

City of Markham
Municipal Housing Pledge Initiatives

	Initiative	Description
Municipal Policy Initiatives	Completion of Secondary Plans	The City of Markham has several active secondary plan studies that will guide the development of approximately 109,000 new residential units. The timing of growth will be dependent on the delivery of necessary infrastructure to support growth.
	York Region Official Plan	York Region’s Official Plan forecasts approximately 22,500 new units in Markham between 2021 and 2031. Supporting this new growth will require regional infrastructure investment.
	City of Markham 2023 Official Plan	Markham will be undertaken an Official Plan Review to guide growth to 2051. The OPR will establish new policies for 1,000 hectares of community area land in the Future Urban Area lands and 22 Protected Major Transit Station Areas.
	Comprehensive Zoning By-law Update	A comprehensive zoning by-law update is underway to consolidate Markham’s 46 Zoning By-laws and conform to the in-effect Official Plan. The updated Zoning By-law will potential reduce the amount of by-law amendments as updated zoning will be in place that reflects the in-effect Official Plan.
Development Process Improvements	End-to-end Review of the Development Application Review Process	Identify efficiency and streamlining process opportunities to improve development application processing timelines.
	ePLAN Project Dox upgrade (development and permit application review software)	This upgrade improves functionality and customer service experience for the application review process.
	ePLAN Web Portal Update (development and permit application submission portal)	This update will allow for easier navigation and mobile app for inspections app process.
	3D Electronic Model	The model will provide visualization of existing and approved development applications and scenarios of development data metrics to inform development applications recommendations.

	GIS Map Interface of Development Applications (MappiT)	Provides a map of the entire City in GIS with development application information and technical studies that are available to the public to increase transparency and confidence in the development application process. The interface also supports the private sector and consultants by allowing technical studies identified or already completed to be leverage to support future applications and technical requirements.
	Delegated Site Plan Approval	Site Plan approval is now delegated to staff through Bill 109. The delegated approval is anticipated to improve application review timelines.
	Standard Terms of Reference	The City in collaboration with York Region is developing standard terms of references to support the development application process. It is anticipated the standard TOR will improve transparency and reduce the amount of re-circulations for technical studies in the development application review process
Public Guidance	Additional Residential Units	Create accessory unit building permit guide to assist homeowners in navigating the life safety requirements in the Ontario Building Code.
Policy Research	Community Planning Permit System	The City recently completed a study exploring the feasibility of a Community Planning Permit System in Markham. Staff are evaluating the study recommendations and will be reporting back to Council with options on how to proceed.