



# **Key Secondary Plans Development Activity and Forecasted Unit Growth**

**Development Services Committee Meeting**

**April 23, 2024**



## Outline

- March 20, 2024 Council request on development activity in relation to draft unit forecasts
- Context: Planning for Growth in Markham
- Secondary plan areas of interest:
  - Markham Centre
  - Yonge Corridor
  - Langstaff Gateway
  - Markville
  - Markham Road Mount Joy
  - Milliken Centre
  - Cornell Centre



## Planning for Growth In Markham: Forecasted Minimum Population and Employment Growth

### York Region

### Markham

**2021**

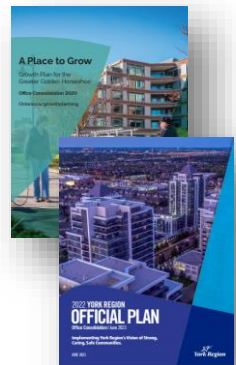
1.2M People  
640,000 Jobs

350,000 People  
190,000 Jobs

**2051**

2M People  
1M Jobs

618,000 People  
302,000 Jobs





## Growth Forecasting in Secondary Plans and Studies

- Following slides provide an overview of forecasted growth within ongoing secondary plan initiatives across the City and Approved and Active Development Applications
- Key Considerations:
  - Unit forecasts and building heights in Secondary Plan initiatives are from a point in time and are not approved
  - Forecasted growth in some areas may change as Secondary Plan initiatives advance towards completion



# Markham Centre Developments

## Approved Applications: Active Applications:

### 1. 3505, 3555 Hwy. 7

OPA/ZBA, Approved November 2023  
42, 38, 48 storeys, 1,114 units  
(Concept Plan – 45 storeys)

### 2. 4077, 4101 Hwy. 7

OPA/ZBA, Approved July 2023  
25 to 37 storeys, 1,749 units  
(Concept Plan – 8-30 storeys)

### 3. Enterprise Boulevard

OPA/ZBA, Approved March 2023  
36, 40, 44 storeys, 1,350 units  
(Concept Plan – 45 storeys)

### 4. 3083 Hwy. 7

OPA/ZBA (phase 1), 2021 submission  
4 towers, 25-34 storeys, 1,152 units  
(Concept Plan – 8-20 storeys)

### 5. Hwy. 7 and Rodick Road (Appealed)

Site Plan, 2023 submission  
17, 18, 20 storeys, 723 units  
(Concept Plan - 12 storeys)

### 6. 100 Clegg Road

OPA/ZBA/SU, 2021 submission  
8 towers, 18 to 39 storeys, 2,666 units  
(Concept Plan – 37-39 storeys)

### 7. 8500 Warden Avenue (Appealed)

OPA/ZBA (phase 1), 2020 submission  
5 towers, 40-55 storeys, 3,049 units  
(Concept Plan – 30 storeys)

### 8. 8601 Warden Avenue

OPA/ZBA (phase 1), 2021 submission  
5 towers, 25-48 storeys, 1,666 units  
(Concept Plan – 6-30 storeys)

### 9. 3825 Hwy. 7

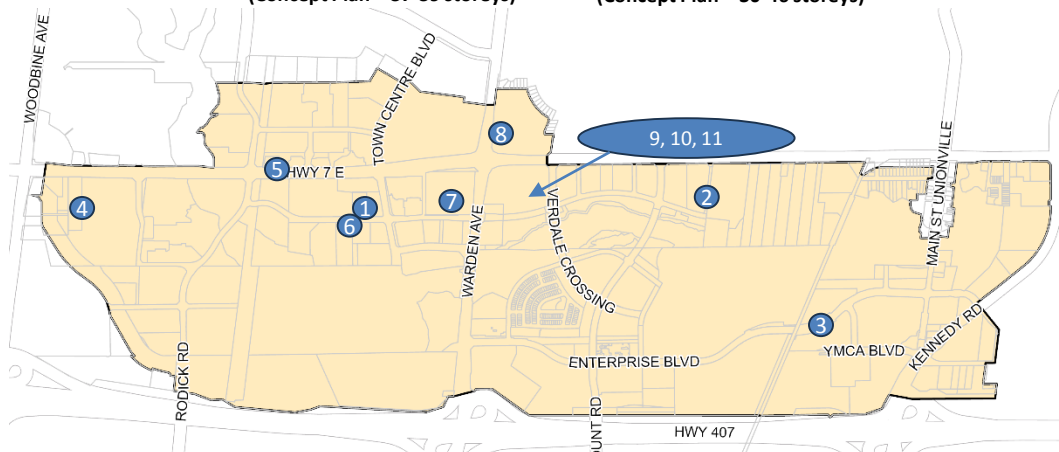
Site Plan, 2023 submission  
Two 30 storey towers 616 units  
(Concept Plan – 30-46 storeys)

### 10. 3825 Hwy. 7

Site Plan, 2023 submission  
40, 45 storeys, 811 units  
(Concept Plan – 30-46 storeys)

### 11. 3825 Hwy. 7

Site Plan, 2023 Submission  
36, 38 storeys, 760 units  
(Concept Plan 30-46 storeys)



Status	Details
Forecasted Growth, Markham Centre Recommended Development Concept Plan Dec.2023	56,500 Residential Units
Building Permit Occupancies since 2023	1,689 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	4,344 Residential Units 0 m <sup>2</sup> Non-Residential GFA 3 Approved Applications
Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	35,487 Residential Units 16,313 m <sup>2</sup> Non-Residential GFA 34 Active Applications



# BUILDING MARKHAM'S FUTURE TOGETHER

## 2020 – 2023 Strategic Plan



# Markham Centre Developments

## Active Applications:

### 1. 4077 Hwy. 7

Site Plan, 2020 Submission  
8 storeys, 355 units  
(Concept Plan – 8-30 storeys)

### 3. 4121 Hwy. 7

OPA/ZBA, 2023 submission  
9 storeys & townhouses, 233 units  
(Concept Plan – 8 storeys)

### 5. 2 University Boulevard

Site Plan, 2023 submission  
5 towers, 35-49 storeys, 2,608 units  
(Concept Plan – 40 storeys)

### 7. 8111 Kennedy Road

OPA/ZBA/SU, 2021 submission  
4 towers 21-41 storeys, 2 mid-rise 8 storeys, 2 townhouse blocks, 1,772 units  
(Concept Plan – 6-20 storeys)

### 2. 4077 Hwy. 7

Site Plan, 2023 Submission  
27, 32, 37 storeys, 1264 units  
(Concept Plan – 8-30 storeys)

### 4. 190 Enterprise Boulevard

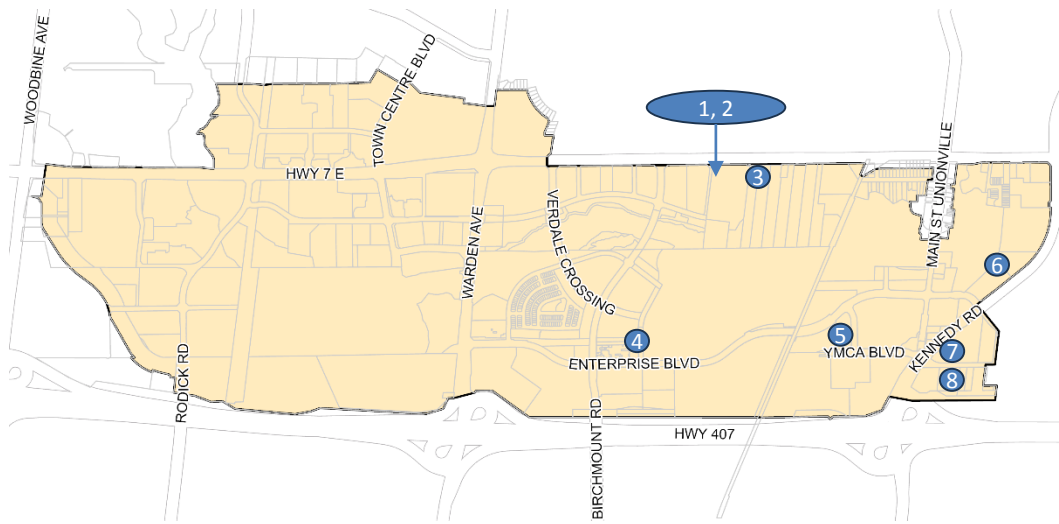
Site Plan, 2021 Submission  
35 storeys, 276 units  
(Concept Plan – 20 storeys)

### 6. 8350 Kennedy Road

OPA/ZBA, 2023 submission  
23, 27 storeys, 769 units  
(Concept Plan – 25 storeys)

### 8. 55 Helen Avenue

OPA/ZBA (phase 2), 2023 submission  
25 storeys, 307 units  
(Concept Plan – 8 to 25 storeys)



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Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	35,487 Residential Units 16,313 m <sup>2</sup> Non-Residential GFA 34 Active Applications



# Yonge Steeles Corridor Developments

## Active Applications:

### 1. 8127-8149 Yonge Street (Appealed)

OPA/ZBA, 2022 Submission

Two 40 storey towers, 865 units

### 2. 7509-7529 Yonge Street (Appealed)

OPA/ZBA, 2023 Submission

Two 60 storey towers, 1,330 units

### 3. 17-23 Morgan Avenue

Site Plan, 2023 Submission

40 storeys, 487 units

### 4. 7115 Yonge Street

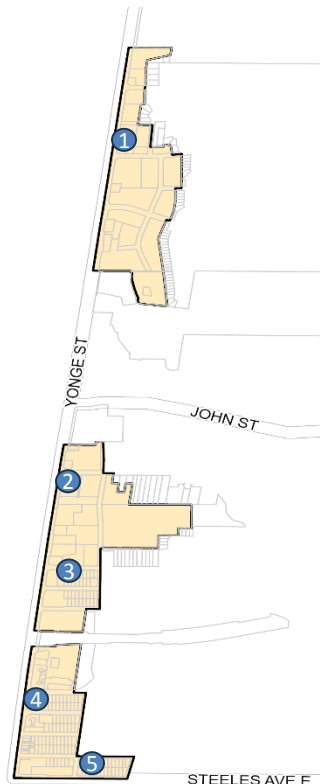
OPA/ZBA, 2023 Submission

36 storeys, 437 units

### 5. 36-48 Steeles Avenue

Subdivision, 2022 Submission

Two 27 storey towers, One 6 storey building, 536 units



Status	Details
Forecasted Growth, Yonge Steeles Corridor Land Use and Built Form Study June 2022  (Proposed heights and densities to be determined through Secondary Plan Study)	23,000 Residential Units
Building Permit Occupancies since 2023	0 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	0 Residential Units 0 m <sup>2</sup> Non-Residential GFA
Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	3,664 Residential Units 156 m <sup>2</sup> Non-Residential GFA  6 Active Applications

\* Proposed heights and densities to be determined through Secondary Plan Study



# Langstaff Gateway Developments

## Active Applications:

### 1. 25 Langstaff Road East

Subdivision, 2022 Submission

1,132 units

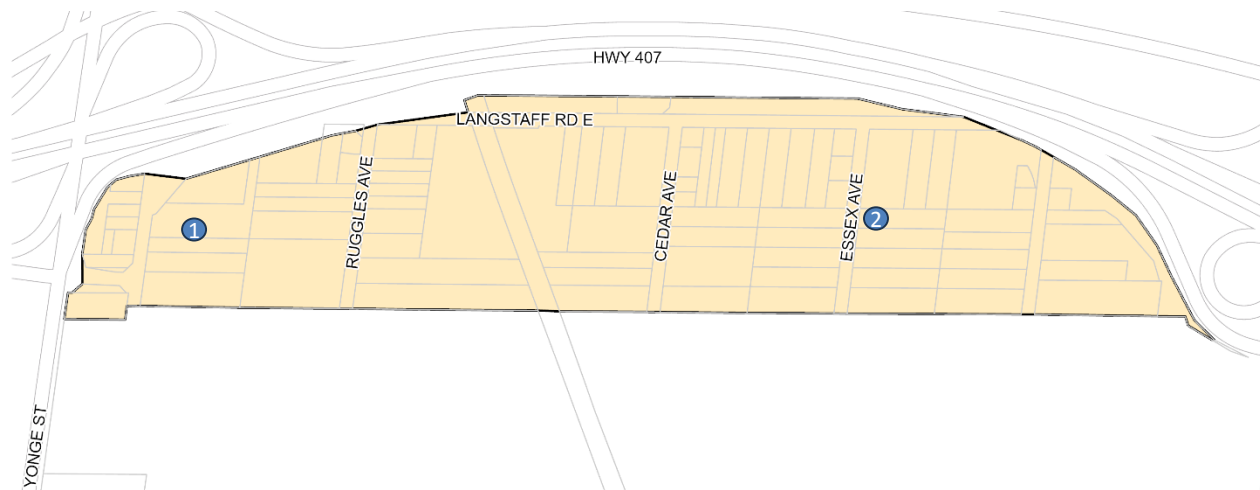
(MZO April 2022 – 80 storeys)

### 2. 203 Langstaff Road

CIHA, 2023 Submission

Approx. 25 buildings/towers, 4-58 storeys,  
9,283 units

(2011 Secondary Plan – up to 50 storeys)



Status	Details
Forecasted Growth, Langstaff (East – CIHA Dec.2023) and Langstaff (West – MZO April 2022)	29,773 Residential Units
Building Permit Occupancies since 2023	0 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	0 Residential Units 0 m <sup>2</sup> Non-Residential GFA
Active Development Applications since 2020 (CIHA, OPA, ZBA, SU, SPC)	10,415 Residential Units 0 m <sup>2</sup> Non-Residential GFA 6 Active Applications





# Markville Developments

## Active Application:

### 1. 5000 Highway 7

OPA, 2023 Submission

6-45 storeys, 4,340 units

(Draft Demonstration Concept 2023 – 5-40 storeys)



Status	Details
Forecasted Growth, Markville Initial Draft Demonstration Concept Dec.2023	14,200 Residential Units
Building Permit Occupancies since 2023	0 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	0 Residential Units 15,299 m <sup>2</sup> Non-Residential GFA 2 Approved Applications
Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	4,340 Residential Units 0 m <sup>2</sup> Non-Residential GFA 1 Active Application



# Markham Road Mount Joy Developments

## Approved Applications:

### 1. 9781 Markham Road

Site Plan, 2023 Approved

Two 22 storey towers, 536 units

(Recommended SP April 2024 33 storeys)

### 2. 9781 Markham Road

Site Plan, 2024 Approved

33 storeys, 27 storeys, 755 units

(Recommended SP April 2024 33 storeys)

### 3. 9900 Markham Road

OPA/ZBA, 2023 Approved

Two 21 storey towers, 4 townhouse blocks, 736 units

(Draft SP June 2023 15/25 storeys, Recommended SP April 2024 21 storeys)

## Active Applications:

### 4. 9999 Markham Road

ZBA, 2023 Submission

12 storeys, 258 units

(Recommended SP April 2024 21 storeys)

### 5. 77 Anderson Avenue

OPA/ZBA, 2021 Submission

45 storeys, 508 units

(Recommended SP April 2024 30 storeys)

### 6. 9331 Markham Road (Appealed)

Site Plan, 2022 Submission

37 storeys, 42 storeys, 933 units

(Recommended SP April 2024 25 storeys)



Status	Details
Forecasted Growth, Markham Road Mount Joy Draft Secondary Plan June 2023	14,500 Residential Units
Building Permit Occupancies since 2023	0 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	2,027 Residential Units 220 m <sup>2</sup> Non-Residential GFA 4 Approved Applications
Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	1,699 Residential Units 0 m <sup>2</sup> Non-Residential GFA 3 Active Applications



# Milliken Centre Developments

## Approved Application:

1. 35-51 Old Kennedy Road  
OPA/ZBA, 2023 Submission  
30 storeys, 372 units  
(Draft SP May 2023, 25 storeys)

## Active Application:

1. 186 Old Kennedy Road  
Site Plan, 2022 Submission  
4 storeys, 94 Townhouse units  
(Draft SP May 2023, 8 storeys)



Status	Details
Forecasted Growth, Milliken Centre Draft Secondary Plan May 2023	8,000 Residential Units
*Additional growth anticipated through future policies of draft Secondary Plan	
Building Permit Occupancies since 2023	39 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	372 Residential Units 0 m <sup>2</sup> Non-Residential GFA
Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	94 Residential Units 0 m <sup>2</sup> Non-Residential GFA 2 Active Applications



# Cornell Centre Developments

## Approved Applications:

**1. Rustle Woods Ave/Cornell Rouge Blvd**  
Site Plan, 2023 Approved  
60 Townhouse units

## Active Applications:

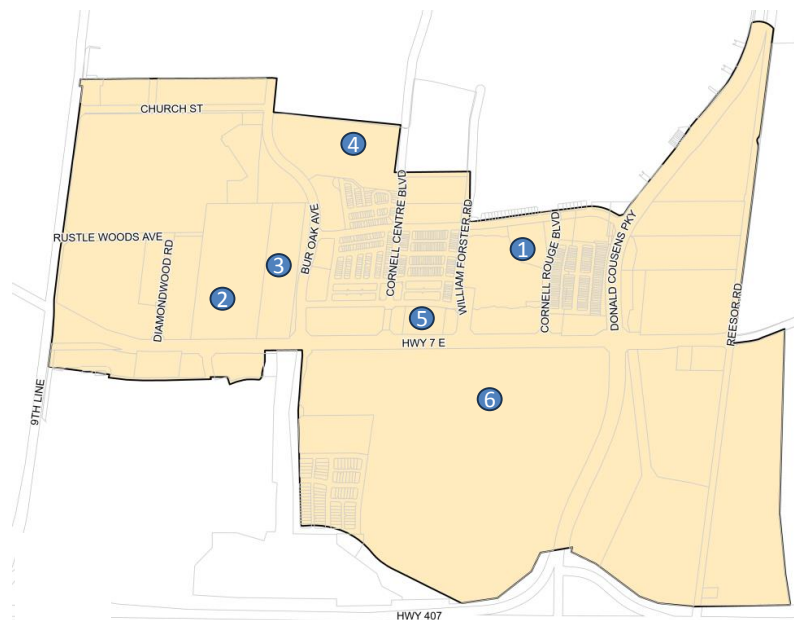
**2. 6950 Hwy. 7**  
OPA/ZBA/SU, 2022 Submission  
Approx. 3 Towers, 18-28 storeys, 7  
Buildings, 10-12 storeys, 2,377 units

**3. Bur Oak Ave/Rustle Woods Ave**  
OPA/ZBA/SU, 2022 Submission  
Approx. 6 towers, 16-28 storeys, 2  
buildings, 6-10 storeys, 1,785 apartment  
units

**4. Church St./Cornell Centre Blvd**  
OPA/ZBA, 2023 Submission  
318 Townhouse units, two 13 storey  
buildings, 748 units

**5. 7128-7186 Hwy. 7**  
Site Plan, 2020 Submission  
94 Townhouse units

**6. Hwy.7 west of Donald Cousens Pkwy**  
Subdivision, 2020 Submission  
79 Detached, 429 Townhouse, 452  
Apartment (future Site Plan) Units



Status	Details
Forecasted Growth, Cornell Centre  (Proposed heights and densities to be determined through Secondary Plan Study)	To be determined
Building Permit Occupancies since 2023	164 Residential Units
Approved Development Applications since 2023 (OPA, ZBA, SU, SPC)	60 Residential Units  0 m <sup>2</sup> Non-Residential GFA  1 Approved Application
Active Development Applications since 2020 (OPA, ZBA, SU, SPC)	7,072 Residential Units  0 m <sup>2</sup> Non-Residential GFA  5 Active Applications

\* Proposed heights and densities to be determined through Secondary Plan Study



## Next Steps

- Continue to monitor growth in key secondary plan areas
- Report on a regular basis
- May 2024 DSC report on Planning & Urban Design Department work plan including secondary plan areas



Thank You