



# **Development Applications Activity Report (2020-2025)**

Development Services Committee  
April 14, 2026



1. Overview of **development application activity** (2020–2025)
2. Scope - **Application volumes, proposed residential units and non-residential Gross Floor Area (GFA)**
3. Geography – **City-wide** and **Secondary Plan Areas (SPAs)**
4. Applications Reviewed:
  - Official Plan Amendment (OPA)
  - Site Plan Control (SPC)
  - Zoning Bylaw Amendment (ZBA)
  - Consent (CSNT)
  - Plans of Subdivision (SUB)
  - Minor Variance (MNV)

### Secondary Plan Areas (SPAs)

1	Angus Glen
2	Berczy Glen
3	Cornell Centre
4	Langstaff Gateway
5	Markham Centre
6	Markham Road/Mount Joy (MRMJ)
7	Markville
8	Milliken Centre
9	Robinson Glen
10	Robinson Glen East
11	Upper Markham Village
12	Victoria Glen
13	Yonge Corridor

### Why does this matter?

- Supports growth monitoring and forecasting
- Informs **infrastructure planning, service delivery, and policy review**
- Insight to **development trends and pipeline**



### 1. Development Application Activity

- Submission volumes and geographic distribution

### 2. Residential Development Pipeline

- Proposed units
- Development scale and stage in the approvals process

### 3. Non-Residential Development Pipeline

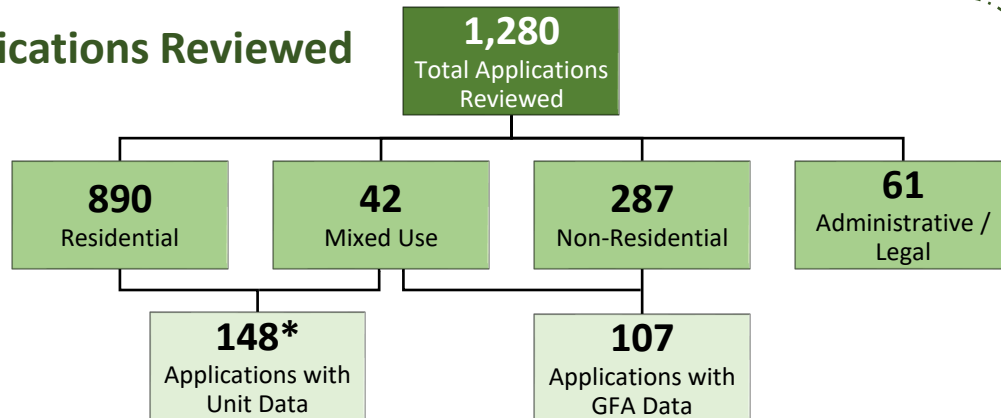
- Proposed gross floor area
- Development activity by scale and land-use type

### 4. Development Trends and Key Observations

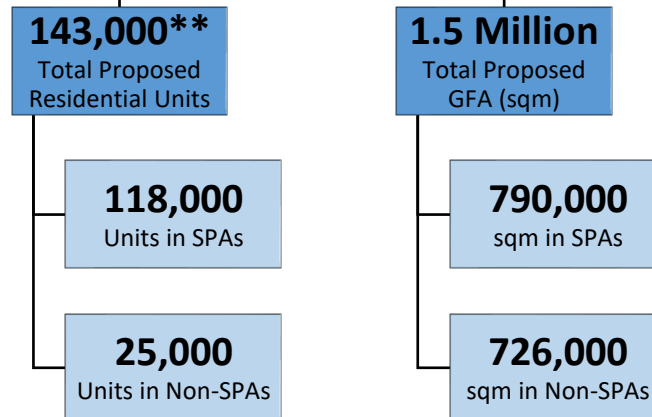
- Overall development patterns across the City



### Number of Applications Reviewed



### Residential Units / Non-Residential GFA Reviewed



\* Remaining applications without unit counts are minor variances and consents

\*\* Includes units from a Minister's Zoning Order but not captured as a development application from above



Area	Application Count	Year						Total Units
		2020	2021	2022	2023	2024	2025	
SPA	70	4,046	11,103	36,822	20,671	33,585	12,397	<b>118,624</b>
Non-SPA	78	1,549	3,353	2,481	4,371	6,657	6,778	<b>25,189</b>
Citywide	148	<b>5,595</b>	<b>14,456</b>	<b>39,303</b>	<b>25,042</b>	<b>40,242</b>	<b>19,175</b>	<b>143,813</b>

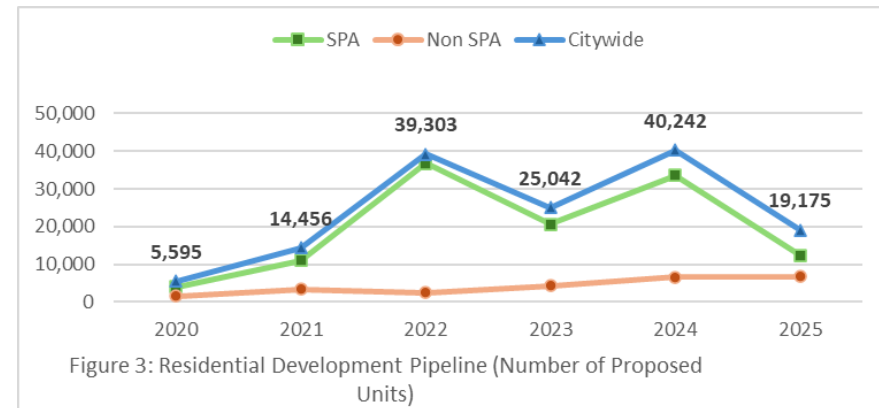
Residential Development Pipeline – Application Count and Proposed Residential Units

### Geographic Distribution

- SPAs account for **~80%** of the pipeline (~118,000 units), reflecting large-scale intensification projects.
- Outside SPAs: ~25,000 units associated with smaller redevelopment and infill projects.

### Key Locations

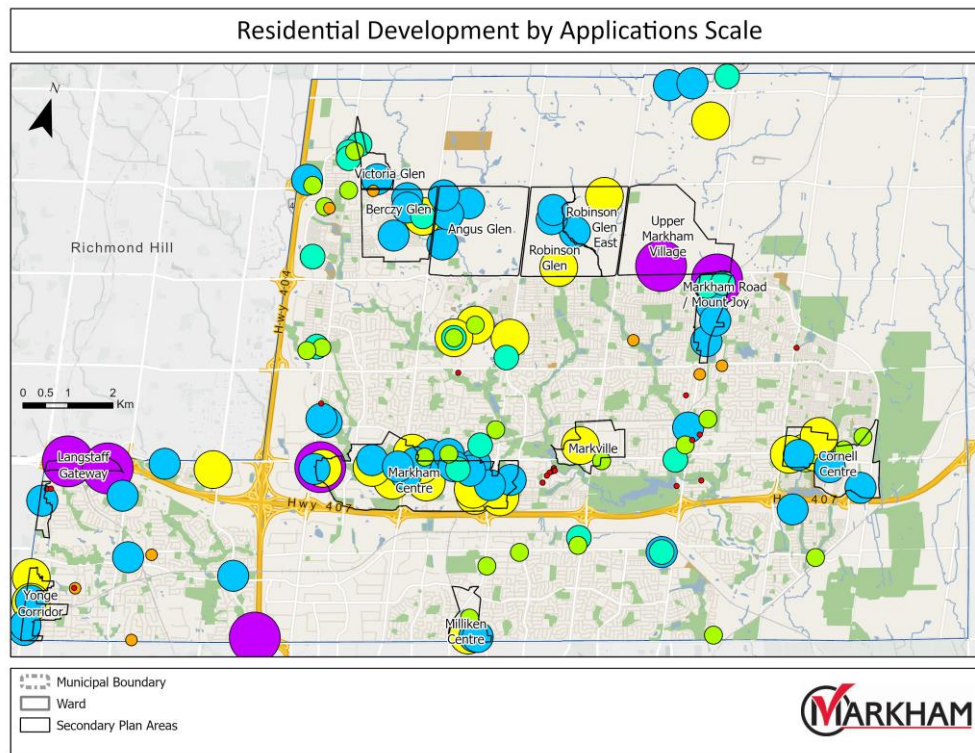
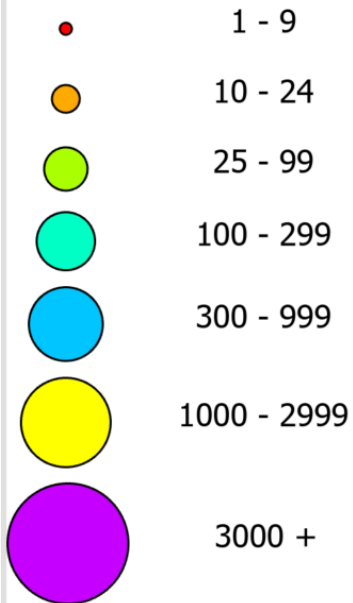
- Largest concentrations in Ward 1 and Ward 6.
- Within SPAs, most activity in **Langstaff Gateway, Markham Centre, Upper Markham Village** and **Cornell Centre**.

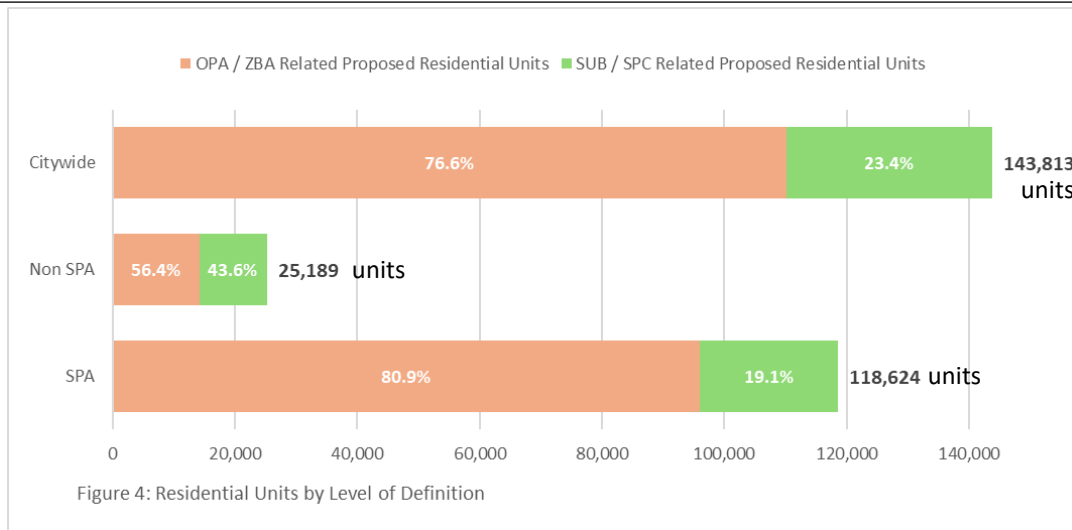




- Residential pipeline driven by a small number of large projects.
- Citywide:** Applications with 300+ units account for ~97% of all proposed units.

### Proposed Residential Units





### Planning Stage:

Proposed residential units are categorized by stage in the planning process:

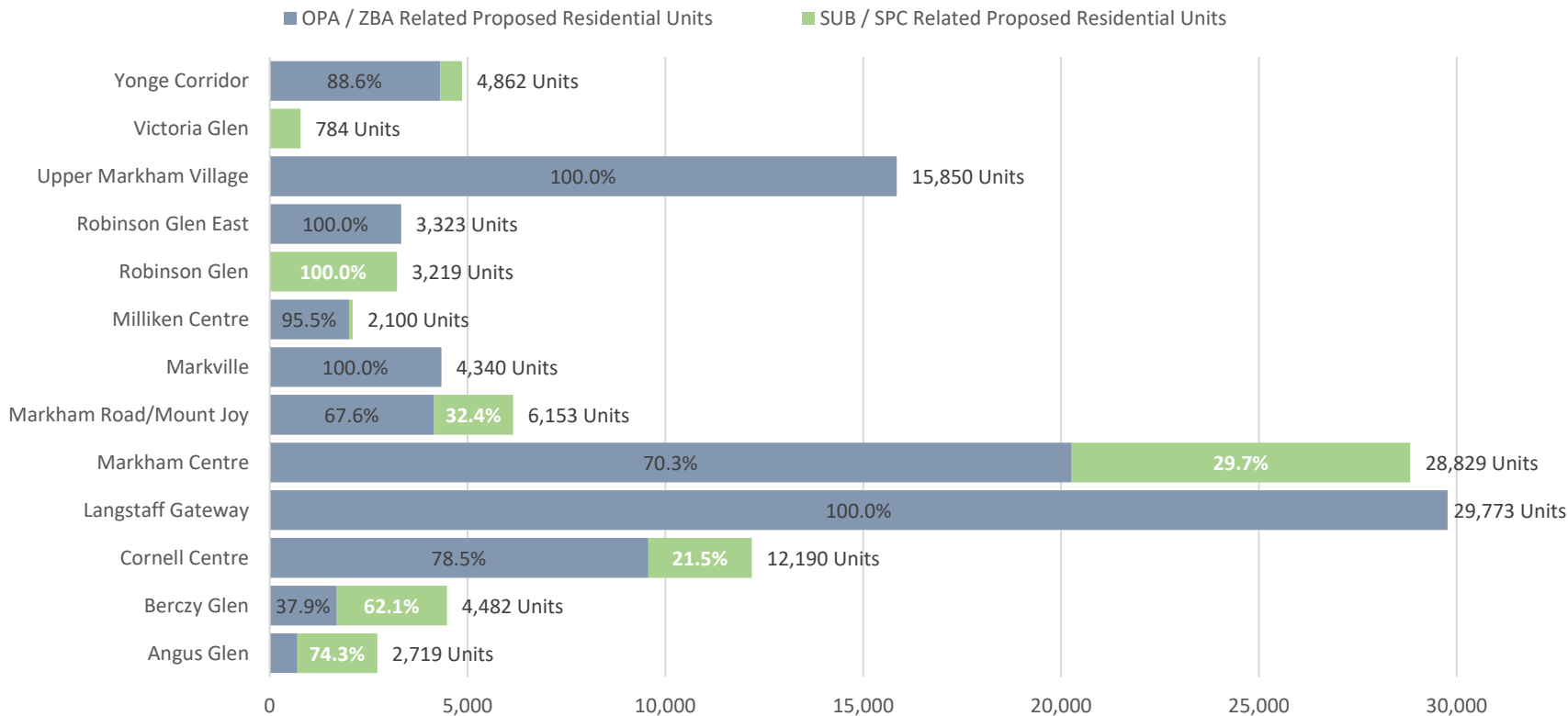
- OPA / ZBA (Policy-Level Applications): ~110,200 units (~75%)
- SUB / SPC (Site-Specific Applications): ~33,600 units (~25%)

### Geographic Pattern

- Secondary Plan Areas: ~80% (96,000) policy-level units,
- Outside SPAs: more balanced distribution (~56% policy-level / ~44% site-specific)



# Residential Units by OPA/ZBA and SUB/SPC (SPA Breakdown)





## a) Strong Development Pipeline

- Applications submitted (2020–2025) include **~144,000 proposed residential units** and **~1.5 million m<sup>2</sup> of non-residential GFA**.

## b) Growth Concentrated in Planned Areas

- Most proposed residential units **within Secondary Plan Areas (Langstaff Gateway, Markham Centre, Upper Markham Village, Cornell Centre, and Markham Road/Mount Joy)**.
- Corresponds to designated **intensification** and **growth areas** identified in the Official Plan.

## c) Complementary Role of Employment Areas

- **Commercial** concentrated in intensification areas
- **Industrial** and **employment** largely located outside SPAs along established employment corridors.

## d) Policy Alignment

- Overall development patterns indicate that **Official Plan policies are effectively guiding growth to:**
  - Intensification areas and major centres
  - Future Urban Areas and planned communities
  - Established employment corridors



### 1) Ongoing Growth Monitoring

- Continue tracking **development applications, residential unit supply, and non-residential GFA** through the planning approvals system.

### 2) Regular Reporting

- Staff will aim to prepare reports on a regular monitoring cycle (annual or bi-annual) to support Council decision-making.

### 3) Tracking Development Applications to Building Permit Occupancy

- Aim to link development applications with building permits.



**Thank you!**