



Unionville Ratepayers Association Public Forum

**May 5, 2025
Mayor's Update**



Agenda

- a) Markham Centre Secondary Plan Update
- b) Markville Secondary Plan Update
- c) Markham Affordable and Rental housing Strategy
- d) Markham Active Transportation
- e) Attracting Technology Employers
- f) Implications in Markham of Inter-Provincial Trade
- g) Markham Energy Emissions
- h) York Region Planning, Roles, and Responsibilities
- i) Planning Act Timelines



Markham Centre Secondary Plan Update

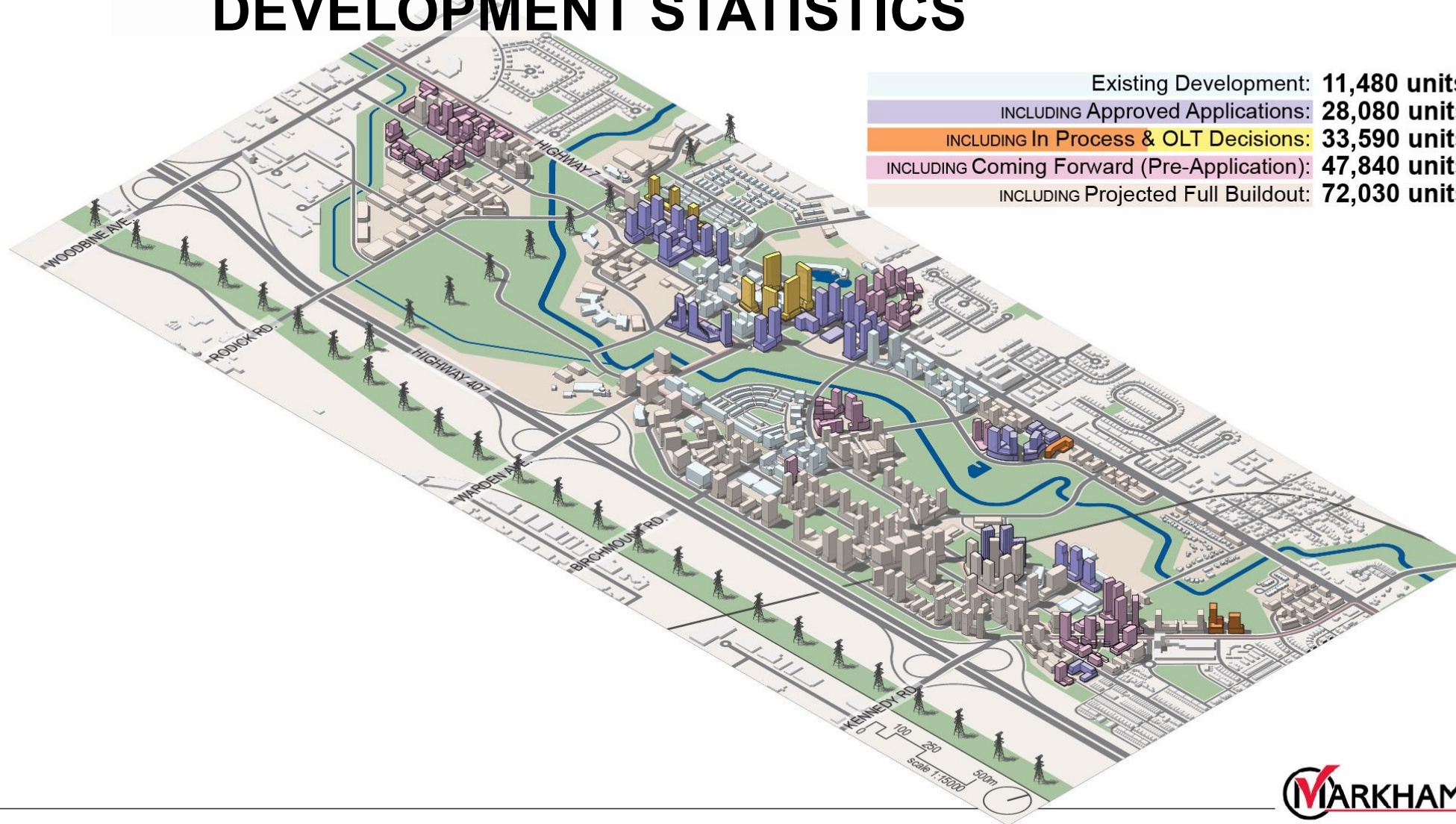
VISION, GUIDING PRINCIPLES AND OBJECTIVES

- 
- Create a Place that is the Heart of Markham
 - Support a diverse and prosperous Economy
 - Harness Digital Technologies and Innovation
 - Support Arts, Culture, and Recreation
 - Create an efficient and safe Transportation System
 - Create a great Public Realm
 - Foster diverse Built Form
 - Build Neighbourhoods with access to all the things needed for daily life
 - Realize the full potential of the Rouge River Valley System as an environmental and placemaking feature
 - Champion Sustainability and Environmental Performance
 - Plan for Inclusive Neighbourhoods
 - Transition from Suburban to Urban



Markham Centre Secondary Plan Update

DEVELOPMENT STATISTICS



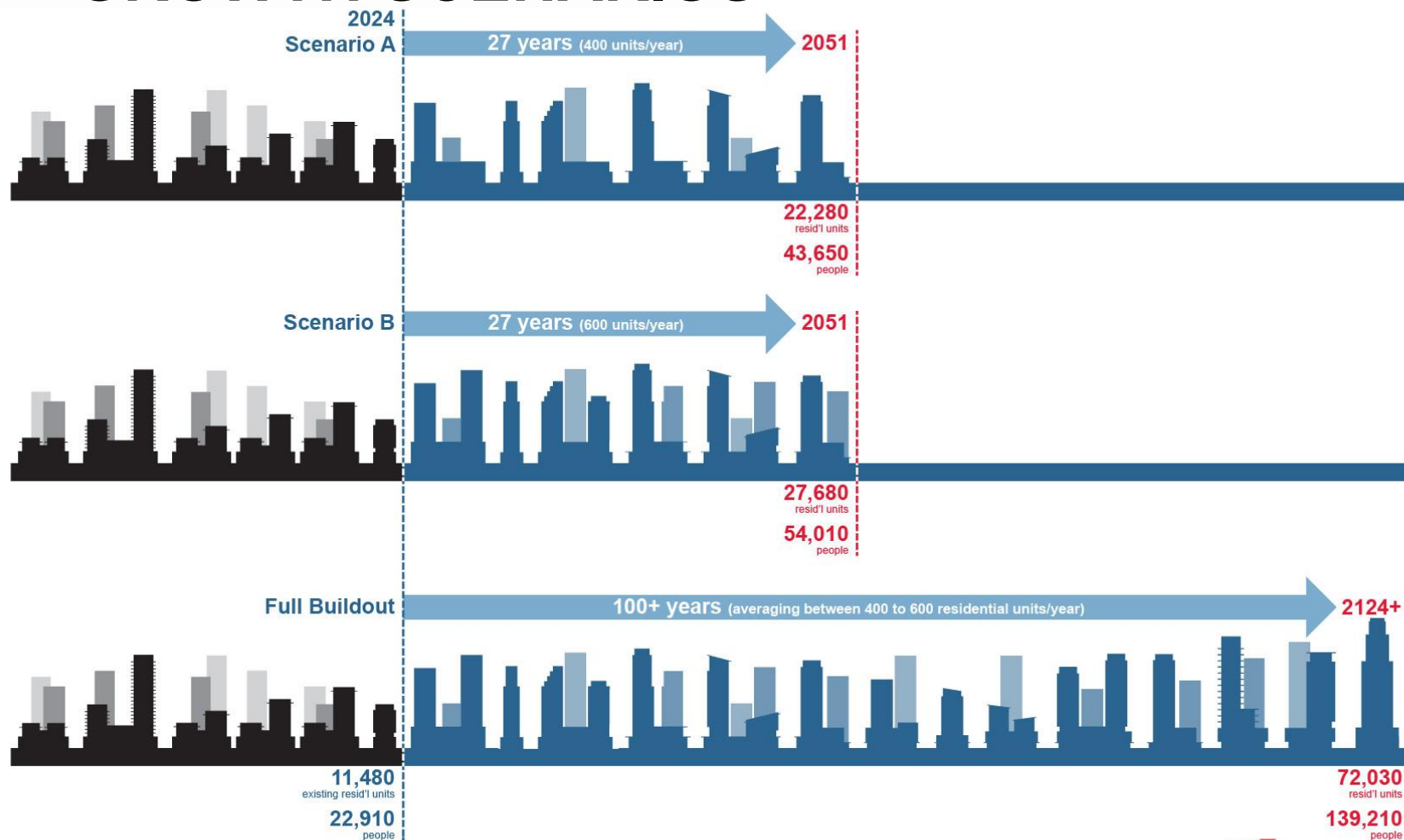


Markham Centre Secondary Plan Update GROWTH SCENARIOS

Based on 10-year average rate of growth

Accelerated rate of development growth

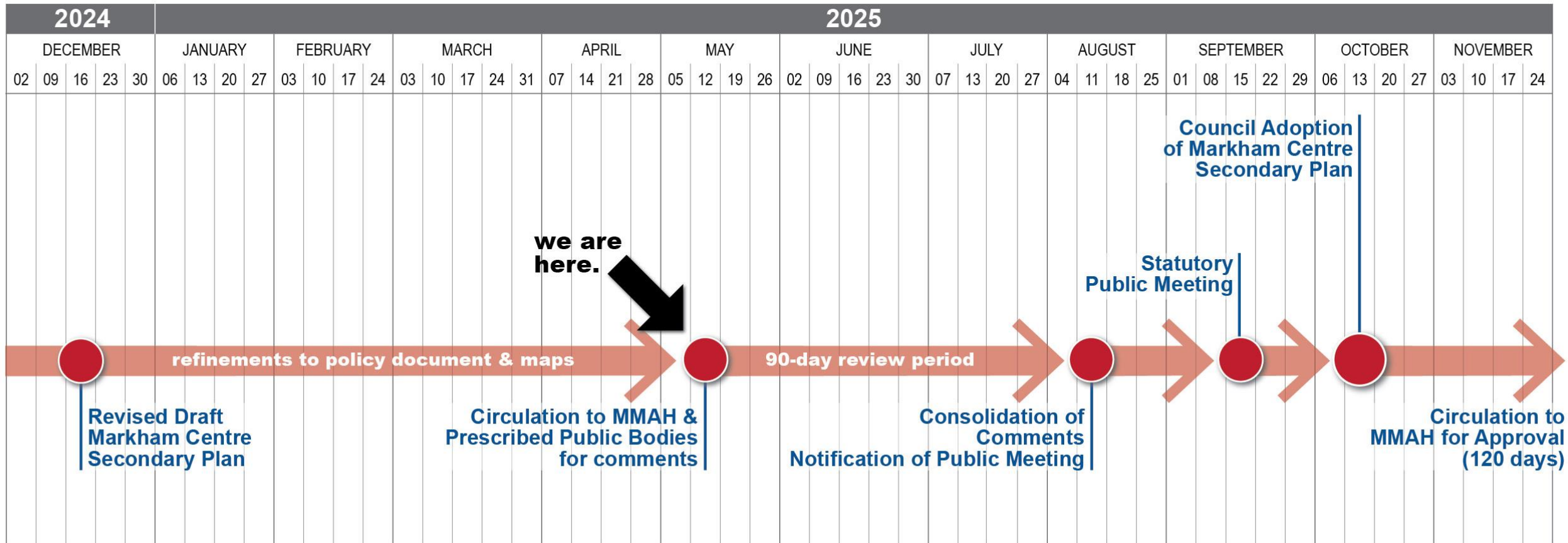
Development will be continuing for 100 years





Markham Centre Secondary Plan Update

NEXT STEPS

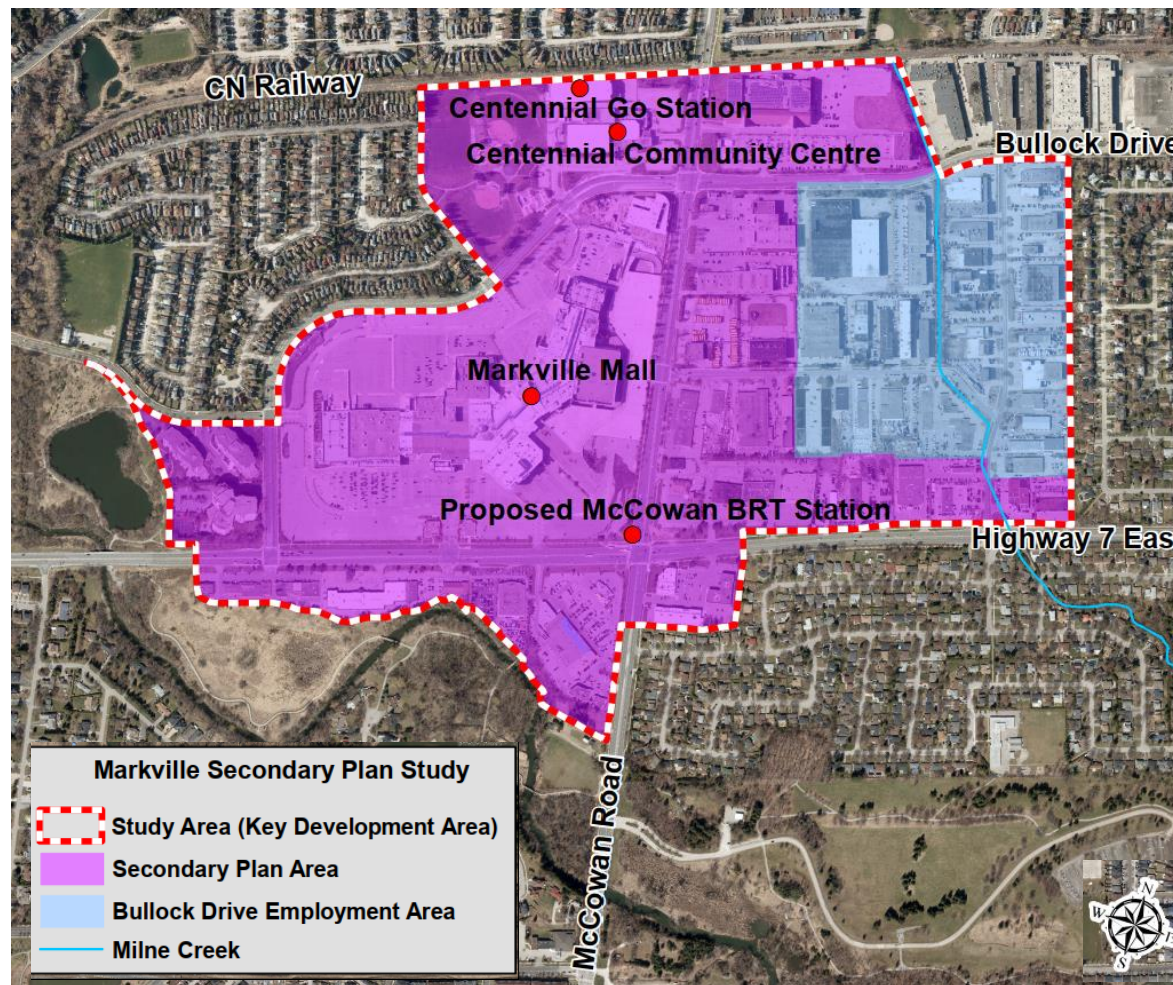


we are here.

Markville Secondary Plan Study - Update

Study Purpose & Status:

- Comprehensive Study to inform the new secondary plan for the Markham *key development area*
- Phase 4 & 5 being completed concurrently
- Final Study Report targeted for Q2 2025
- Public meeting to consider draft Secondary Plan policies targeted for Q4 2025



Study Phases

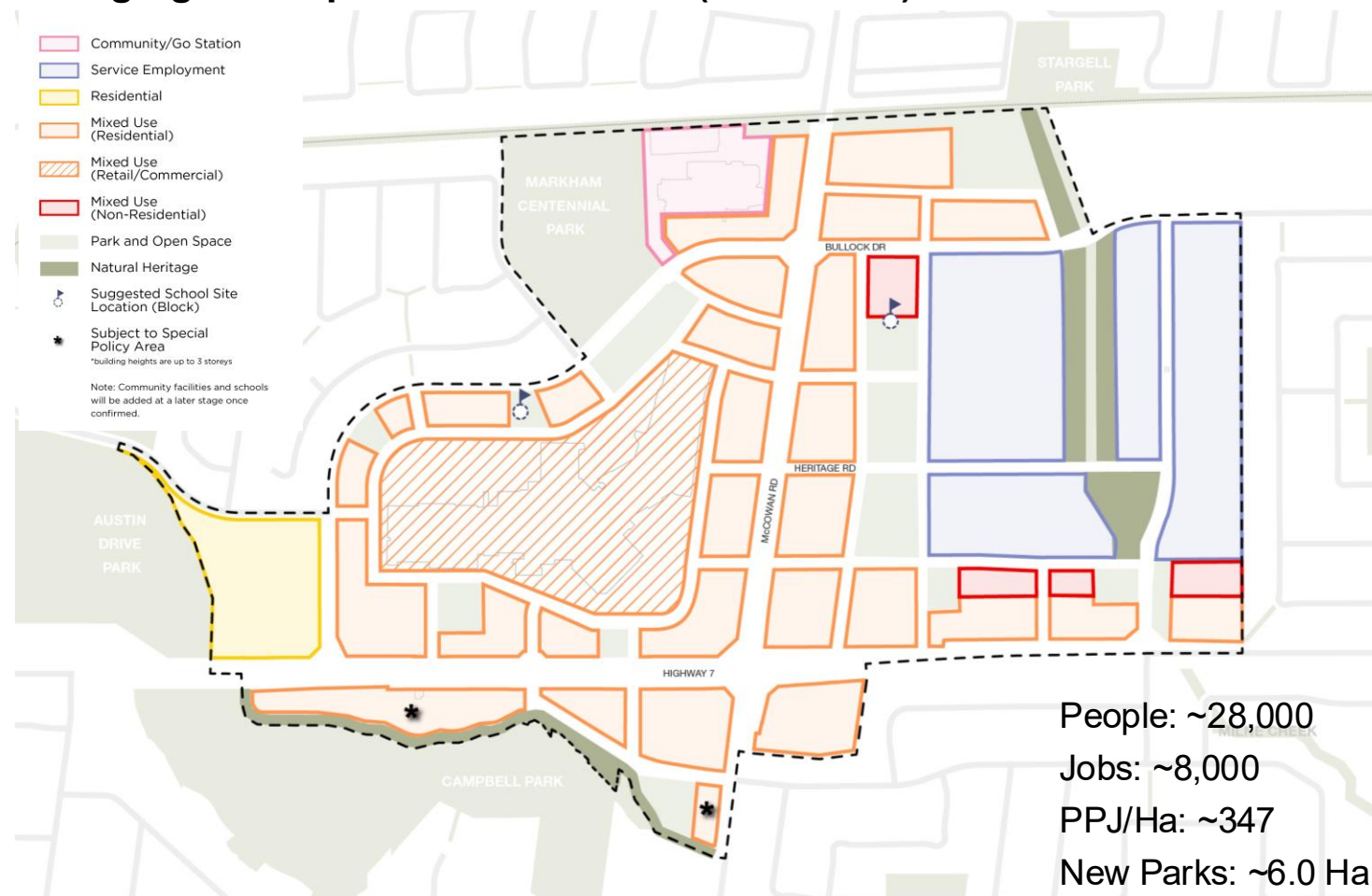
- ✓ Phase 1: Project Kick-off
Q1-Q2 2022
- ✓ Phase 2: Background Review, Data Collection & Assessment
Q2-Q3 2022
- ✓ Phase 3: Vision & Guiding Principles, Draft Development Concept, & Interim Report
Q3 2022 - Q4 2023
- Phase 4: Draft Transportation & Municipal Services: Analysis & Recommendations
Q1 2024 - Q2 2025
- Phase 5: Final Development Concept and Reports
Q4 2024 - Q2 2025
- Phase 6: Secondary Plan Policies
Q2 - Q4 2025

Markville Secondary Plan Study - Update

Vision:

- Markville will be a **vibrant destination** for culture and entertainment in a connected community with a **mix of uses** and access to frequent transit and **active transportation** options. The area will offer important community amenities and **public spaces** and preserve **employment lands** and economic landmarks that are an important part of the community while enhancing green spaces and **sustainability**.

Emerging Concept Plan – Land Use (June 2024):



Markville Secondary Plan Study - Update

Emerging Concept Plan – Land Use (June 2024):



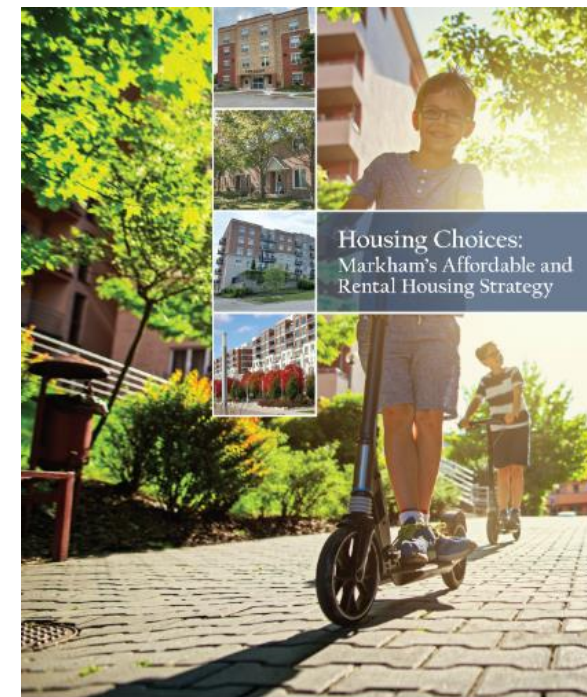
CF Markville Nominee Inc – Conceptual Site Plan (April 2025)





Housing Strategy Status

- Includes 35 actions aimed at increasing housing supply and housing choices
- CMHC's Housing Accelerator Fund (HAF) provides \$58.8M to the City, supporting a target 1640 homes
- HAF targets will also support the City's Housing Pledge of 44,000 new homes through Ontario's Housing Supply Action Plan 2022–2023



35 Housing Actions

| |
|--------------|
| Policy |
| Incentives |
| Advocacy |
| Partnerships |
| Education |

Housing Continuum

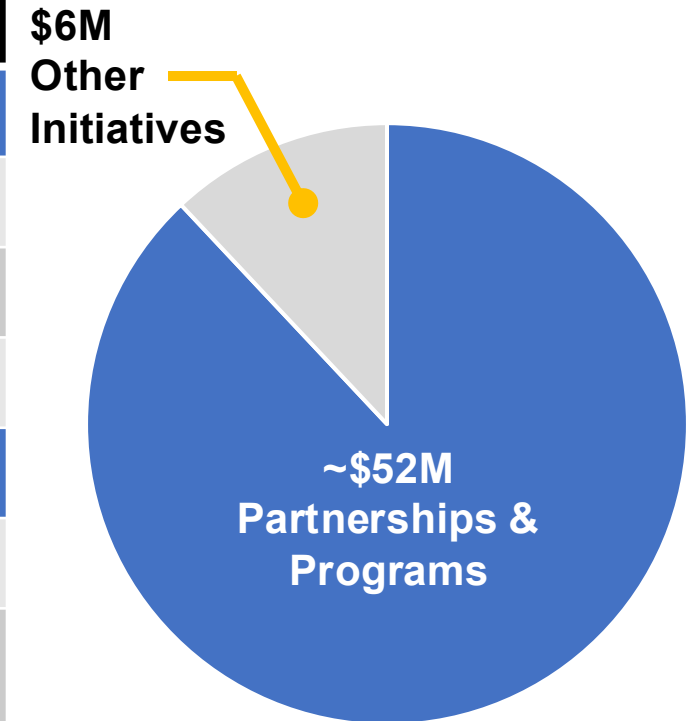




Housing Accelerator Fund Support

- 7 City HAF Initiatives to be delivered by end of 2026

| # | Initiative | Target Units | Target Date |
|---|---|--------------|------------------|
| 1 | Public Partnerships | 190 | Aug. 2026 |
| 2 | Additional Residential Units + Incentive Program | 140 | Dec. 2026 |
| 3 | Major Transit Station Areas Update | 700 | Dec. 2026 |
| 4 | Inclusionary Zoning in Major Transit Station Areas | 40 | Jun. 2026 |
| 5 | Incentive Program for Affordable Housing | 300 | Dec. 2026 |
| 6 | E-Development Application System Update | 210 | Dec. 2026 |
| 7 | Parking + Transportation Demand Management Standards Update | 60 | Mar. 2026 |
| ★ | Housing Needs Assessment Update | | Jan. 2026 |



Markham Active Transportation



Active Transportation Master Plan (2021)

- A guiding document for active transportation infrastructure, policy and programming implementation within the City.
- The ATMP proposes an ultimate cycling and trails network which includes a total of 708.3km of multi-use paths, cycle tracks, bike lanes and off-road trails.
- A 10-year ATMP Implementation Strategy and Capital Plan was developed to prioritize projects, define capital and operating costs, and identify implementation resources.





Cycling Infrastructure Projects (Under Design)

| # | Location | Facility Type | Length (KM) |
|---|---|---------------------|-------------|
| 1 | Clegg Rd – Rodick Rd to South Town Centre Blvd | Buffered Bike Lane | 0.59 |
| 2 | Allstate Parkway – Highway 7 to Valleywood Drive | Protected Bike Lane | 0.65 |
| 3 | Ferrier St – Steeles Ave to Gibson Dr | Protected Bike Lane | 0.48 |
| 4 | Gillingham Ave, Elson St – Hillcroft Dr to Markham Rd | Buffered Bike Lane | 2.48 |
| 5 | Main St Markham – Parkway Ave to 16th Ave | Protected Bike Lane | 1.21 |
| 6 | Carlton Rd – Kennedy Rd to McCowan Rd | Protected Bike Lane | 1.72 |
| 7 | Calvert Rd – Woodbine Ave to Warden Ave | Buffered Bike Lane | 2.06 |
| | | Total | 9.19 |

- Approximately 9 km of cycling infrastructure is currently under design, with construction planned to commence in summer 2025.
- Detailed Design for the next phase of the ATMP is planned to start in 2026, pending design budget approval.

Attracting Technology Employers

Innovation Ecosystem

Canada's 3rd Largest Tech Hub



1,500
Tech
Companies

ICT and Life
Sciences Cluster

3
Startup
Incubators/
Accelerators

ventureLAB[®] YSpace
Seneca HELIX

4.58
Firms/1,000
residents

High concentration of
tech firms per capita

Canada's
Hardware Lab and
Semiconductor
Incubator

Tech sectors: ICT, Life Sciences, Autotech, Semiconductor, EV, Foodtech, Advanced production

Tech Jobs

- Retention efforts supported tech innovators expanded footprint/jobs in R+D, Lab, AI technology (ie. IBM AI Lab, AMD, Qualcomm, Bluewrist, Creation Technologies, Iristel, Extreme Networks)
- Investment and attraction efforts supported new tech company expansions: Syntronic, Astera Labs, TSS, ESET, Calilia Ltd.

Talent Pipeline



York University:
Markham Campus
Opened in 2024, welcomed
4,200 students.

7
universities
and 8 colleges
within 1 hour
drive



Seneca Polytechnic
A dedicated campus
offering specialized
programs for international
students in business,
hospitality, and technology.

70%
of Markham's labour
force has post-
secondary education

Attracting Technology Employers

Markham Innovation Exchange District

Ontario's first innovation cluster that connects knowledge and production sectors.

1,920
Acres of
Employment
Land
(400 Acres
City-owned)

18M
Sq. ft. of new
commercial
space

25K
New Jobs
(Potential)



Inter-Provincial Trade

Protect Ontario Through Free Trade Within Canada Act, 2025

- Goods, services, and registered workers approved in one province are recognized in Ontario.
- **Implications for Residents, Businesses, and Workers**
 - Access to a broader pool of qualified professionals
 - Proclamation that last Friday of June each year as "Buy Ontario, Buy Canadian Day"
 - Direct-to-consumer sales model for alcohol purchases
 - \$50 million - Ontario Together Trade Fund for businesses
 - Reduced barriers could potentially mean lower prices, more options, and better access.
- **Ontario Memorandums of Understanding Signed**
 - With New Brunswick and Nova Scotia – supports removing barriers between these provinces.

- *Canada Free Trade Agreement*
 - Government of Canada removed 20 of 39 exceptions - majority related to government procurement
- **Implications for Residents, Businesses, and Workers**
 - Eliminating barriers to internal trade will reduce business costs, increase productivity, and potentially add up to \$200 billion to Canadian economy.

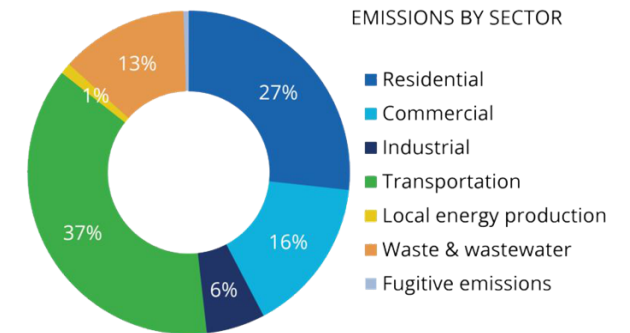
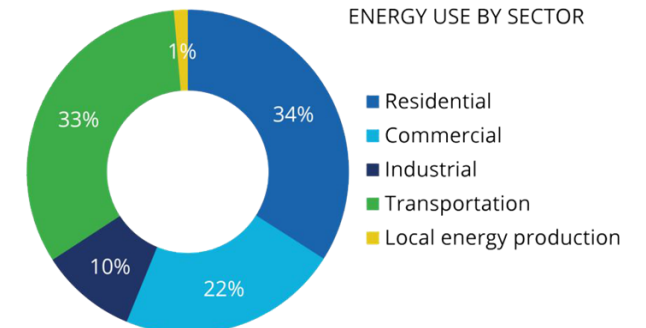




Markham Energy Emissions – Net Zero Portfolio

Markham's objective is **Net zero emissions by 2050**

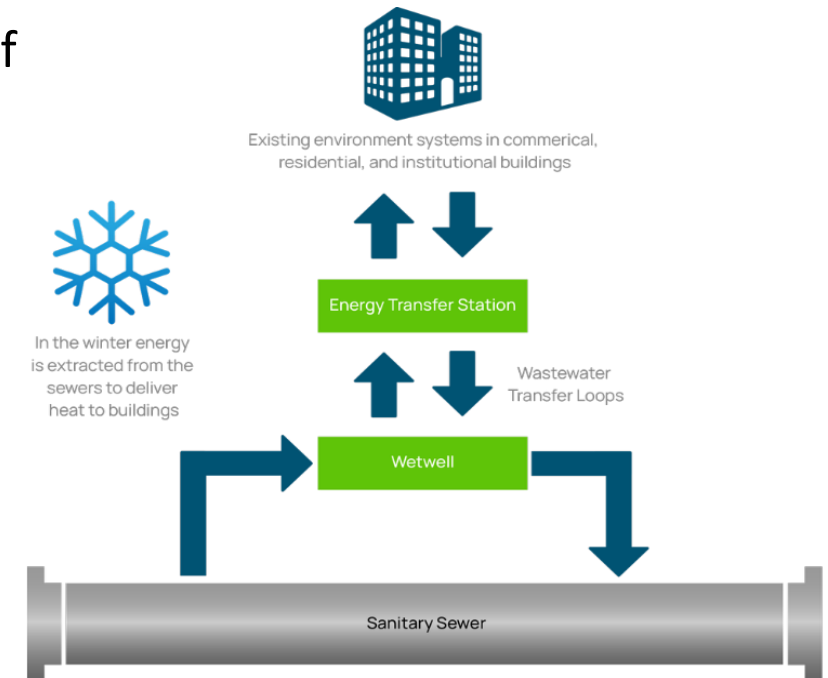
- **City's Facilities and Operations**
 - Four net zero facility projects with \$11M of external funding, \$3M internal
 - 2.1MW of roof top solar on City facilities, revenue re- invested in new energy projects
 - Increasing fleet EV's and charging infrastructure, 22 public charging stations
- **New Community Development**
 - Community Energy Plans to encourage above code energy performance
 - Enabled Mattamy and Enwave to build a geo-exchange system for 312 homes
- **Retrofit of Existing Building Stock – 43% of emissions per MEP**
 - Power.House Hybrid partnership with Alectra, Enbridge, NRCan and TMU
 - Enbridge MyHEAT provides homeowners with free heat loss map of their home
 - Home Energy Retrofit Orientation (HERO) to help residents start retrofits
- **Utility Leadership**
 - Alectra Utilities – innovators and leaders in emissions reduction, electrification and grid modernization
 - Markham District Energy building the world's largest wastewater heat recovery system



Municipal Energy Plan (MEP) Inventory

Markham District Energy - World's Largest Wastewater Energy Transfer project

- Innovative energy solution that will accelerate Markham's objective of net zero emissions by 2050
- Utilizing York Region's wastewater system to capture waste heat to reduce carbon emissions by 30,000 tonnes per year -
 - **Equivalent to taking 8,338 passenger vehicles off the road**
- Project funding: approx. \$55M (Approx. 50% external funding)
- Located at their Low Carbon Energy Centre in Downtown Markham
- Currently under construction, expected to complete in 2027



Markham Energy Emissions – Analysis

- Markham's emissions reduction portfolio of programs is comprehensive, innovative and class leading
- The Atmospheric Fund's [2023 GTA Emissions](#) report shows that Markham's emissions reduced slightly from 2022 to 2023 compared to York Region
- Corporate emissions reduced slightly by 6.7% from 2023 to 2024
- Federal policy changes and significant program support will be required to continue to expedite progress on emission reductions for Markham, Ontario and Canada

Q3 2025 Call to Action: URA representative for home energy retrofit feasibility study development in partnership with Richmond Hill and Federation of Canadian Municipalities



York Region Planning, Roles, and Responsibilities

Bill 185 (July 1, 2024) Removed Planning responsibilities (York, Peel, Halton)

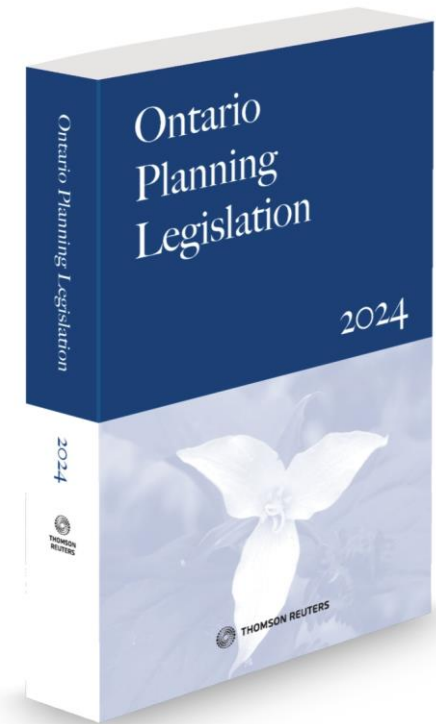
- York Region no longer approves secondary plans and official plan amendments and no longer has the right to appeal to the Ontario Land Tribunal (OLT).

York Region continues to provide value-added services in these areas:

- Reviewing and commenting on development applications with Regional interests (e.g., Regional ROW, York Region Transit/VIVA, Water/Wastewater Servicing, Source Water Protection, Public Health, Housing, etc.)
- Comprehensive development data collection for several purposes:
 - Water/wastewater servicing and allocation monitoring and tracking
 - Region-wide annual reporting on employment survey and development activitySupport local municipalities in advancing their growth strategies
- Support local municipal Policy reviews by including input on Regional interests (e.g., local municipal Official Plan Review)
- Local municipalities can request through Council, the Region's participation at OLT



Planning Act Timelines



- Important to note from the outset that, even in situations, where the City makes the timelines under the Planning Act an applicant can still appeal City decisions to the Tribunal
- Staff always strive to meet the legislative timeline requirements
- Bill 109 (July 1, 2023) - City met all deadlines requiring Council Decision on all applications
- Led to some refusals and appeals to the OLT - No fee refunds issued by City
- Bill 185 (June 6, 2024) repealed the fee refund provisions (City no longer penalized)
- Staff believe it is more productive to work with applicants to achieve positive results rather than tying up resources at the tribunal solely to meet the Planning Act timelines
- That said, for applications that are egregiously non-compliant or meet the city's policies, staff will make the timelines under the act to ensure timely decision making and to have the best possible position at the Tribunal
- City has a plan to implement as-of-right policies and zoning (reduces OP and ZBL applications) which would, in turn, reduce tribunal appeals significantly

