



Frank Scarpitti
Mayor

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario
M5G 2E5

Dear Minister Clark,

It is my pleasure to confirm that the City of Markham accepts the Housing Pledge and is committed to facilitating the construction of 44,000 new homes over the next 10 years. In 2020, Markham identified an urgent need to address housing availability and affordability. The City hosted a housing summit on November 18, 2020 and we were honoured that the Premier and yourself kicked off this important initiative.

Subsequently, Council endorsed an action plan "[Housing Choices: Markham's Affordable and Rental Housing Strategy](#)", which identified priorities such as inclusionary zoning and incentives for affordable housing.

Markham has an important role in facilitating the construction of 44,000 new homes by ensuring we have an updated municipal planning framework to guide development, coupled with efficient and streamlined processes to facilitate the timely review and approval of development applications and permits. For example, the City has made and continues to make significant investments in technology and deliver process improvements. Thanks to Provincial programs such as the Streamline Development Application Fund and the Audit and Accountability Fund we are able to make further enhancements. The City of Markham's initiatives to support the Housing Pledge is attached as **Appendix A – Markham Initiatives for Municipal Housing Pledge**.

While the City of Markham plays a critical role in facilitating the construction of new homes, other partners are integral in reaching our goal and delivering housing. To be successful, more initiatives and partnerships are required between all levels of government, the home building industry and the trades sector to increase the supply of housing. To meet Markham's housing pledge, the pace of housing construction needs to double which requires accelerated funding from all levels of government to support the delivery of complete communities, including infrastructure, rapid transit, schools, hospitals, and social services. Locally, we need to create our network of community amenities, parks, trails, active transportation and fire protection services.

Markham Council requests the Province to provide a framework to deliver the infrastructure needed to build complete communities and meet Markham's municipal housing target. This framework must reflect the principle of growth paying for growth and not shift the burden of growth to property taxpayers.

I applaud the government's initiatives to increase the housing supply, streamline the planning process, and support our ongoing partnership to address housing affordability.

Sincerely,

Frank Scarpitti
Mayor of the City of Markham

Appendix A - Markham Initiatives for Municipal Housing Pledge

CC: Region of York

Appendix A – Markham Initiatives for Municipal Housing Pledge

| | 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 |
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| 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. |