Appendix A

Development Applications Activity (2020-2025)

April 2026

Policy and Research, Development Services Commission

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)[1].

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.

[1] For the purposes of this report, "SPA" refers to Secondary Plan Area and "SPAs" refers to Secondary Plan Areas.

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.

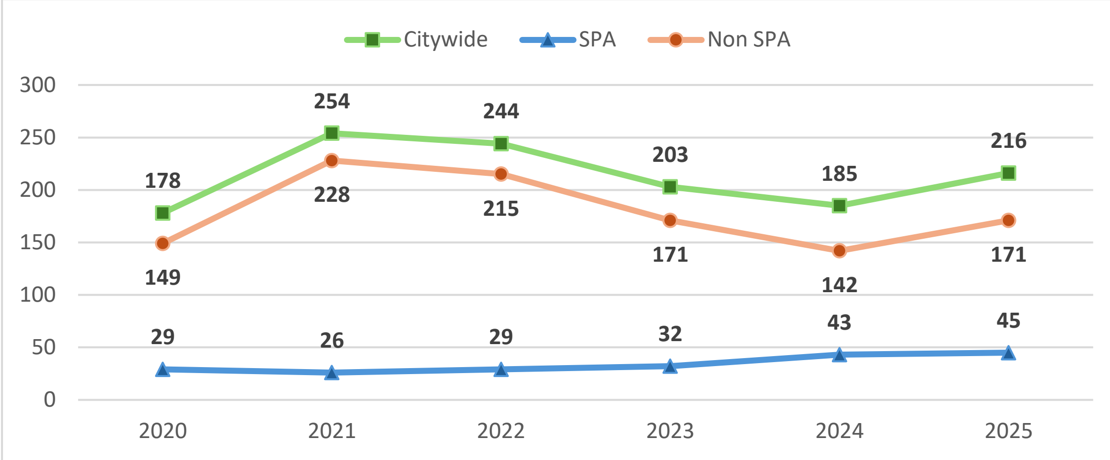
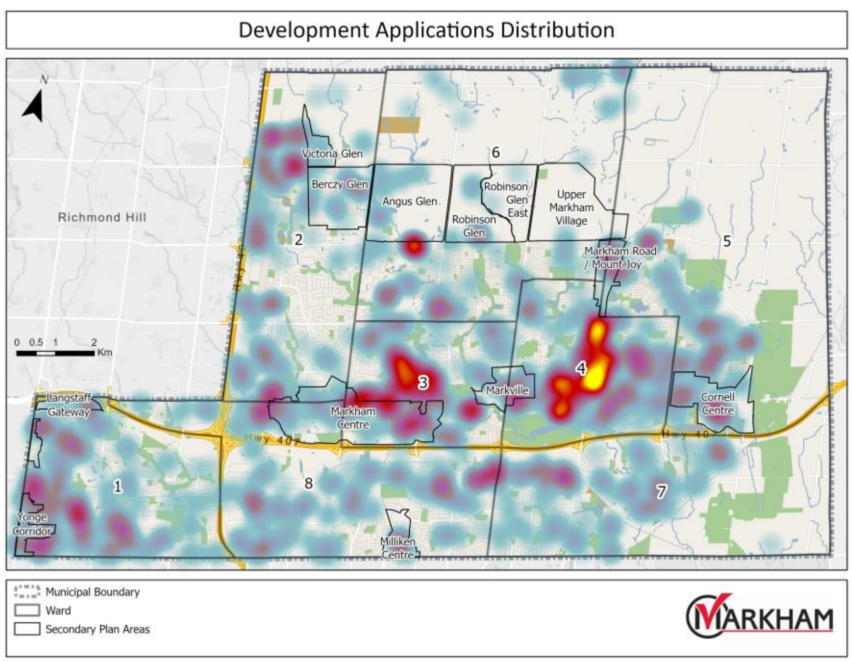


Figure 1: Development Application Submission Volumes

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
Total	**204**	**1,076**	**1,280**

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.

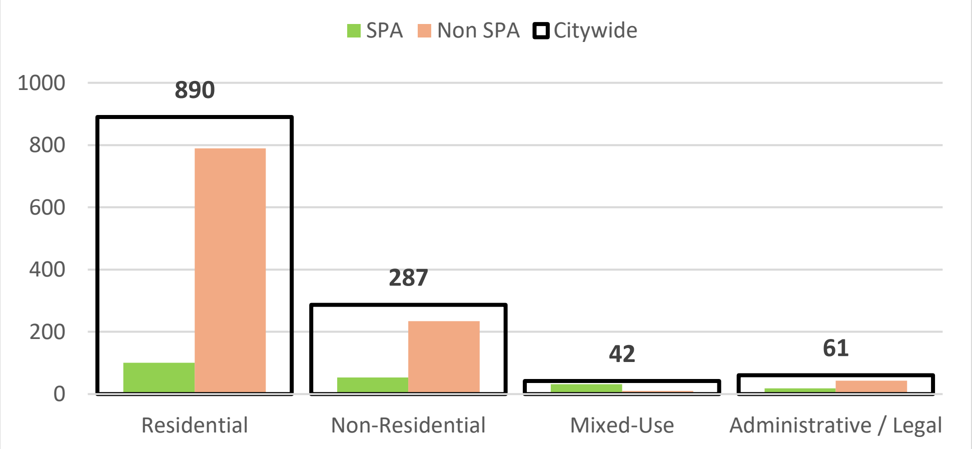
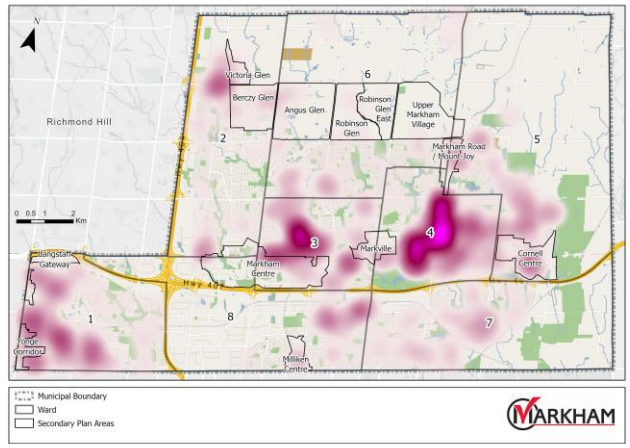


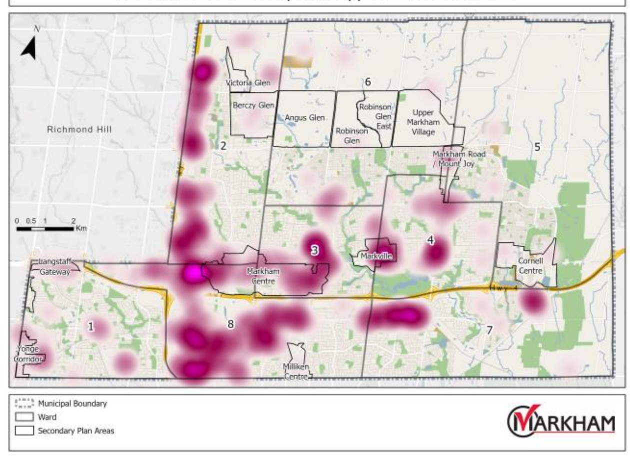
Figure 2: Submitted Applications by Development Type (2020-2025)

3. Spatial distribution of Development application

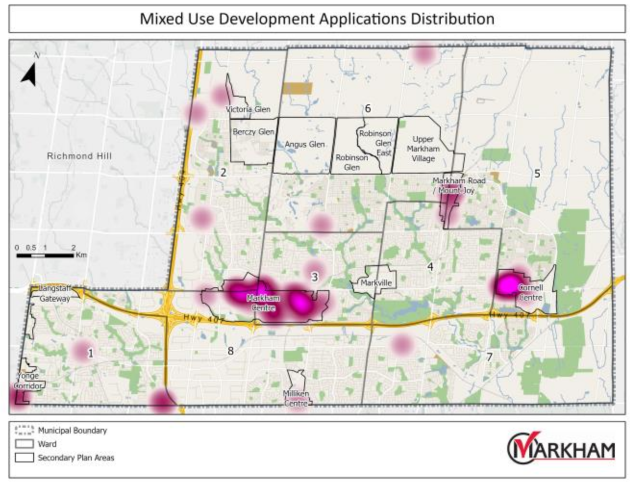
Residential Development Applications Distribution



Non Residential Development Applications Distribution



Mixed Use Development Applications Distribution



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	**118,624**
Non SPA	78	1,549	3,353	2,481	4,371	6,657	6,778	**25,189**
Citywide	148	**5,595**	**14,456**	**39,303**	**25,042**	**40,242**	**19,175**	**143,813**

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.

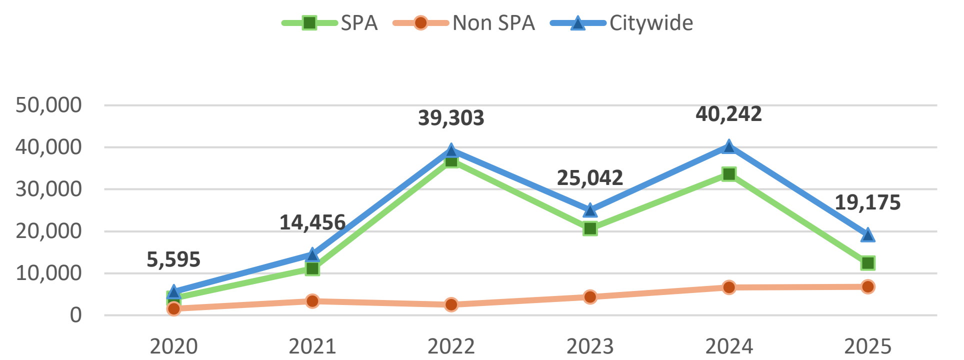


Figure 3: Residential Development Pipeline (Number of Proposed Units)

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
Total	**118,624**

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.

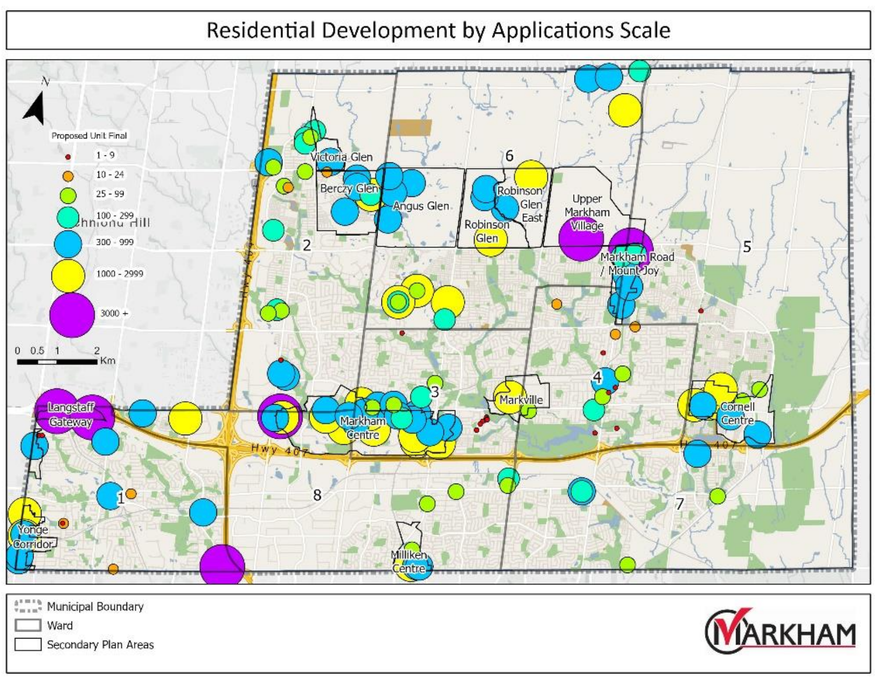
Application Scale	SPA		Non SPA		Citywide	
	Application	Unit	Application	Unit	Application	Unit
1–9 units			18	57	18	57
10–24 units	1	16	7	110	8	126
25–99 units	2	154	21	1,080	23	1,234
100–299 units	6	1,085	11	1,979	17	3,064
300–999 units	36	24,008	15	9,598	51	33,606
1,000–2,999 units	22	40,961	5	7,569	27	48,530
3,000+ units	3	52,400	1	4,796	4	57,196
Total	70	118,624	78	25,189	148	143,813

Table 4: Residential Development by Application Scale

<u>Citywide</u>, 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.

<u>Within SPAs</u>, 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.

<u>Outside SPAs</u>, 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.

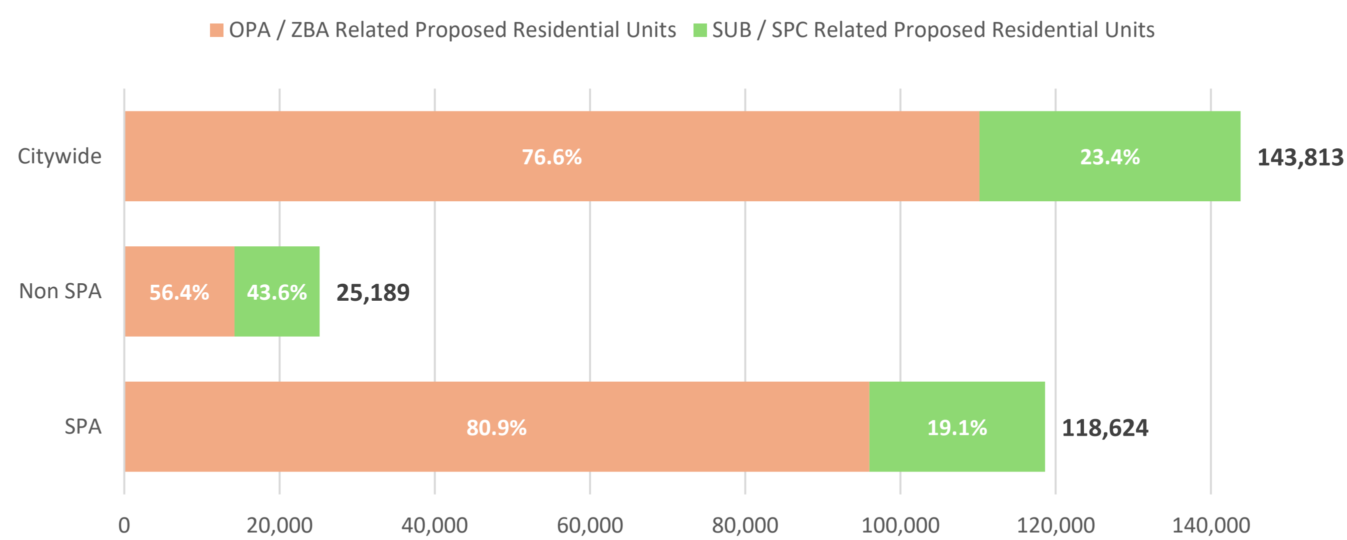


Figure 4: Residential Units by Level of Definition

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
Total	**95,991**	**22,633**	**118,624**

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%.

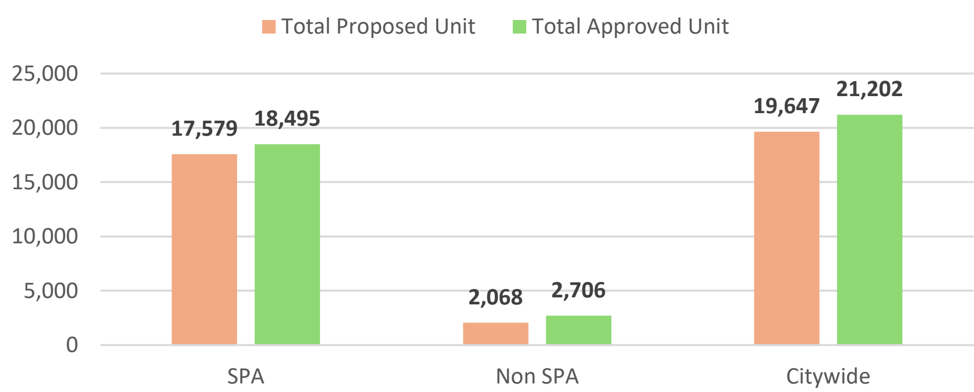


Figure 5: Proposed and Approved Residential Units Number Change

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
Total	**118,624**	**18,495**

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%
Total	**15**	**17,579**	**18,495**	**5.2%**

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 m² of proposed GFA, or about 52% of the citywide total, while areas outside SPAs account for approximately 727,000 m², 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 m² in 2022, and remained elevated in 2023. Activity declined significantly in 2024 before increasing again in 2025.

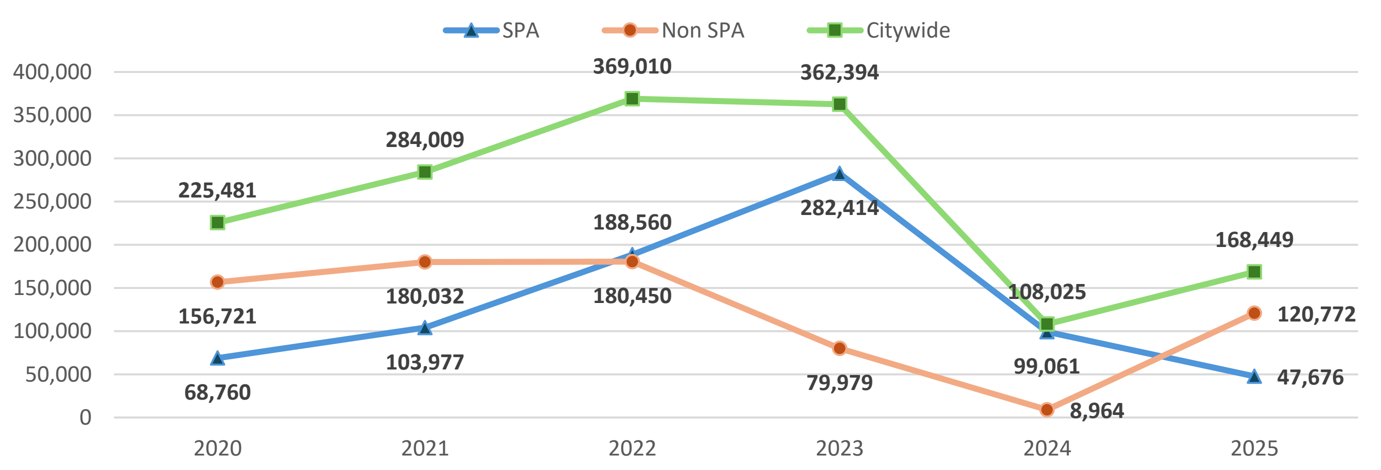


Figure 6: Non Residential Development Pipeline - Total Proposed GFA

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

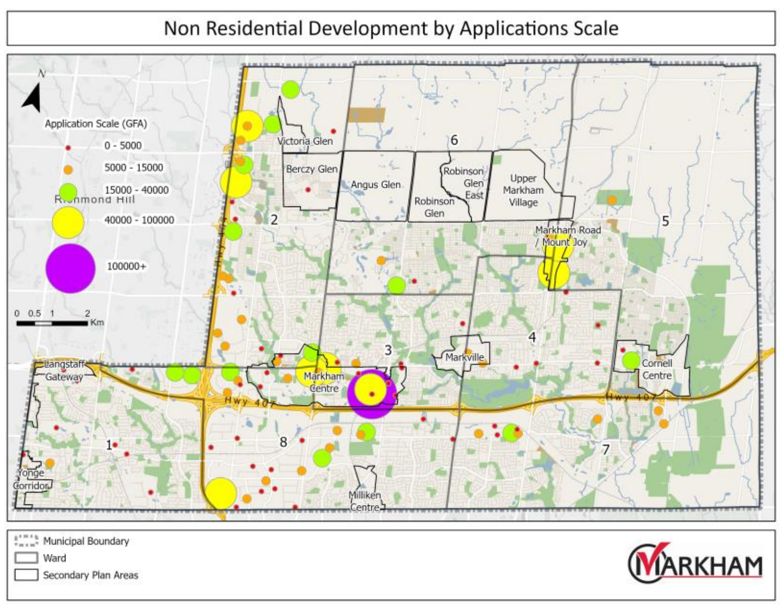
The City's proposed non-residential floor area is strongly influenced by a relatively small number of large development proposals. While smaller projects account for a greater number of individual applications, most proposed GFA is associated with mid- to large-scale developments.

Application Scale	SPA		Non SPA		Citywide	
	Application	GFA	Application	GFA	Application	GFA
0–5,000 m²	15	19,611	37	82,405	52	102,016
5,001–15,000 m²	6	50,733	25	194,492	31	245,226
15,001–40,000 m²	2	72,765	11	237,499	13	310,264
40,001–100,000 m²	7	442,660	3	212,522	10	655,181
100,001+ m²	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 m² 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 m² range contribute an additional 20%, while a single 100,001+ m² project accounts for approximately 13.5% of the total proposed floor area. In contrast, smaller developments of 5,000 m² 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 m² category account for approximately 56% of the total proposed GFA within SPAs, while a single 100,001+ m² 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 m², 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 m², 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 m², or about 10%, while institutional development represents approximately 96,000 m², or about 6% of proposed non-residential floor area.

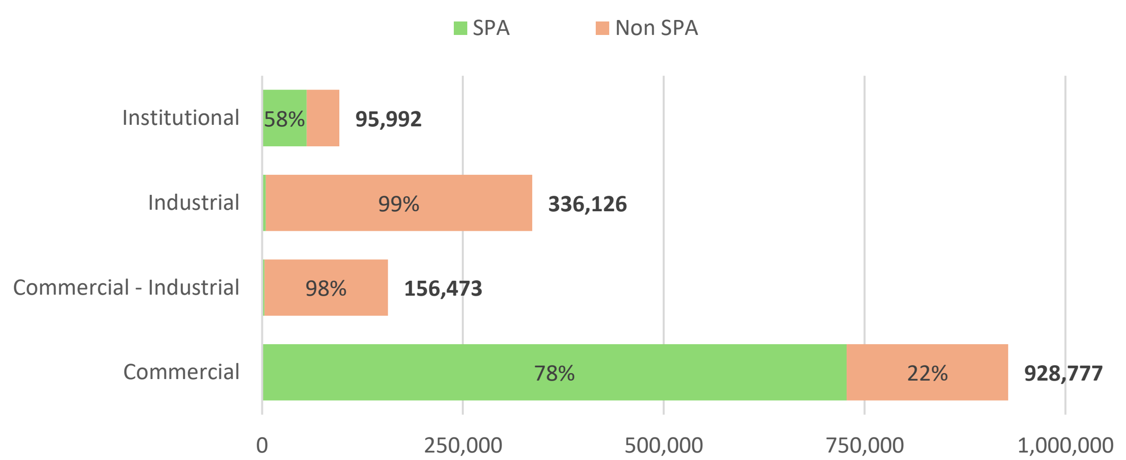


Figure 7: Non-Residential Development by Activity Type

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 m² 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 m², 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 m² of proposed non-residential GFA. Following the approvals process, the total approved floor area increased slightly to approximately 169,500 m², 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 m² of non-residential GFA was proposed at submission, increasing to roughly 477,600 m² 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.

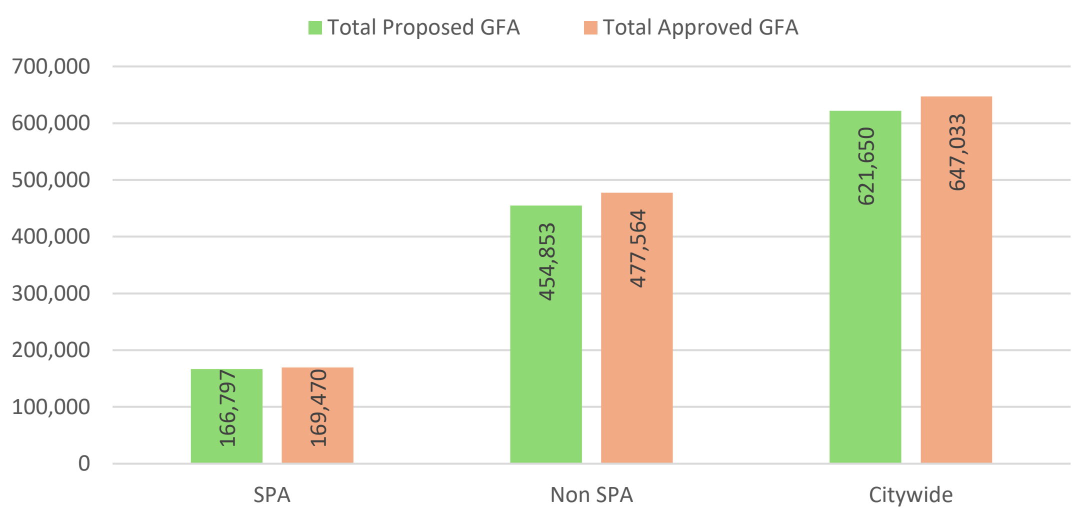


Figure 8: Proposed and Approved Non-Residential GFA

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.