.pdf.

FINANCIAL CONSIDERATIONS

The estimated costs for the Vancouver Planning and Transit Oriented Development Learning Session for the five-person City of Markham delegation will not exceed \$44,000.00 (including HST), including consulting costs. The Consultant portion of this budget will be funded through capital project Consultant (account # 620-101-5699-21009).

The travel, logistics, and accommodations will be in accordance with the City of Markham's Council and Staff Business Expense and Conference Policies.

Items	Cost Estimate (incl. HST)
Travel, accommodation & logistics (two Council Members and three Staff estimated at \$5,000 per person)	\$25,000
Consultant (plan & lead learning session)	\$19,000
Total	\$44,000

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Building Markham's Future Together Goal 3 Safe, Sustainable and Complete Community by building complete communities that offer a range of housing and employment opportunities, transportation options and outstanding community amenities

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning and Urban Design, Engineering, Economic Development, Culture, and Entrepreneurship, and Finance

RECOMMENDED BY:

Arvin Prasad, RPP, MCIP
Commissioner Development Services

ATTACHMENTS:

Not applicable