



Report to: Development Services Committee

Meeting Date: December 9, 2025

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**SUBJECT:** Citywide Parking Strategy – Final Report  
**PREPARED BY:** Samson Wat, Manager, Transportation Policy and Strategy,  
Ext. 2077

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**RECOMMENDATION:**

1. That the report titled “Citywide Parking Strategy – Final Report” and the presentation titled “Citywide Parking Strategy Final Study Recommendations” be received; and
2. That Council endorse the Citywide Parking Strategy (CWPS) as outlined in this report and detailed in the attachment; and
3. That staff be directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to bring forward the final Citywide Parking Strategy (CWPS) for Council endorsement. This report complements the previous Council endorsed reports on the Vision, Principles, Governance, and Finances components of the CWPS, as well as the Implementation and Monitoring Plan that will guide the delivery and prioritization of future action items. The details of the CWPS are summarized in this report and detailed in the attachments.

**BACKGROUND:**

The City of Markham initiated the CWPS in 2022 to take a comprehensive and forward-looking approach to parking management. Parking is no longer simply a matter of balancing supply and demand at the local level. It has become a critical component of city-building and transportation planning, directly shaping travel behaviour, supporting growth and intensification, and advancing the City’s sustainability and modal shift objectives. Continuing with a traditional, site-by-site approach to parking would reinforce auto-dependency, increase development costs, and limit the City’s ability to achieve broader planning goals. The CWPS provides a proactive framework to strategically address these challenges and opportunities across the city, ensuring that parking policies and programs support sustainable growth and a balanced multi-modal transportation system. This approach is consistent with best practices adopted by other municipalities, including Mississauga, Toronto, Hamilton, and Brampton, which have similarly advanced comprehensive, citywide parking strategies/plans to guide long-term planning and management.

The CWPS was developed in coordination with other major City initiatives, including the ongoing Markham Transportation Master Plan (MTMP), and the forthcoming Official Plan Review (OPR). The Strategy complements these broader processes by providing parking directions that can be integrated into future transportation and land use planning, ensuring consistency and alignment across the City’s policies and objectives.

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Council has been engaged through the development of the CWPS, beginning with the approval of the Study Terms of Reference and continuing through each phase of the study, including:

- [March 7, 2022](#) – Citywide Parking Strategy Terms of Reference (Report to Development Services Committee (DSC))
- [May 30, 2023](#) – Draft Policy Framework: Vision, Guiding Principles and Parking Zones (Report to DSC)
- [February 12, 2024](#) – Draft Parking Policies (Workshop via Special DSC)
- [September 17, 2024](#) – Draft Governance and Finance Principles (Report to DSC)
- [June 16, 2025](#) – Draft Implementation and Monitoring Plan (Workshop via Special DSC)

Through these key milestones, Council has endorsed the building blocks of the CWPS, with this final phase focused on implementation and monitoring.

Public and stakeholder engagement was undertaken throughout the study, including a public open house, focus groups, surveys, and community pop-up sessions. The feedback confirmed that parking is a common concern for both residents and businesses, and that a consistent and area-specific framework is needed to balance convenience, equity, and sustainability. Engagement also highlighted the importance of aligning parking management with broader city-building objectives, including supporting local businesses, enabling housing affordability, and advancing climate and active transportation goals.

## **OPTIONS/ DISCUSSION:**

### Citywide Parking Strategy Overview

The CWPS establishes a comprehensive framework to guide the planning, management, and delivery of parking across Markham. The CWPS builds on the direction previously endorsed by Council and incorporates feedback gathered from the public, businesses, and industry stakeholders. The CWPS is consolidated into a final study report for Council endorsement. The Executive Summary of the final report is included in **Attachment A**, and the full version of the CWPS – Final Recommendations Report is included in **Attachment B**.

The Vision and Guiding Principles, endorsed in draft by Council on May 30, 2023, recognize parking as an integral part of city-building and transportation planning. They emphasize adapting policies to local contexts, integrating parking with land use, supporting sustainability, and ensuring the efficient delivery of municipal parking services. These principles form the foundation of the CWPS.

To achieve this vision, the CWPS introduces Parking Zones as the geographic framework for applying policies across the City. The Parking Zones reflect differences in land use, density, and mobility context, and provide the basis for tailoring parking requirements and management tools. This approach ensures city-wide consistency while allowing for flexibility to respond to local conditions. The Parking Zones Map is intended to serve as a

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living document, monitored and updated by City staff to reflect changes in the local context.

The Key Parking Policies, presented in draft to Council on February 12, 2024, build on the Vision and Parking Zones framework and establish direction across the following areas:

- Land Development Parking Plan
- Curbside Management and On-street Parking Plan
- Parking Technology
- Connected Autonomous Vehicle (CAV) Parking Plan
- Electric Vehicle (EV) Parking Consideration
- Micromobility Parking Plan
- Trails and Major Parks Parking Management Plan

These policies ensure that parking is managed in a way that is balanced, equitable, and aligned with broader community objectives, while responsive to local context and needs.

The Governance and Finance Principles, endorsed in draft by Council on September 17, 2024, confirm that parking will continue to be overseen by the City through an interdepartmental liaison approach, ensuring coordination among relevant departments to deliver parking programs and policies in a consistent and efficient manner. They reaffirm that, ultimately, municipal parking operations are to be financially self-sustaining, operating on a user-pay basis rather than drawing on the property tax base. The principles also provide flexibility for periodic governance review and allow for consideration of public-private partnerships where appropriate.

The Implementation and Monitoring Plan translates the CWPS into a prioritized work program. The CWPS identifies 29 actions, consolidated into 12 key themes, and sequenced into short-term actions (completed within approximately the first 5 years), long-term actions (completed beyond 5 years), and ongoing actions. The Monitoring Plan provides an annual review of parking needs, financial performance, and customer services, as well as a periodic governance review to ensure the CWPS remains responsive and effective. Further discussion of the Implementation and Monitoring Plan is provided later in this report.

Overall, the CWPS aims to provide a comprehensive and coordinated framework for how parking will evolve and be planned and managed in Markham in the years ahead.

### Key Benefits of the CWPS Endorsement

Endorsement of the CWPS will establish a consistent framework for addressing residential parking concerns, supporting local businesses, and advancing longer-term transportation objectives towards a balanced multi-modal transportation system. The CWPS also reinforces the City's climate commitment, including the target of achieving net zero emissions by 2050, by reducing auto dependency and planning for sustainable mobility options. In addition, it positions the City to adapt to emerging needs, such as the

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adoption of micromobility, integration of electric vehicles, and readiness for connected and automated vehicles.

### **Implementation Plan and Monitoring Plan:**

The Implementation and Monitoring Plan was developed to provide a clear framework for sequencing and delivering the recommendations of the CWPS. In preparing the plan, staff considered the scope of each action, resource requirements, interdependencies with other City initiatives, and the ability to deliver near-term results to address community needs.

A draft Implementation and Monitoring Plan was presented to Council through a workshop in June 2025. At that time, staff outlined the proposed prioritization of actions, and council members provided feedback on the sequencing and scope. Following the workshop, staff were directed to undertake additional public engagement to solicit input on the proposed prioritization of actions within the Implementation Plan. Engagement included pop-up sessions at community centres, and feedback is published on the [project webpage](#).

#### Implementation Plan

The Implementation Plan organizes 29 recommended actions into 12 key themes, sequenced into short-term actions (to be completed approximately around the first five years) and long-term actions (beyond five years). This phased approach enables the City to respond to immediate needs while laying the groundwork for future requirements as growth and mobility needs evolve.

The short-term priority is to establish the policy and regulatory foundation, while also addressing pressing community concerns. These include:

- Updating the Parking and TDM Standards;
- Incorporate the Parking Zones Map into the Official Plan;
- Developing a Micromobility Parking Strategy;
- Developing Curbside Management Guidelines; and
- Undertaking a review of the Residential Overnight On-Street Parking Program.

The Micromobility Parking Strategy will be coordinated with the broader Micromobility Strategy, which is currently being developed through the ongoing Markham Transportation Master Plan, to ensure alignment across initiatives.

Together, these initiatives will provide early and visible results while ensuring consistency in the City's approach to parking management. Longer-term deliverables will address specific parking matters, including a municipal parking management plan, heritage district parking, parking at major parks and trails, and the integration of new technologies, such as electric vehicles and connected automated vehicles.

In addition to these initiatives, the CWPS identified initiatives that require ongoing efforts. A Parking Education and Awareness Campaign will be undertaken as an ongoing initiative spanning both the short and long term. Education is essential to ensure that

residents, businesses, and visitors understand new programs, technologies, and regulations, and to support behavior change as the City advances its transportation and climate objectives.

Overall, the CWPS recommends high-level items for consideration, and its Implementation Plan is intended to establish an initial framework for prioritization. Each recommended policy and initiative will be reviewed annually through in-depth consultations with all stakeholders (e.g. Operations, first-responders, transit agencies, immediate/surrounding land/homeowners, etc.), and annual budget requests based on approach/scale. The implementation will be executed in regard to all operational considerations, budget availability, staffing implications, and the rationale of spending these efforts to address the needs. This process ensures that the City remains responsive to evolving community needs, assesses progress, and retains the flexibility to advance longer-term actions where opportunities and resources allow.

#### Monitoring Plan

The Monitoring Plan establishes a framework for accountability and continuous improvement. Staff will undertake an annual review of parking utilization, financial performance, and other relevant factors to inform planning and budget decisions. Additionally, a formal governance review will be conducted every five years to assess whether the existing parking management structure remains effective or if alternative approaches should be considered.

By clearly identifying priorities, embedding a continuous education component, and establishing a monitoring framework, the Implementation and Monitoring Plan ensures the CWPS will be advanced in a phased, transparent, and fiscally responsible manner.

#### **FINANCIAL CONSIDERATIONS**

There are no immediate or direct financial implications of adopting these recommendations, as the CWPS is intended to serve as a blueprint for future planning, policy development, and parking management across the City.

Over time, implementation of the CWPS will have financial implications for both the capital and operating budgets. These requirements will be defined through future studies, reports, and initiatives identified in the Implementation Plan, integrated with future updates to the City's Development Charges Background Study, Corporate Asset Management Plan, and reviewed as part of the annual budget process. This approach ensures that resourcing decisions are made transparently and in coordination with other City priorities.

The overarching financial principle remains that parking operations are to be financially self-sustaining over the long term.

#### **HUMAN RESOURCES CONSIDERATIONS**

There are no immediate staffing impacts in adopting these recommendations.

The implementation of the CWPS may, however, require additional staff resources over time, depending on staffing capacity to implement various initiatives. The need for additional full-time employee (FTE) positions will be evaluated as individual initiatives advance and will be presented through the annual budget process for Council's consideration.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The CWPS supports all four of the City's Strategic Priorities. By modernizing parking policies and programs, the CWPS helps deliver **Exceptional Services by Exceptional People**, ensuring parking management is responsive to residents, businesses, and visitors.

Through its focus on equity and accessibility, and support for local businesses, the CWPS contributes to an **Engaged, Diverse, Thriving and Vibrant City**.

By integrating parking with sustainable transportation, supporting active travel, and reinforcing the City's net zero emission target by 2050, the CWPS advances a **Safe, Sustainable, and Complete Community**.

Lastly, the CPWS is guided by the principle that parking operations remain financially self sustaining, ensuring **Stewardship of Money and Resources** over the long term.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Planning & Urban Design, By-Law & Regulatory Services, Operations, Finance Services, Economic Growth, Culture and Entrepreneurship, Sustainability and Asset Management, Recreation Services, Engineering, and Fire and Emergency Services have been consulted throughout all phases of the Study.

**RECOMMENDED BY:**

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Frank Clarizio, P. Eng  
Director of Engineering

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Trinela Cane  
Interim Commissioner of Development  
Services

**ATTACHMENTS:**

Attachment A: Executive Summary of the Markham CWPS - Final Recommendations Report

Attachment B: Markham CWPS – Fnal Recommendatons Report