



Citywide Parking Strategy

Final Study Recommendations
Development Services Committee

December 9, 2025



Presentation Outline

1. Study Purpose and Background
2. Study Process
3. Engagement Process and What We Heard
4. Parking Vision and Guiding Principles
5. Parking Zones
6. Key Parking Policies
7. Implementation Plan
8. Governance and Finance Principles
9. Monitoring Plan





Study Purpose and Background

Project Objective: Create a policy framework to guide parking planning and operations that aligns with city building objectives.



An Integrated and Holistic Approach to Enhance Transportation for Markham Communities



Study Process



September 2022

Phase 1

Assess **existing conditions** and issues



February 2023

Phase 2

Develop a **Vision, Guiding Principles, and Policy Framework**



June 2023

Phase 3

Develop Citywide and Area-Specific **Parking Approaches for key topic areas**

Recommend an **implementation and monitoring** strategy

Phase 4

Study Completion
December 2025



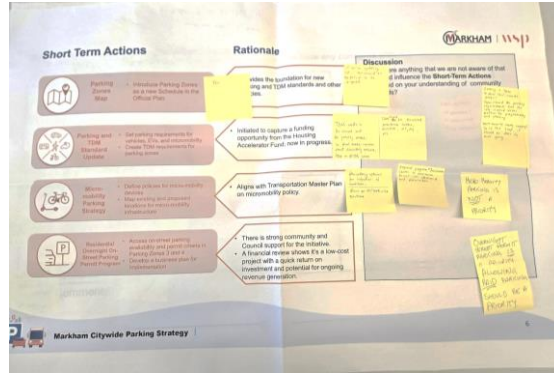
Prepare a draft and final report for **endorsement**


We are here!

Stakeholder Engagement with Council, staff, and the community through workshops, focus groups, community pop-up events, project website, virtual public open house



Council Engagement



March 2022
Report to DSC:
Study Terms of Reference

February 2024
Workshop:
Parking Policies

June 2025
Workshop:
Implementation Plan

May 2023
Report to DSC:
Parking Vision, Parking Zones

September 2024
Report to DSC:
Governance and Finance Principles

December 2025
Report to DSC:
Final Study Recommendations

We are here!



Engagement: What We Heard



PARKING STANDARD

- Insufficient parking supply in some areas
- Desire for more on-street parking
- Explore shared parking opportunities
- Impact of Bill 23 and Bill 185



AREA SPECIFIC PARKING SOLUTIONS

- Separate Parking Strategy for Heritage Areas
- Increasing parking demand in multigenerational homes and overnight parking permit program



SUPPORT SUSTAINABLE TRAVEL MODES

- Support public transit and reduce auto dependency
- Integration of electric vehicle chargers in key destinations



MUNICIPAL PAID PARKING

- Rollout municipal paid parking in strategic locations
- Explore public-private partnerships
- Funding mechanism to expand municipal parking supply



EQUITY AND ACCESSIBILITY

- Address Accessible parking needs (on and off sites)
- Establish Parking requirements for affordable housing



TRAIL AND RECREATIONAL PARKING

- Insufficient parking near major trails and major parks

Parking Vision & Guiding Principles

Markham's vision for parking is to create adaptive area-specific policies, standards and programs that align with the City's commitment to providing residents, visitors, and businesses with an efficient, safe, equitable, reliable, and convenient transportation system and support the City's transformation into a more sustainable, multimodal and livable city.





Key Parking Policies

Land Development Parking Plan

- 1 Update Parking Standards to complement the City's Parking Zones
- 2 Update the citywide Transportation Demand Management Guideline
- 3 Transition from unpaid to paid public parking in Zones 1 and 2

Curbside Management & On-street Parking Plan

- 4 Ensure equitable allocation of curb space, manage public assets, and support mobility through appropriate curbside management practices
- 5 Expand the citywide on-street parking system

Parking Technology Plan

- 6 Adopt an integrated smart parking technology platform to support various functions including parking and curbside delivery while minimizing deployed infrastructure

Connected Autonomous Vehicles Parking Plan

- 7 Develop parking considerations for connected and automated vehicles (CAV) for street parking and off-street parking

Electric Vehicle Parking Considerations

- 8 Support the shift to electric mobility and zero-emissions mobility for the City

Micromobility Parking Plan

- 9 Develop the citywide micromobility parking policy for micromobility devices

Trails and Major Parks Parking Management Plan

- 10 Provide appropriate parking supply and improve multimodal access at high-priority trailheads and major parks



Implementation Plan

Land Development

1. Parking Zones Map
2. Parking Requirement
3. Parking Management Plans for Heritage Areas
4. Transportation Demand Management (TDM) Guidelines
5. Paid Parking

Curbside Management & On-street Parking

6. Curbside Management Guidelines
7. Residential Overnight On-street Parking Permit Program
8. Short-term On-Street Parking
9. Delivery Zones or Permits
10. Supplemental Parking for Employment Area

Parking Technology

11. Leverage Technology to Support Parking

Connected Autonomous Vehicles Parking

12. Connected Autonomous Vehicle Preparedness

Electric Vehicle Parking

13. Electric Vehicle Parking Requirements for Residential Uses
14. Electric Vehicle Parking Requirements for Non-residential Uses
15. Retrofitting Existing Buildings for Electric Vehicles
16. Public Electric Vehicle Charging Infrastructure
17. Electric Vehicle Parking Strategy

Micromobility Parking

18. Micromobility Device Adoption
19. Micromobility Parking Zoning By-law Requirements
20. Retrofitting Existing Building for Micromobility Parking

Trails and Major Parks Parking

21. Determine 'High-Priority' Locations for Trails and Parks
22. Seasonal Parking Maintenance at Trails and Parks
23. Transportation Demand Management Strategy for Trails and Parks
24. Parking Standard for Trails and Parks
25. Parking Facilities for Trails and Parks
26. Parking Information and Operations for Trails and Parks
27. Internal Parking Governance Review
28. Annual Review on Municipal Parking Assets
29. Annual Finance Review



Implementation Plan: 12 Key Actions

Land Development

- 1. Parking Zones Map
- 2. Parking Requirement**
- 3. Parking Management Plans for Heritage Areas
- 4. Transportation Demand Management (TDM) Guidelines**
- 5. Paid Parking

Curbside Management & On-street Parking

- 6. Curbside Management Guidelines
- 7. Residential Overnight On-street Parking Permit Program
- 8. Short-term On-Street Parking
- 9. Delivery Zones or Permits
- 10. Supplemental Parking for Employment Area



Parking and TDM standards update

Electric Vehicle Parking

- 13. Electric Vehicle Parking Requirements for Residential Uses**
- 14. Electric Vehicle Parking Requirements for Non-residential Uses**
- 15. Retrofitting Existing Buildings for Electric Vehicles
- 16. Public Electric Vehicle Charging Infrastructure
- 17. Electric Vehicle Parking Strategy

Micromobility Parking

- 18. Micromobility Device Adoption
- 19. Micromobility Parking Zoning By-law Requirements**
- 20. Retrofitting Existing Building for Micromobility Parking

Trails and Major Parks Parking

- 21. Determine 'High-Priority' Locations for Trails and Parks
- 22. Seasonal Parking Maintenance at Trails and Parks
- 23. Transportation Demand Management Strategy for Trails and Parks
- 24. Parking Standard for Trails and Parks**
- 25. Parking Facilities for Trails and Parks
- 26. Parking Information and Operations for Trails and Parks
- 27. Internal Parking Governance Review
- 28. Annual Review on Municipal Parking Assets
- 29. Annual Finance Review



Short Term Key Actions (0-5 years)



Parking Zones Map

- ✓ Develop the Parking Zones map and criteria
- ☐ Introduce Parking Zones as a new Schedule in the Official Plan



Parking and TDM Standards Update

- ✓ Set parking requirements for vehicles, EVs, and micromobility
- ✓ Create TDM requirements for parking zones

Anticipated completion by Q1 2026



Micromobility Parking Strategy

- ✓ Define policies for micromobility devices
- ✓ Map existing and proposed locations for micromobility infrastructure

Anticipated completion by 2026



Short Term Key Actions (0-5 years)



Residential Overnight On-Street Parking Permit Program

- ✓ Preliminary financial assessment
- ❑ Access on-street parking availability and permit criteria in Parking Zones 3 and 4
- ❑ Develop a business plan for implementation



Curbside Management Guidelines

- ✓ CWSP provides 6 corridor types and hierarchy of curbside uses
- ❑ Determine need for daytime parking and delivery permits, on-street parking in employment areas



Ongoing Action

Parking Educational Campaign

- ❑ Create guides for retrofitting older buildings with EV-ready parking, micromobility parking and charging



Future Key Actions (5+ years)



MUNICIPAL PARKING MANAGEMENT PLAN

- ✓ Ongoing: Pursue public-private partnerships to establish public parking supply
- ❑ Establish paid parking locations and time limits in Parking Zones 1 and 2
- ❑ Develop a business plan



PARKING MANAGEMENT PLANS FOR HERITAGE AREAS

- ✓ Ongoing: Address localized parking issues
- ❑ Create unique parking plans for Heritage areas
- ❑ Address parking supply, event planning, paid parking
- ❑ Develop a business plan



MUNICIPAL ELECTRIC VEHICLE (EV) PARKING MANAGEMENT PLAN

- ✓ Integrate EV chargers in new municipal facilities
- ❑ Provide additional public EV chargers
- ❑ Expand the EV strategy including a business plan, and considering equity, equipment standards, fees, and user experience



Future Key Actions (5+ years)



SMART PARKING TECHNOLOGY

- ✓ Ongoing: Monitor and adopt parking technology to improve operations and customer service
- ❑ Identify trends in parking technology
- ❑ Pilot new tools including those for paid parking and enforcement



MAJOR PARKS AND TRAILS PARKING MANAGEMENT PLAN

- ✓ Ongoing: Address localized parking issues
- ❑ Prioritize parking for major parks and trails
- ❑ Improve transit access and develop parks and Trails-specific transportation demand management (TDM) measures



CONNECTED AUTONOMOUS VEHICLE PARKING PLAN

- ✓ CWPS provides a knowledge base for future planning
- ❑ Plan for parking needs of connected and automated vehicles
- ❑ Develop Standards for CAVS in municipal and private parking facilities

Governance & Finance Principles

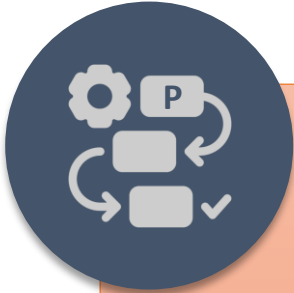
Governance Principles:

- Support the Parking Vision
- Balance between revenue optimization and community benefits in meeting the City's strategic objectives.
- Maintain City control over planning, operations, and financial objectives.
- Optimize the integration of parking into the overall transportation network in achieving alternative mobility management services for residents, workers, and visitors.
- Develop parking policies, procedures and guidelines that provide accountability, traceability of decisions, and openness within the parking governance model for residents and visitors.

Finance Principles:

- Provide public parking services where revenue covers all parking costs with no contribution from the property tax base.

Monitoring Plan



GOVERNANCE STRUCTURE

- Review governance every 5 years
- Streamline coordination across departments
- Prepare internal reports to assess alignment with parking principles



MUNICIPAL PARKING ASSETS

- Prepare performance metrics for municipal on and off-street parking on an annual basis (parking supply, utilization, fees, user satisfaction)



FINANCE

- Evaluate parking fees and develop annual budgets
- Pursue partnerships to expand parking in key parking zones



IMPLEMENTATION PLAN

- Conduct annual reviews to ensure progress aligns with strategic goals



Staff 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 attachments, including
 - a. Vision and Guiding Principles
 - b. Parking Zone Map
 - c. Key Parking Policies
 - d. Governance and Finance Principles
 - e. Implementation and Monitoring Plan; and
3. That Staff be directed to do all things necessary to give effect to this resolution.



Thank you!

