



Memorandum

To: All Members of City Council
c.c. Andy Taylor, Chief Administrative Officer

From: Bruce Ander, President & CEO

Subject: Bridge Station Transit Oriented Community (TOC) Proposal

Date: January 17, 2022

We are writing to City Council in advance of the Special Development Services Committee meeting on January 18, 2022, which will include a Staff Presentation on the above TOC Proposal from the Province of Ontario.

Our Request: In finalizing future agreements with the Province of Ontario and the Bridge Station TOC landowners, that City Council recognizes the importance of maintaining our executed Agreement to develop a low carbon district energy system to service the Bridge Station TOC. Outlined below is relevant background information in support of this point:

Agreement with Condor Properties Ltd. (“Condor”): Markham District Energy (MDE) was very pleased and excited to execute an Agreement with Condor on October 2, 2020, to advance the development of a low carbon district energy system to serve all future buildings constructed by Condor. While we expect that the Bridge Station TOC Proposal may revise some of the early road pattern and block densities we have reviewed, MDE has acted upon the Agreement and has made progress with early thermal distribution planning and concepts for energy production facilities that can co-exist and integrate within the community in support of the Agreement.

Financing Support from the Canada Infrastructure Bank (“CIB”): MDE is in advanced discussions with the CIB to support our ten-year capital plan that includes financing to launch district energy operations in the Langstaff Gateway planning district. The CIB’s mandate is to provide competitive financing to accelerate low carbon infrastructure in support of the Federal Government’s commitment to creating a net-zero carbon emissions economy by the year 2050. Providing financing support for a district energy system to serve the Bridge Station TOC Proposal is a high priority for the CIB. MDE has received a CIB Term Sheet that specifically identifies funding for Langstaff Gateway district energy.

Net-Zero Ready: Markham’s goal is to be a net-zero community by the year 2050; which as stated above, aligns with the Federal Government’s carbon target. Given that most of our urban emissions are related to the heating and cooling of buildings, net-zero targets cannot be achieved without having a robust thermal energy strategy in dense urban developments. By connecting every new building constructed in the Bridge Station TOC to the community thermal grid, this “net-zero ready” strategy will lead to the net-zero outcome as the district energy system integrates low carbon technologies and fuel switching strategies over the next 25 years.

Energy Centre Planning: One of the largest challenges for district or community energy system planning is the siting of energy production facilities. This will be particularly true for the Bridge Station TOC given the ultra-high-density proposition. In support of our Agreement, we anticipate that the City will work with Condor and the Province to advance a plan where an energy production facility can be incorporated into the Bridge Station design or on adjacent properties. In the full buildout of Langstaff Gateway, MDE would foresee an energy system with three (3) energy production facilities with the largest or main facility geographically located around the Bridge Station.

Thank you for your attention to this important matter as you debate the Bridge Station TOC Proposal.