



The City of Markham has prepared a draft Official Plan and Zoning By-law Amendment for Inclusionary Zoning. You are invited to participate in the review process.

Tell us what you think!

A statutory Public Meeting to consider the City of Markham’s draft Official Plan and Zoning By-law Amendment will take place on:

Meeting Date: Tuesday, December 9, 2025

Time: 7:00 pm

Place: Members of the Development Services Committee will participate in a statutory Public Meeting in person (Council Chamber) at:



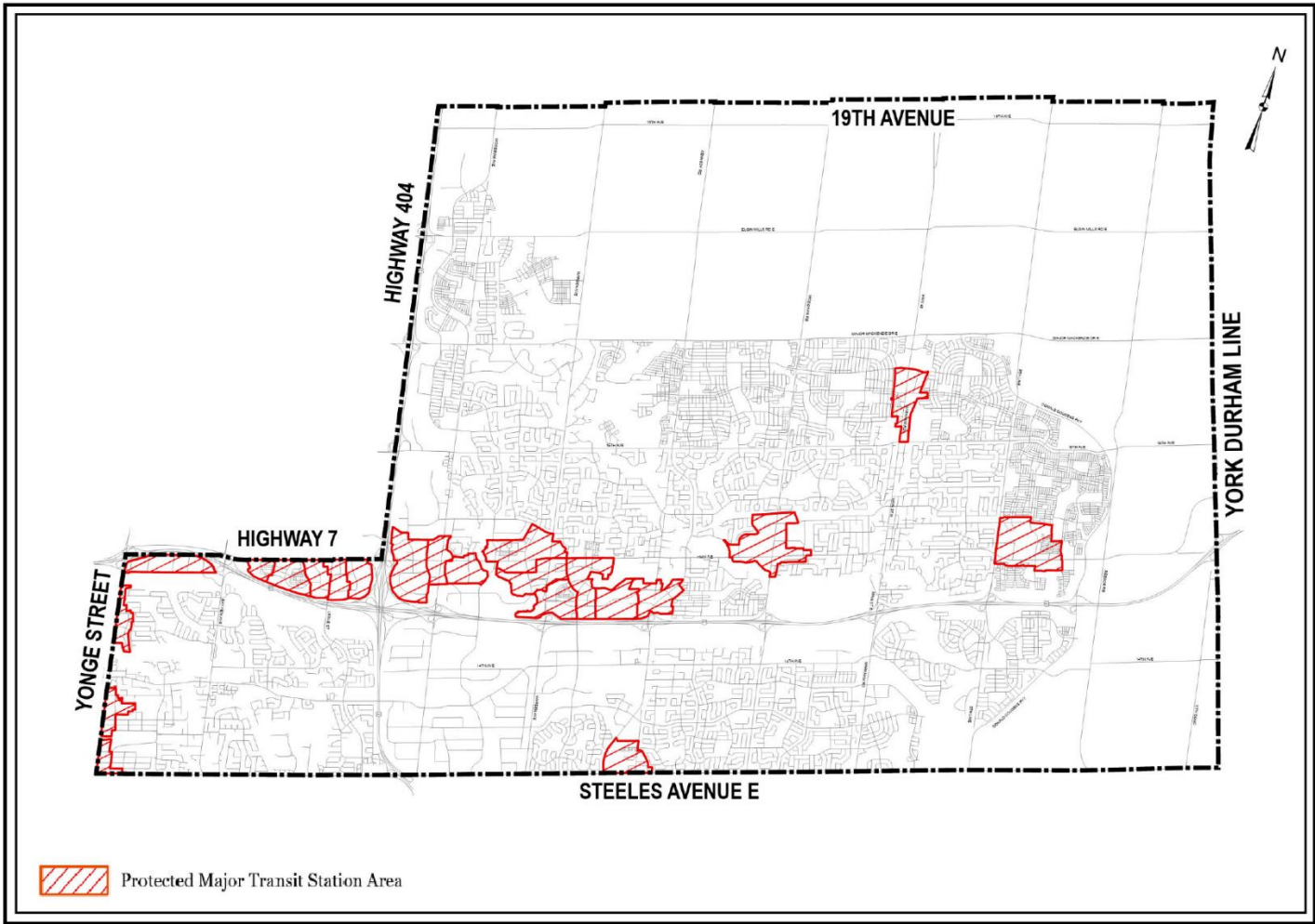
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Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

All proceedings of this meeting are recorded, and video and audio streamed on the City’s website at pub-markham.escribemeetings.com.

Property Description

The Subject Lands comprise lands within the City of Markham’s 22 Protected Major Transit Station Areas.



The City’s Proposal

The purpose of this Official Plan Amendment and Zoning By-law Amendment is to introduce a new policy framework for inclusionary zoning pursuant of Sections 16(4) and 25.2 of the Planning Act. Inclusionary zoning is a land use planning tool that allows municipalities to require new residential developments within Protected Major Station Areas to include affordable housing, creating mixed-income housing. A phased approach is being proposed to respond to current market conditions and implementation of IZ will not come into effect at this time.



Additional Information



PMIR

For additional information on PLAN PR 25 138180, scan this to access the Public Meeting Information Report (PMIR)



YVM

Additional information can also be found on Your Voice Markham, scan this to access the project webpage

Connect with the File Planner

File Planner:

Official Plan Amendment

Helen Song
Senior Planner

Zoning By-law Amendment

Geoff Day, RPP, MCIP
Senior Planner

File Planner Email:

hsong@markham.ca

gday@Markham.ca

File Planner Phone:

(905) 477- 7000, ext. 2406

(905) 477- 7000 ext. 3071

Dedicated email address to HAF project team

inclusionaryzoning@markham.ca

File Number:

Refer to number PLAN PR 25 138180

Join the conversation!

Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

- a) Complete the “Request to Speak” form located online at markham.ca
- b) Email the City at notifications@markham.ca
- c) Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

Written or Email Submissions

Please quote file PLAN PR 25 138180 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- a) Written: mail or personally deliver to the Clerks Department at the address above
- b) Email: send to notifications@markham.ca

Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at mayorandcouncillors@markham.ca
- Request to speak at the statutory Public Meeting by completing and submitting an online “Request to Speak” form at www.markham.ca

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

Want to be notified after a decision is made?

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Planning Project Application, you must make a written request to the Clerk’s Department at the address noted above or by email to notifications@markham.ca.

Please read this important information!

Notice to Landlords: If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all the residents.

Personal Information: Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.



What if I want to appeal the proposal?

- i) If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii) If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this official plan amendment or by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment is adopted or the by-law is passed by Markham City Council.

Date of Notice: November 19, 2025

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Jim Jones
Chair, Development Services Committee