



# SPECIAL DEVELOPMENT SERVICES COMMITTEE Draft Markham Centre Secondary Plan

July 03, 2024





- Introduction
- Project Timeline
- Development in the Secondary Plan Area
- Draft Secondary Plan Policy Framework
- Next Steps



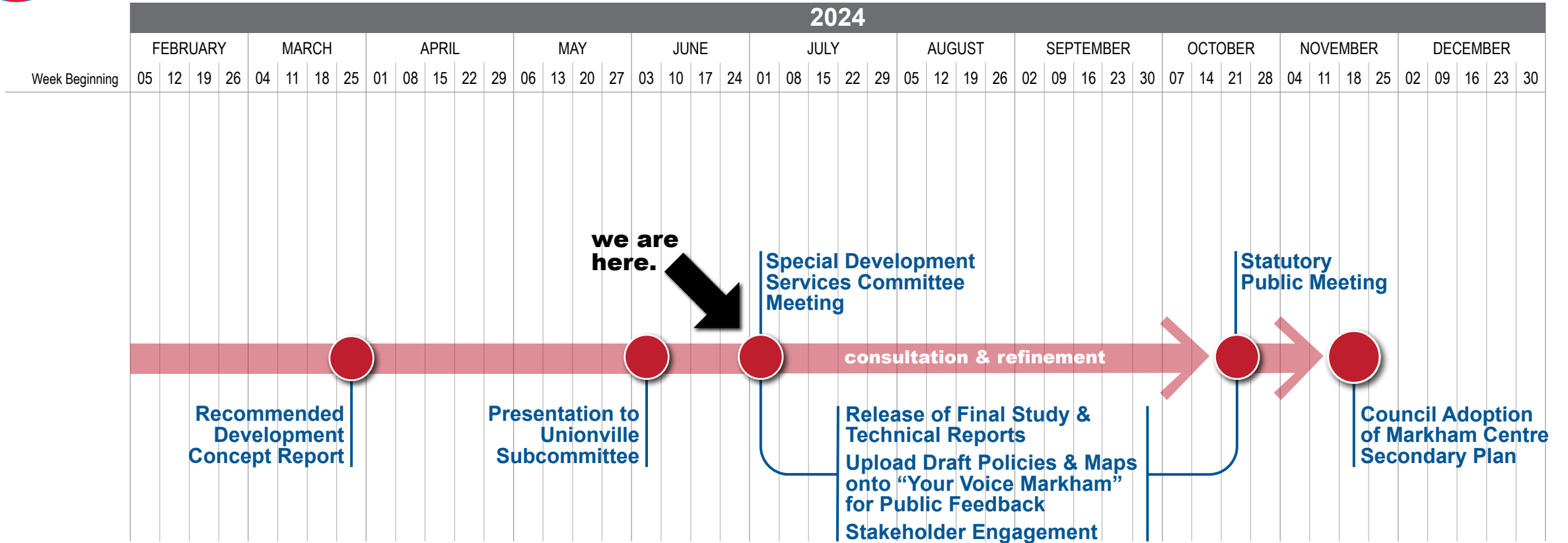
PHOTO CREDIT: Lawrence Yip



# Project Timeline

## SPECIAL DEVELOPMENT SERVICES COMMITTEE Draft Markham Centre Secondary Plan

Building Markham's Future Together





# Timeline of Development

40 units/  
150 people



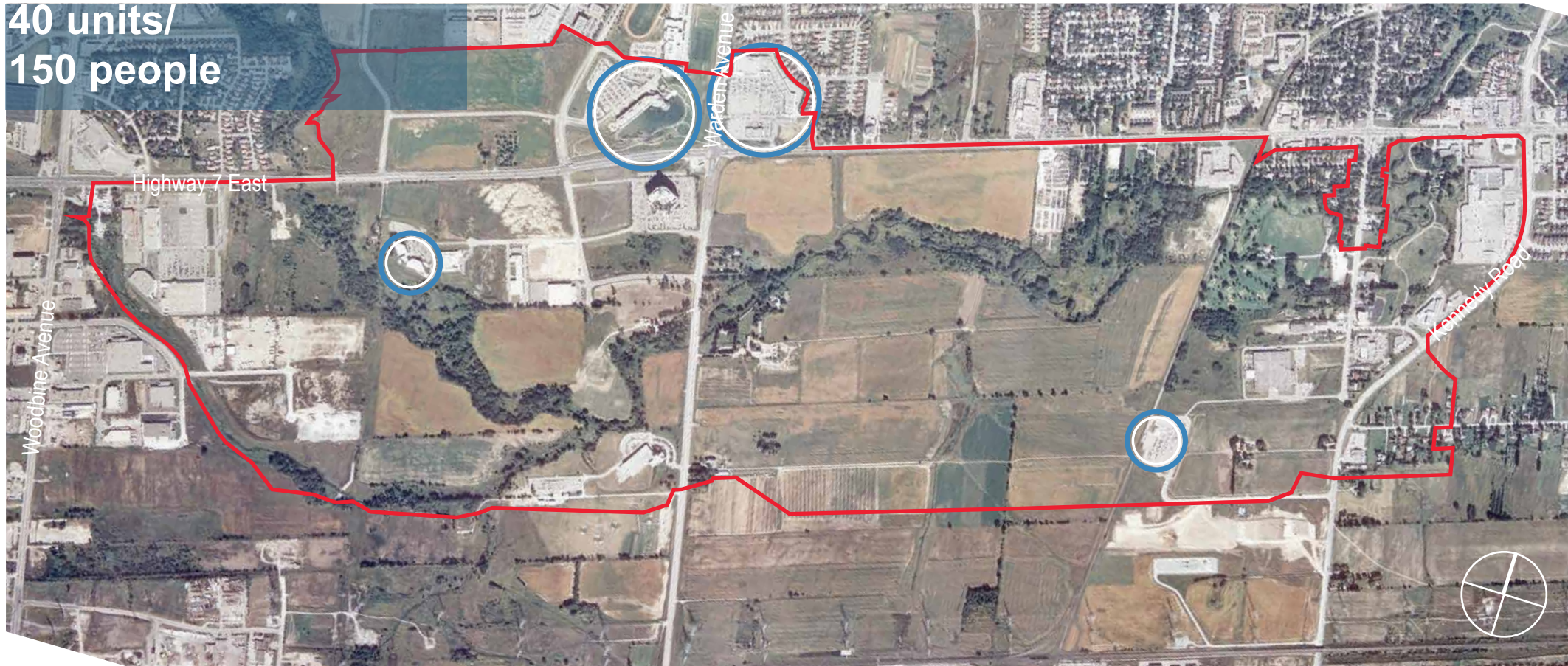
1988

- Bill Crothers High School
- Flato Theatre
- Hilton Hotel



# Timeline of Development

40 units/  
150 people



1995

- Civic Centre (1989)
- Markham Town Square (1989)
- Powerstream/Hydro One (1995)
- Unionville GO Station (1995)



# Timeline of Development

470 units/  
1,380 people



2001

- Millennium Village (1999)
- Meadowbrook Lane (1999)
- IBM Campus (2001)
- Motorola Building (2001)



# Timeline of Development

4,320 units/  
10,370 people



2010

- YMCA (2006)
- Honeywell (2007)
- Majestic Court (2008)
- Liberty Square (2008)
- EKO Condominiums (2009)
- Bijou Condominiums (2009)
- Circa Condominiums (2010)



# Timeline of Development

6,135 units/  
14,030 people



2015

- Benchmark Manor (2012)
- Uptown Market (2012)
- Marleigh Retirement Residence (2013)
- Nexus Condominiums (2014)
- Times Blocks 5 & 6 (2015)
- The Origin - Downtown Markham (2015)
- Markham Pan Am Centre (2015)







# Timeline of Development

8,290 units/  
17,170 people



- Fontana Condominiums (2016)
- Pride of Canada Carrousel (2016)
- AVIVA (2016)
- Marriott Hotel & Signature Condominium (2018)
- Times Block 4 (2018)
- A-1 - Downtown Markham (2020)





# Timeline of Development

9,990 units/  
20,300 people

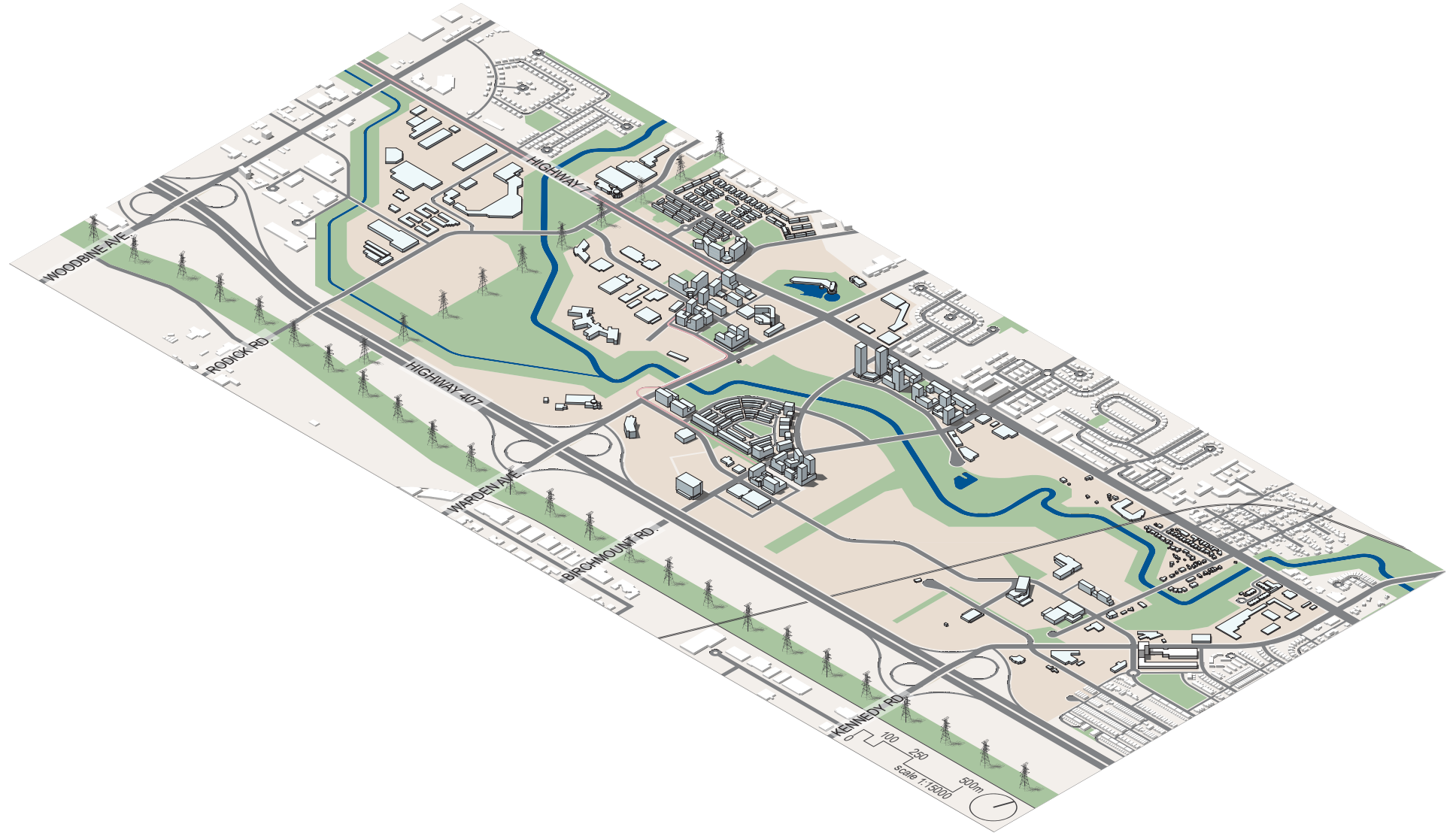


2023

- Times Block 3
- Vendome Condominiums
- Marleigh Phase 2



# Existing Development (2024)



## Development Yield:

**11,480**  
RESIDENTIAL UNITS

**22,910 people**  
POPULATION

**616,470 m<sup>2</sup>**  
NON-RESIDENTIAL GFA

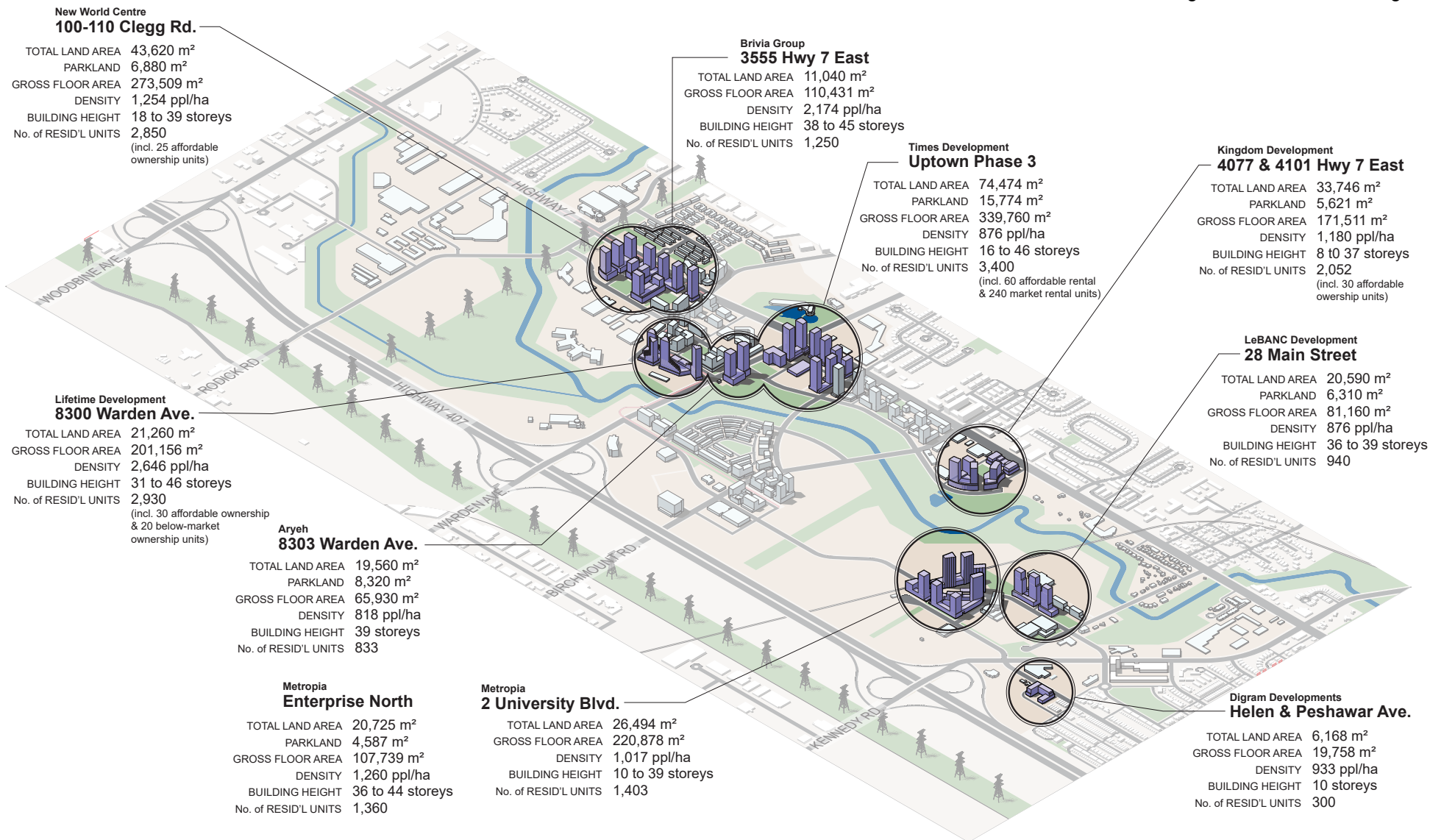
**14,280 jobs**  
EMPLOYMENT



# Approved Applications

# SPECIAL DEVELOPMENT SERVICES COMMITTEE Draft Markham Centre Secondary Plan

Building Markham's Future Together



## Development Yield:

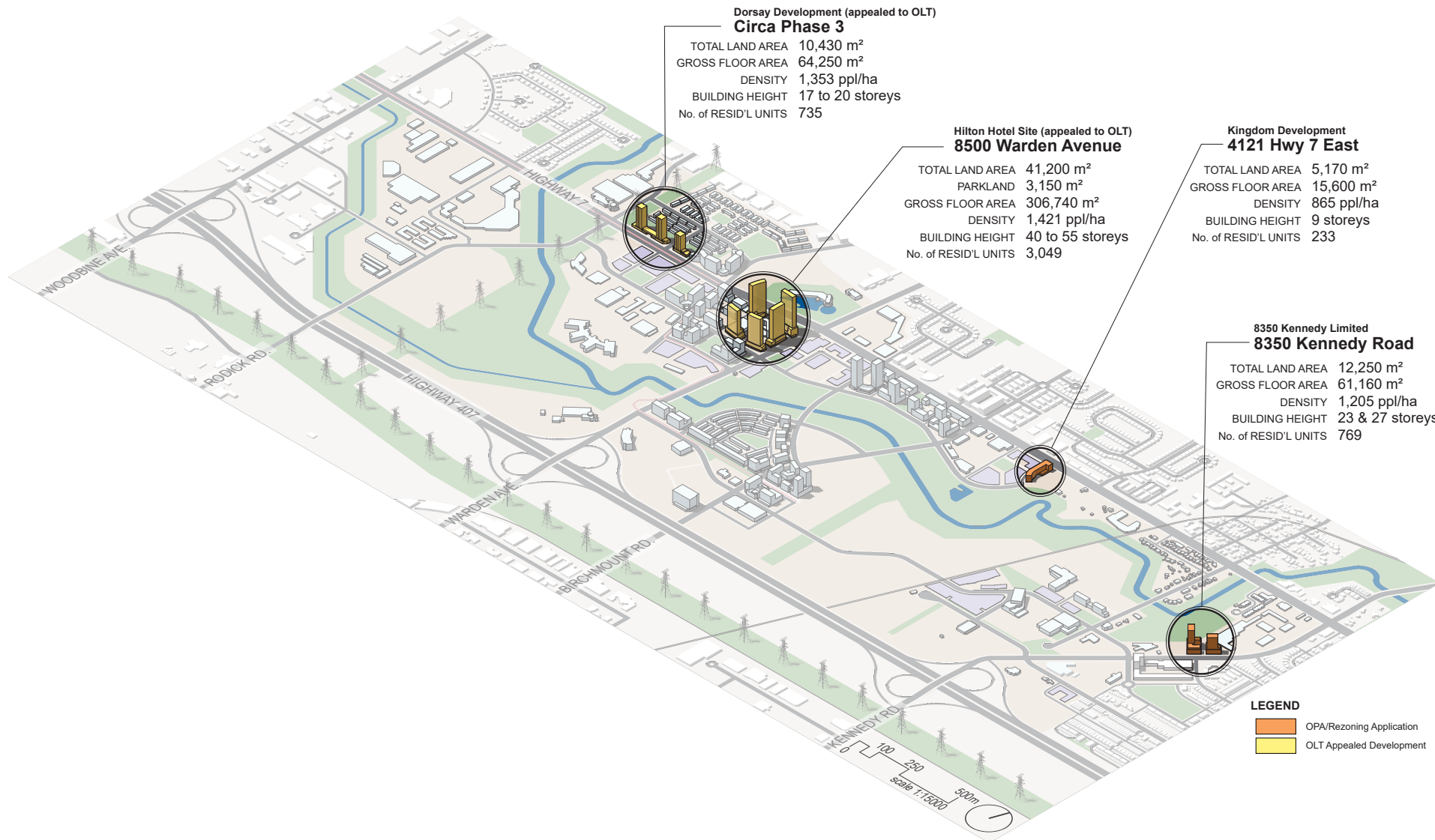
**28,080**  
RESIDENTIAL UNITS

**54,780 people**  
POPULATION

**705,380 m<sup>2</sup>**  
NON-RESIDENTIAL GFA

**17,190 jobs**  
EMPLOYMENT





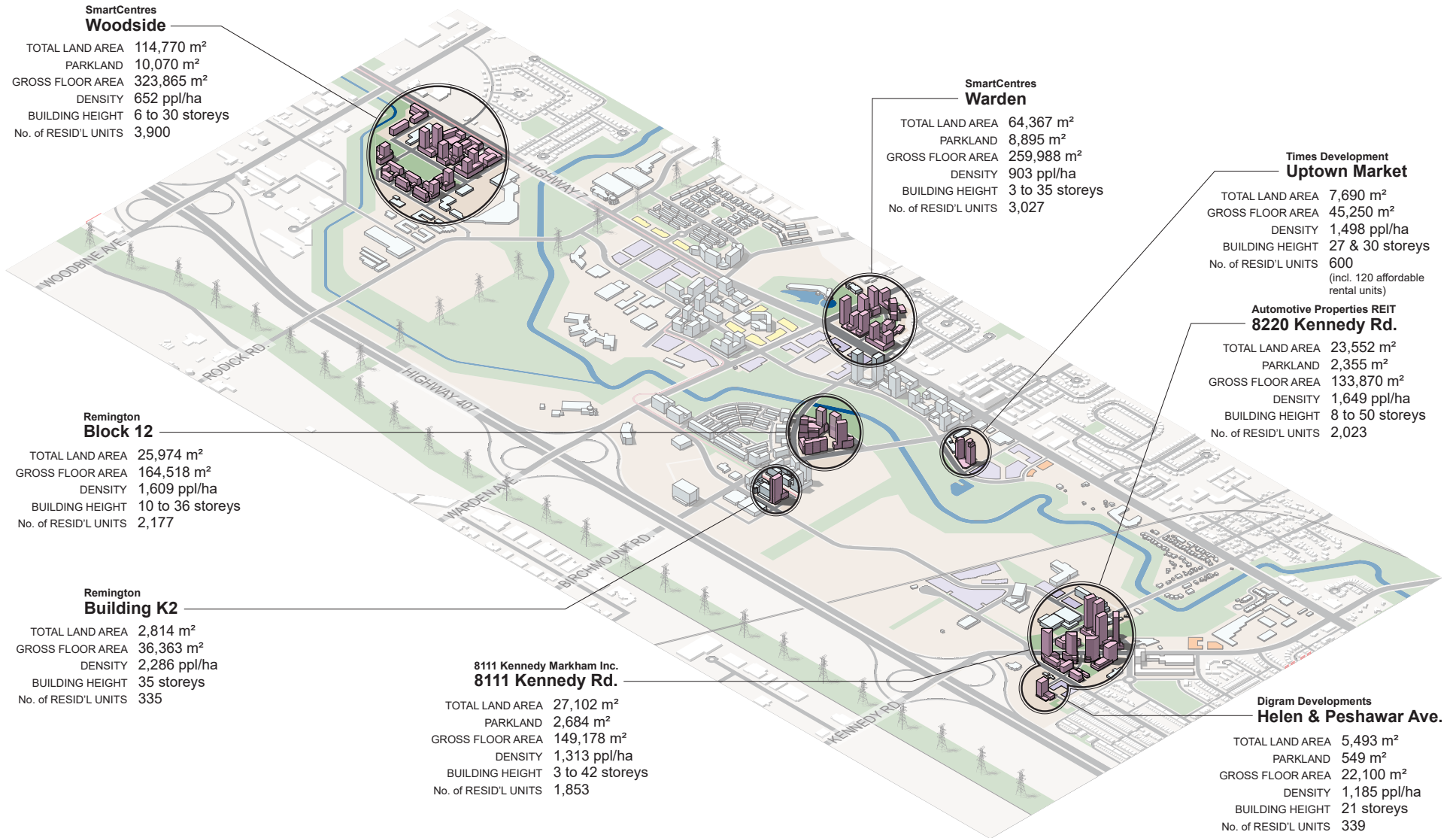
## Development Yield:

**33,590**  
RESIDENTIAL UNITS

**65,350 people**  
POPULATION

**694,690 m<sup>2</sup>**  
NON-RESIDENTIAL GFA

**17,930 jobs**  
EMPLOYMENT



## Development Yield:

**47,840**  
RESIDENTIAL UNITS

**92,720 people**  
POPULATION

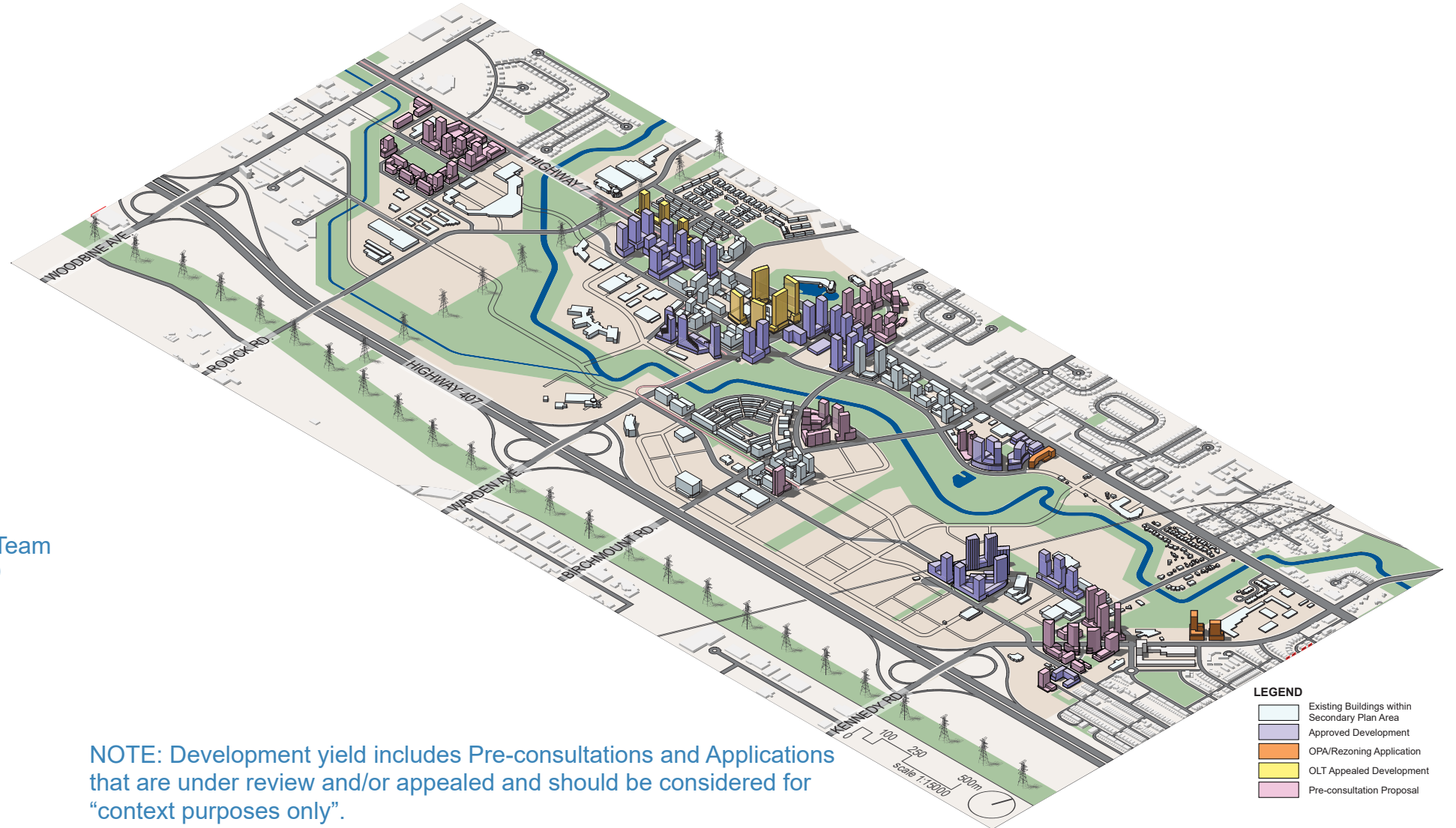
**726,240 m<sup>2</sup>**  
NON-RESIDENTIAL GFA

**18,060 jobs**  
EMPLOYMENT





# Projected Full Buildout



### Development Yield:

(Extrapolated from Consultant Team projections on remaining lands)

**72,030**

RESIDENTIAL UNITS

**139,210 people**

POPULATION

**1,900,980 m<sup>2</sup>**

NON-RESIDENTIAL GFA

**54,650 jobs**

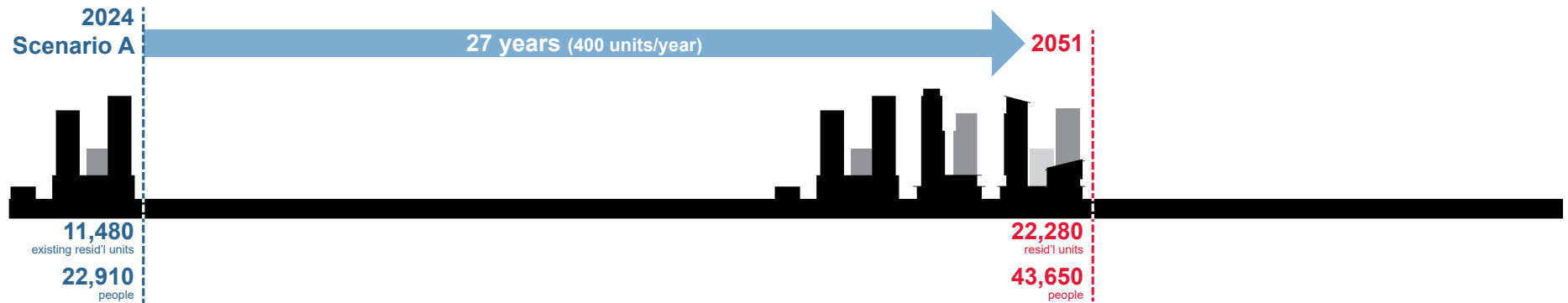
EMPLOYMENT

NOTE: Development yield includes Pre-consultations and Applications that are under review and/or appealed and should be considered for “context purposes only”.

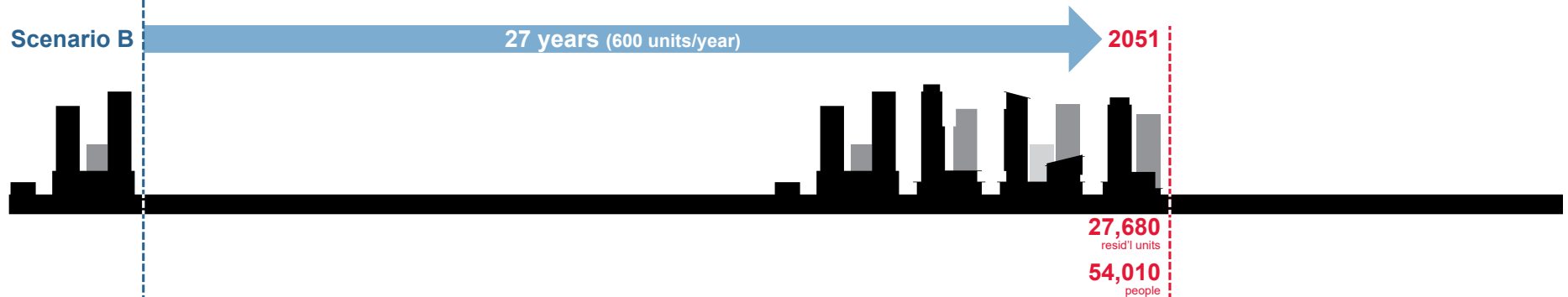


# Projected Pace of Development

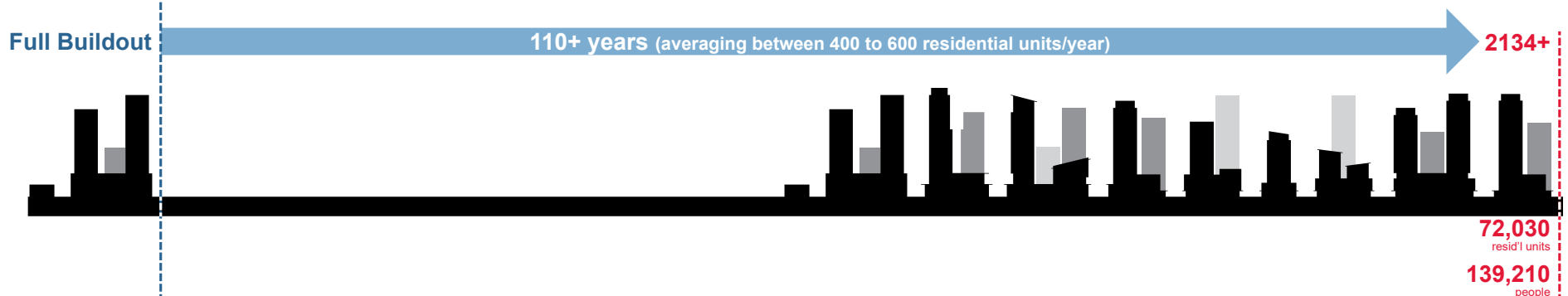
- Based on a 10-year average of growth;



- Accelerated rate of development growth;



- Development will be continuing for over 100 years.

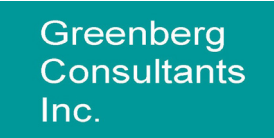




# MARKHAM CENTRE SECONDARY PLAN UPDATE

Draft Secondary Plan

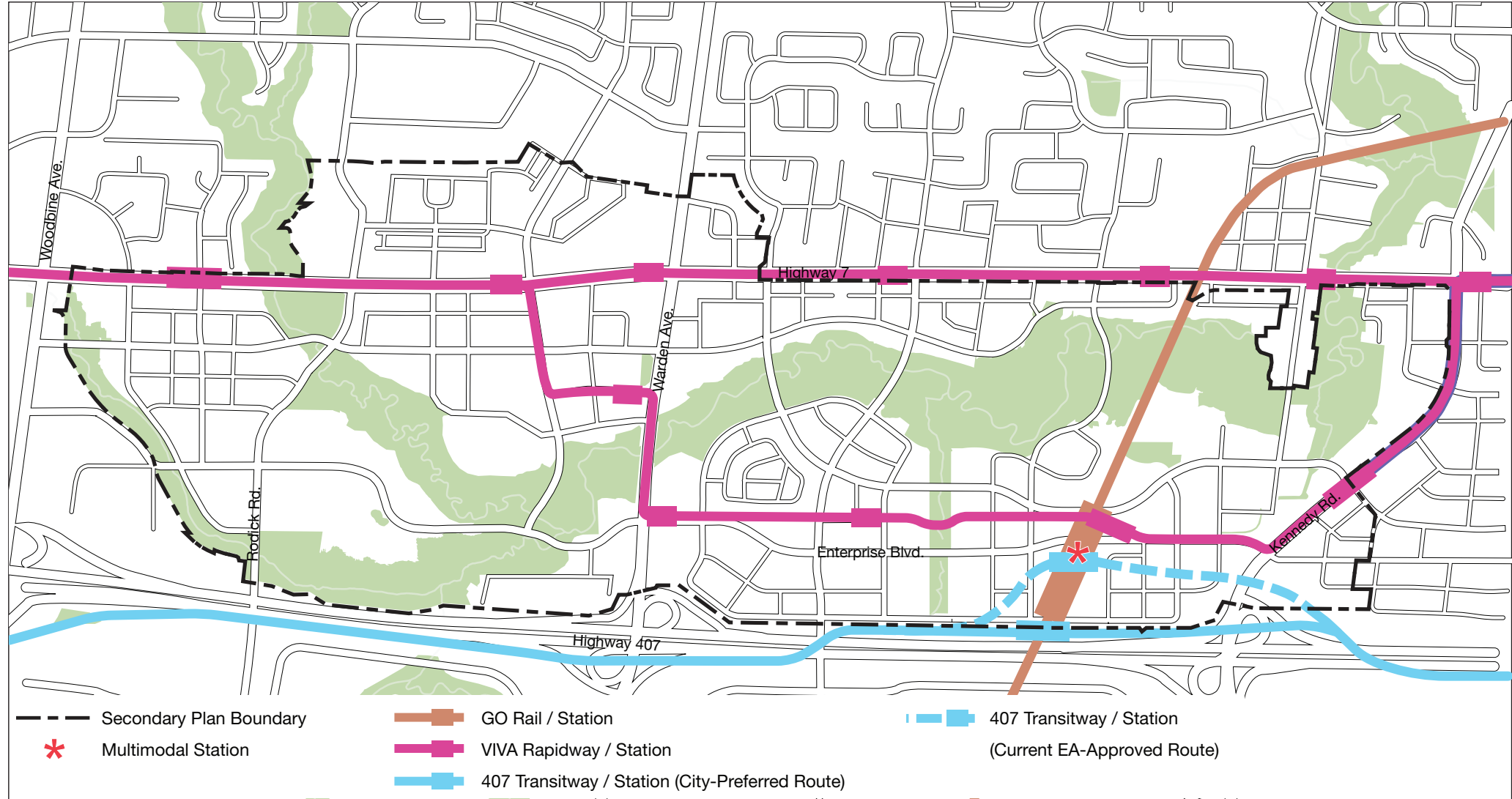
Presentation to Development Services Committee, July 3, 2024



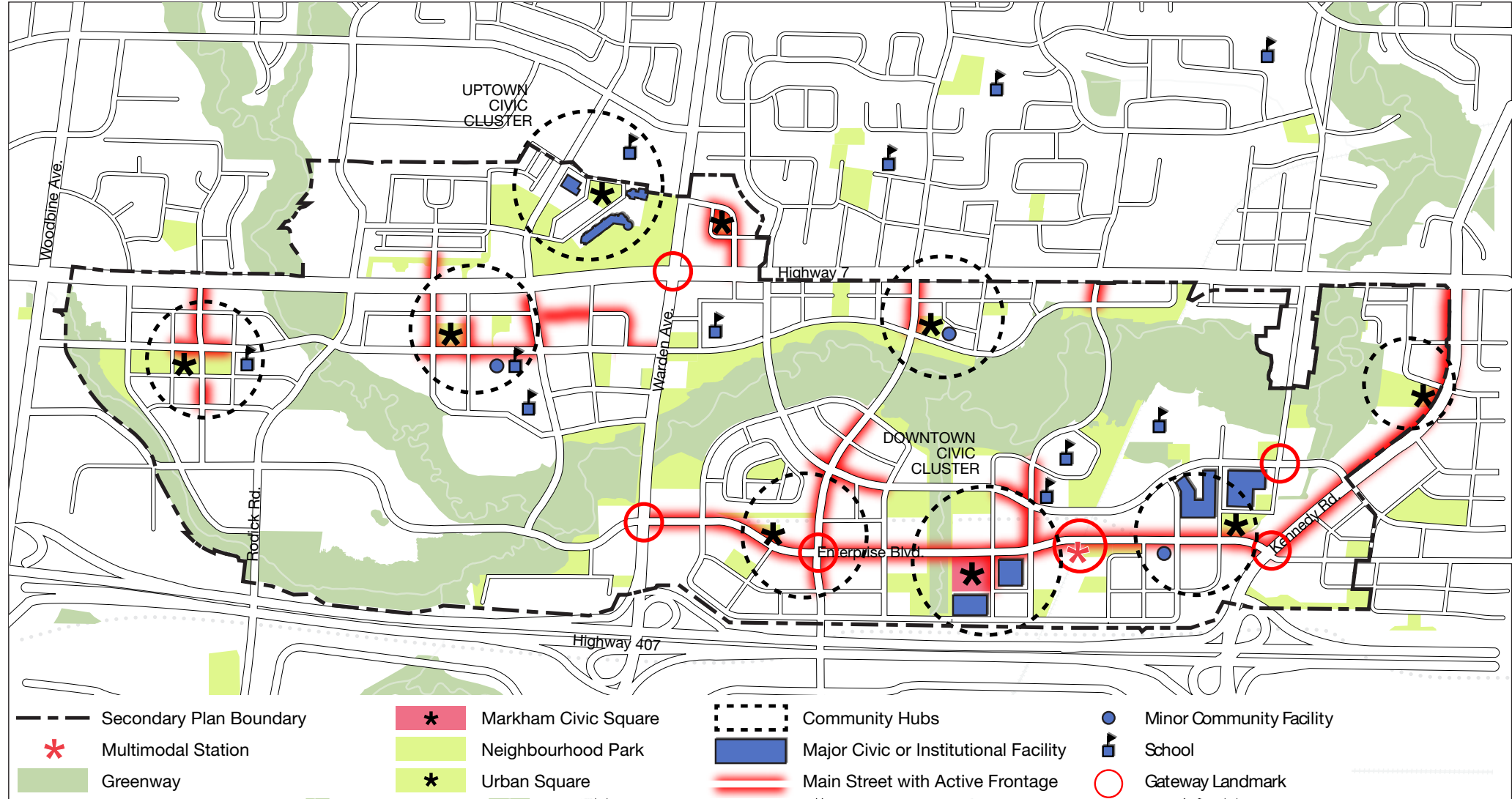


- 2.2.2** Create a Place that is the Heart of Markham
- 2.2.3** Support a Diverse and Prosperous Economy
- 2.2.4** Harness Digital Technologies and Innovation
- 2.2.5** Support Arts, Culture, and Recreation
- 2.2.6** Create an Efficient and Safe Transportation System
- 2.2.7** Create a Great Public Realm
- 2.2.8** Foster Diverse Built Form
- 2.2.9** Build Neighbourhoods with Access to All the Things Needed for Daily Life
- 2.2.10** Realize the Full Potential of the Rouge River Valley System as an Environmental and Placemaking Feature
- 2.2.11** Champion Sustainability and Environmental Performance
- 2.2.12** Plan for Inclusive Neighbourhoods
- 2.2.13** Transition from Suburban to Urban

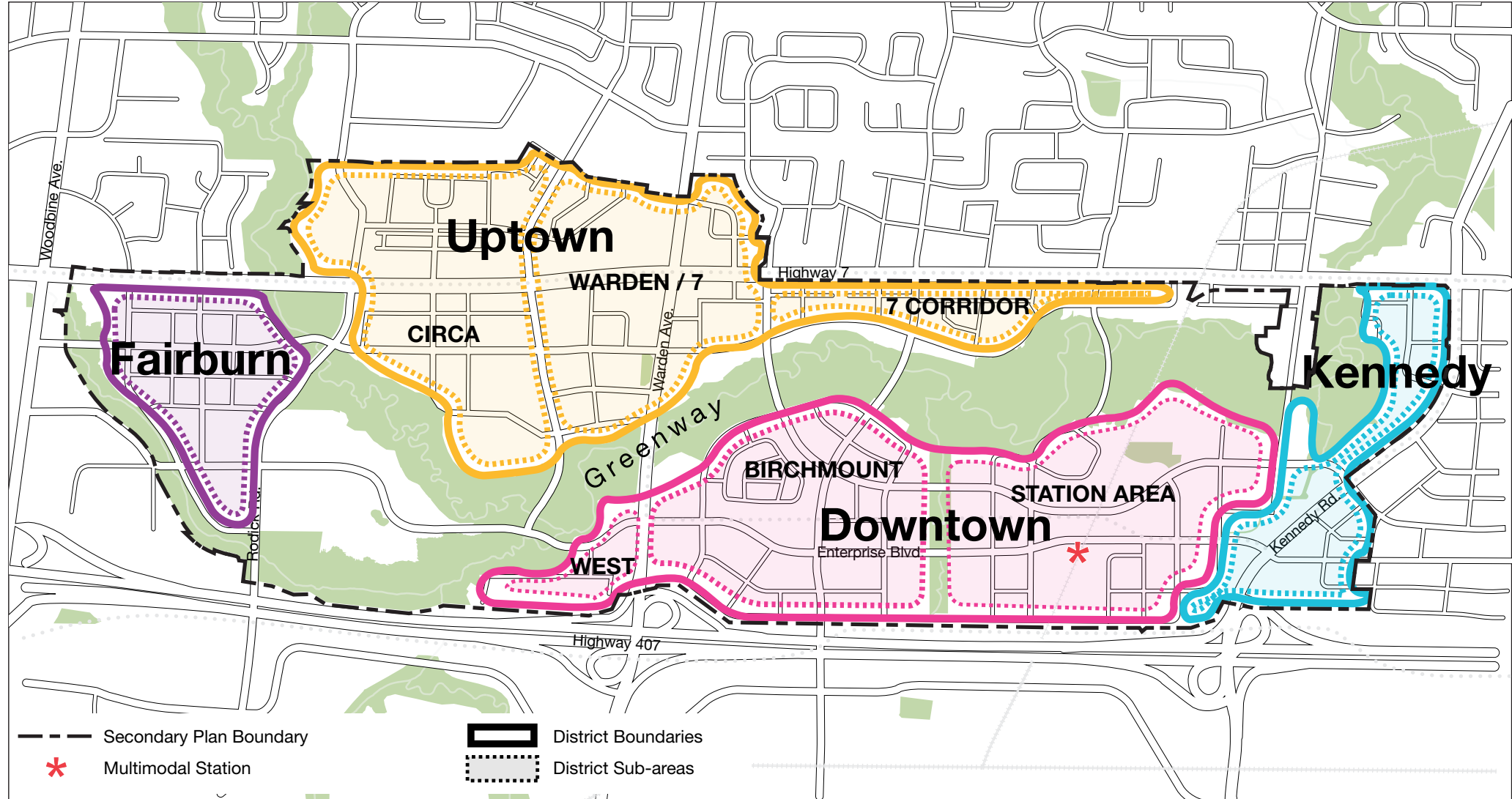
# Community Structure - Structuring Elements

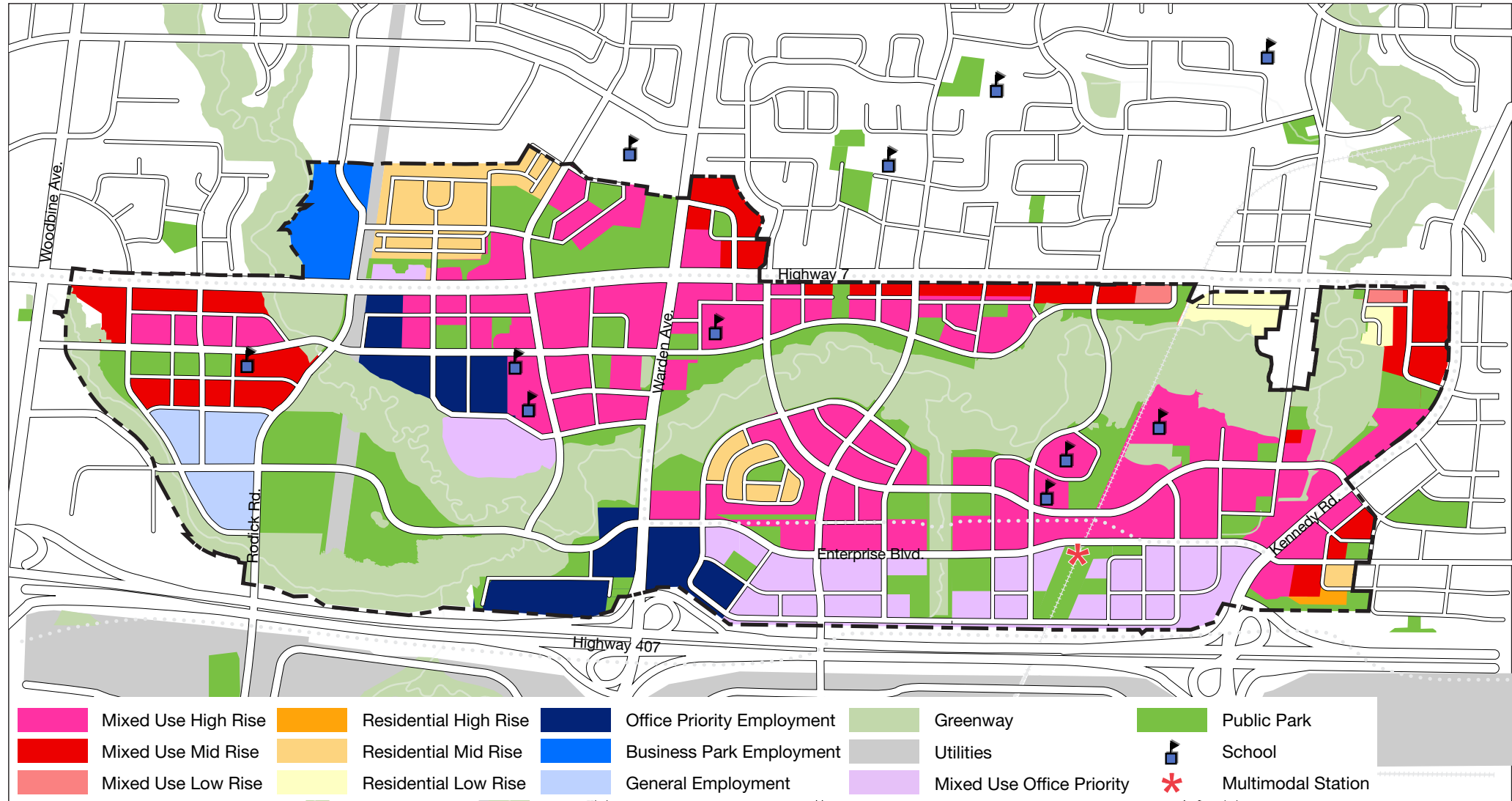


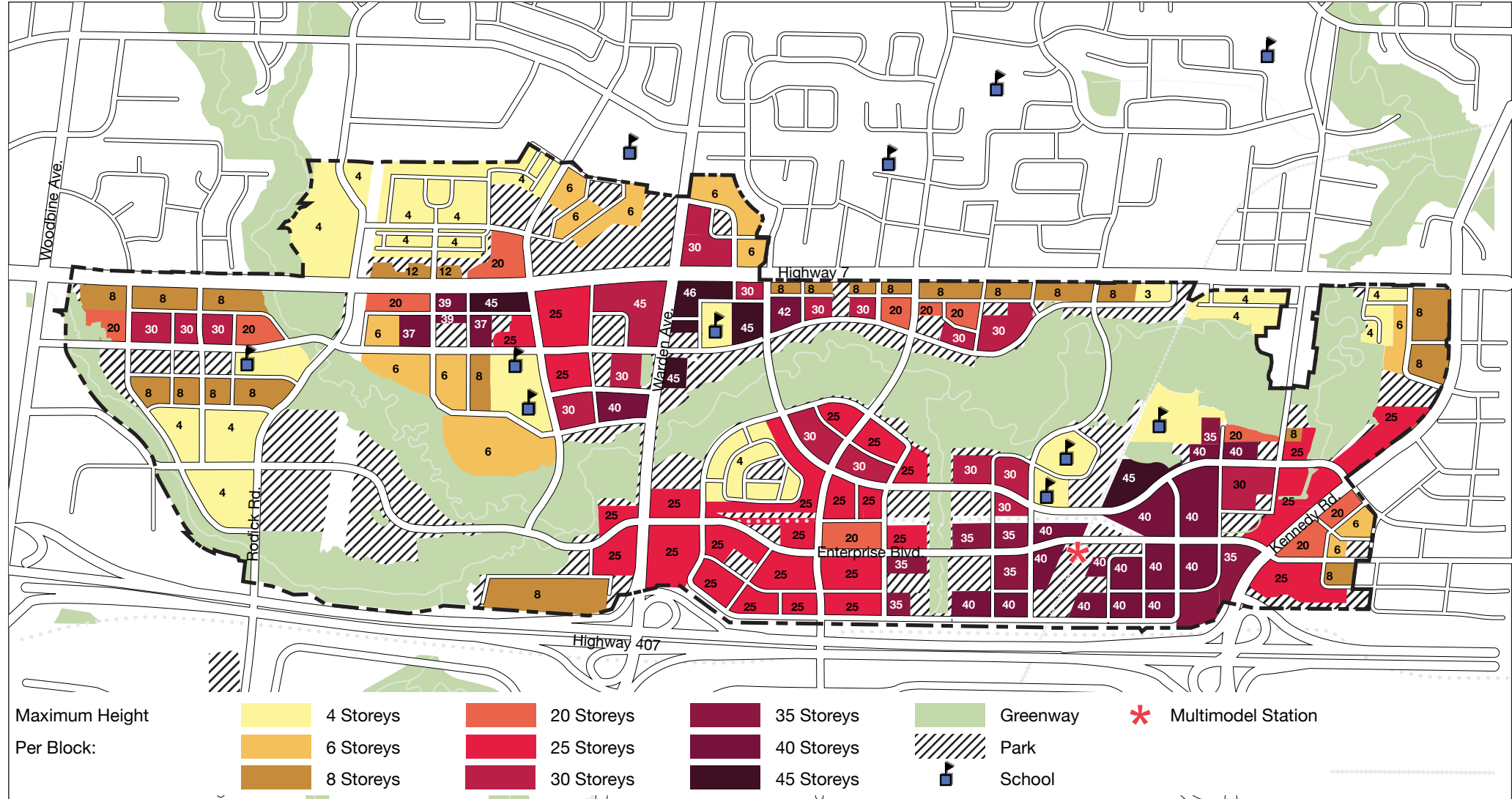
# Community Structure - Community Hubs

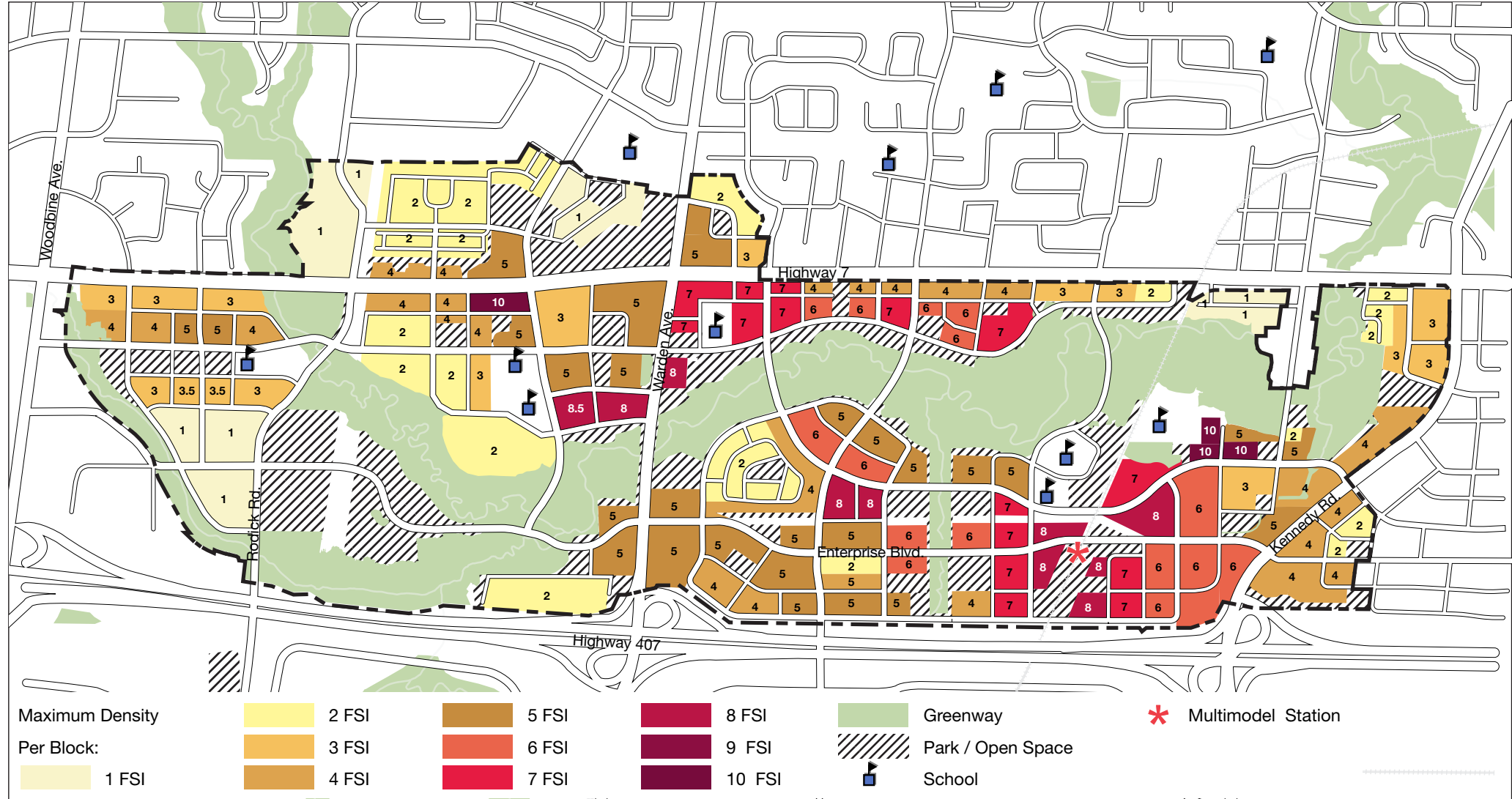


# Districts and District Sub-Areas









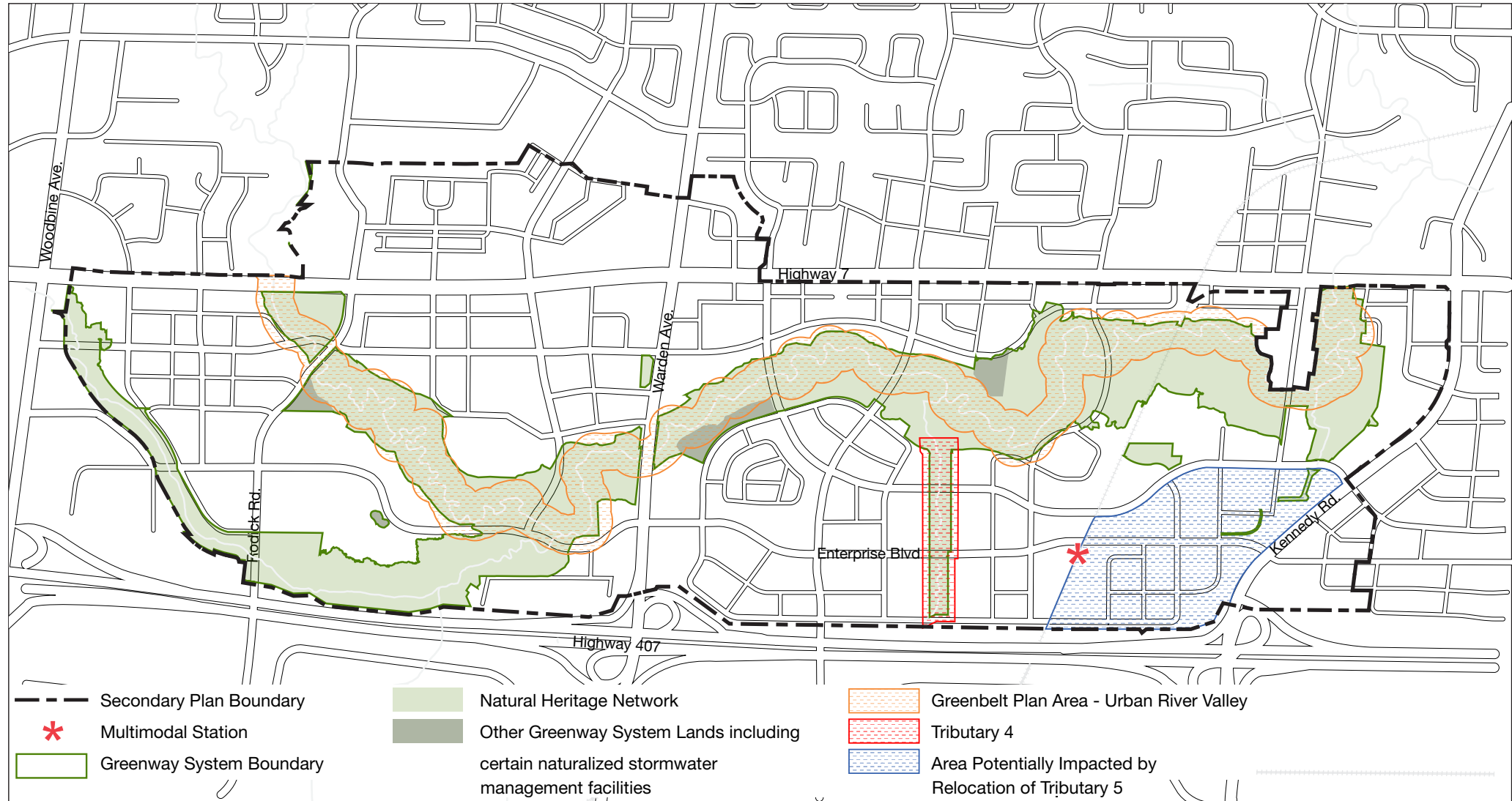




## Quality of the built environment = place-making = quality of life

- Quality of the public realm
- Positive relationship of built form to the public realm and natural heritage system
- Streets as routes and places
- Creating landmarks, gateways and views
- Public art to tell the Markham Centre story

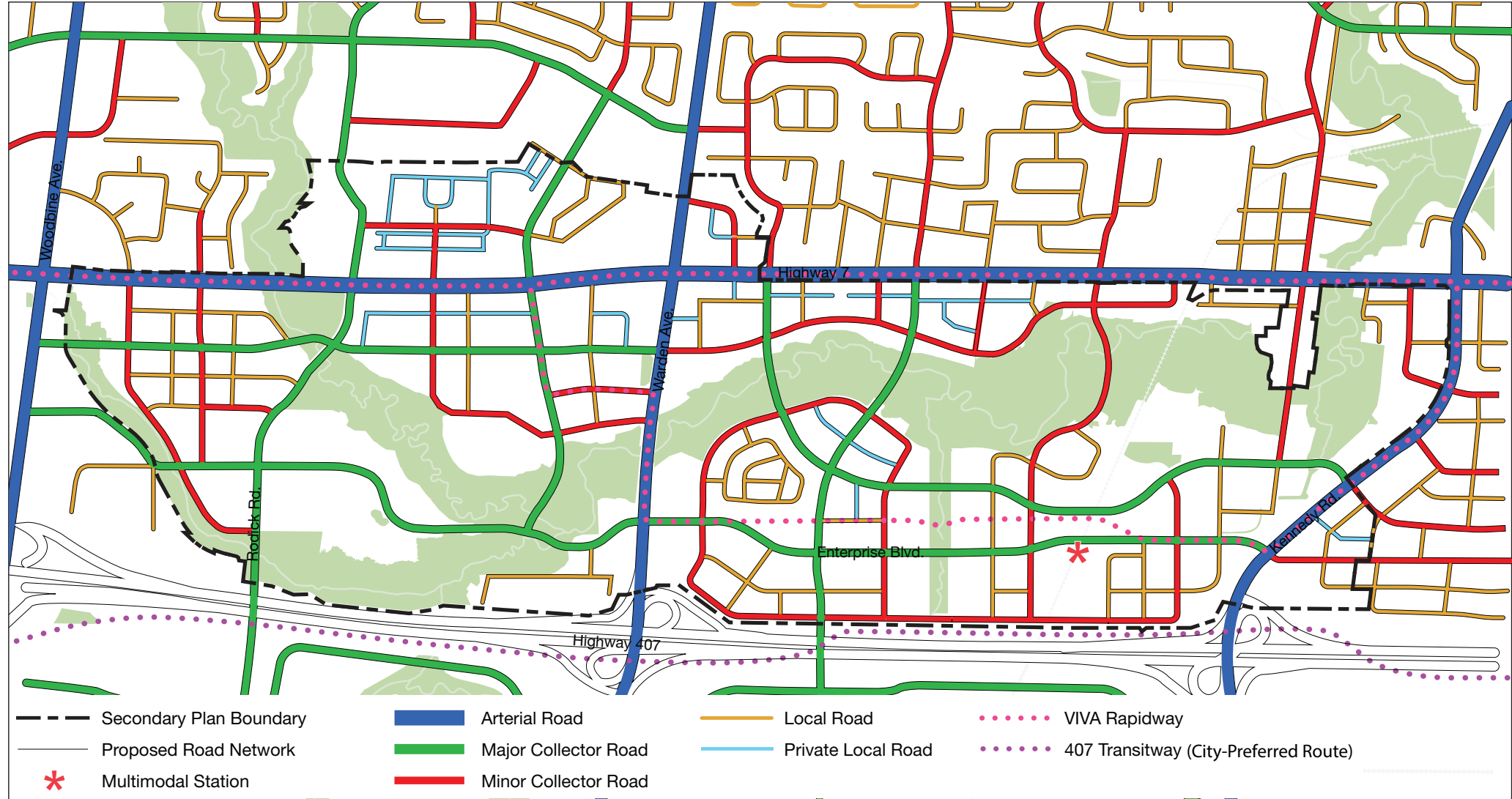




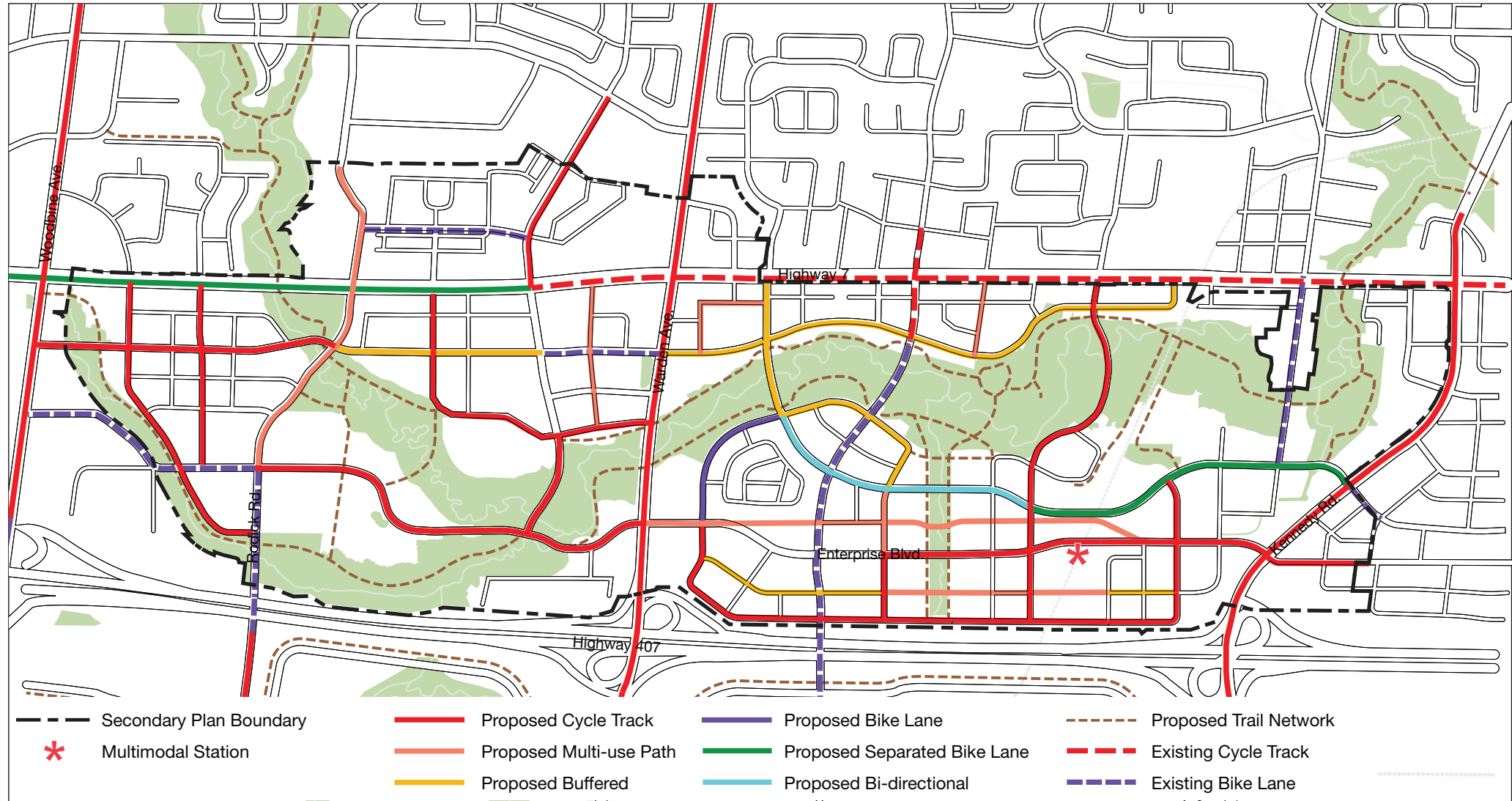
# Parks and Open Space



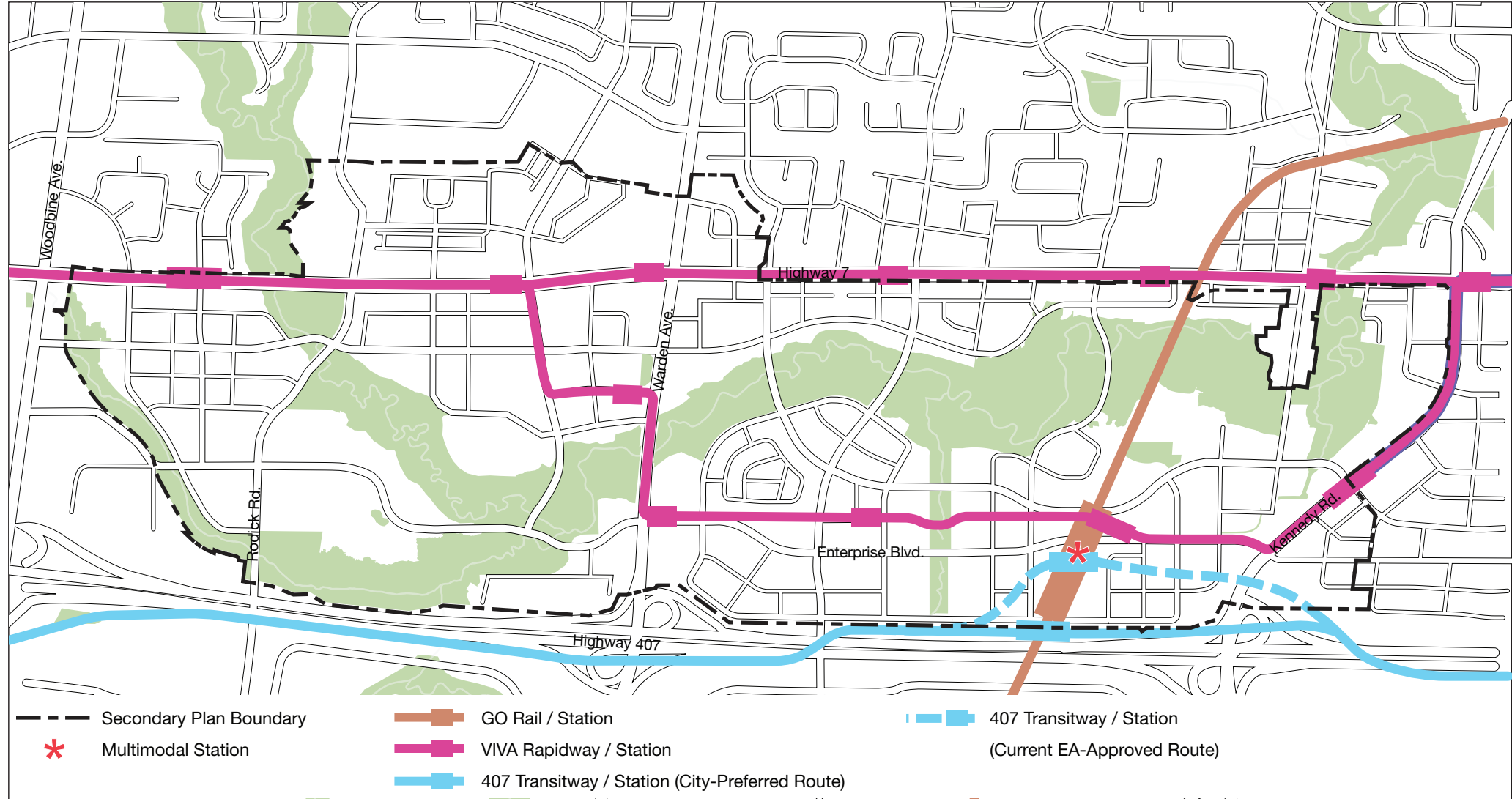
# Movement Network - Streets



# Movement Network - Cycling



# Movement Network - Transit





## General

- Addressing climate change mitigation and adaptation
- Achieving City's commitment to net zero emissions by 2050
- Implement the Community Energy Plan prepared for Markham Centre

## Specific

- Dense, transit-supportive, walkable community
- Solar optimization
- EV infrastructure
- Net-zero Buildings – Sustainability Performance Metrics Program
- District energy
- Urban tree canopy
- Drought-resistant plants
- Protecting against extreme weather





## Implement the Smart Markham Centre Strategy and Roadmap

### Laying the Foundations of the Smart City

- Implement a comprehensive decision-making support methodology and tool
- Involve citizens and build consensus
- Develop master plan for secure, scalable, and sustainable network infrastructure
- Develop protocols on how data is collected, managed, used, and shared
- Engage the start-up, entrepreneur, and academic community
- Consider implementing a digital twin

### Deploying Smart City Solutions

- Collaborate to develop and implement the use of technology to address:
  - Mobility
  - Efficient delivery of services
  - Building performance
  - Prepare for and enable mobility innovation
  - Consider evolution in the use of the public right-of-way
- Evaluate consolidation of infrastructure conduits, including automatic vacuum collection of solid waste





# Implementation Tools



**Developers Group  
Agreement**

**Master Parkland  
Agreement**

**Development  
Phasing Plan**

**Zoning By-law**

# Further Work to be Undertaken



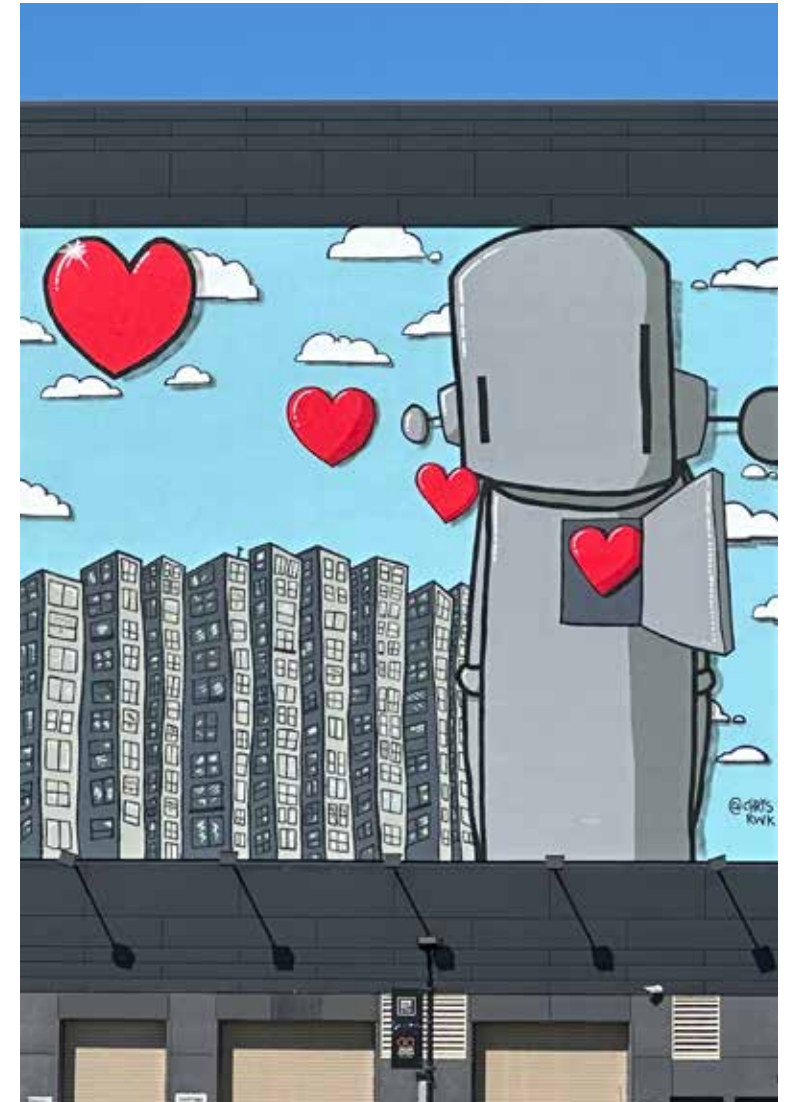
- EA on an alignment for the 407 transitway
- EA on a final preferred option for Tributary 5
- Technical evaluations, visioning exercises and an international design competition for the design of the Multimodal Station and station area
- Visioning exercise and design of the Markham Civic Square
- Markham Centre Greenway Master Plan update
- Wayfinding Master Plan
- Study on locations for landmark buildings
- Retail and service commercial uses assessment
- EA required for road network and infrastructure improvement



**Thank You**



- Release of the Final Study and Technical Reports (2024): Transportation and Municipal Servicing
- Upload draft Secondary Plan policies to “**Your Voice Markham**” for public feedback and stakeholder engagement
- Host statutory Public Meeting with target adoption in Q4 2024





Thank you.

