

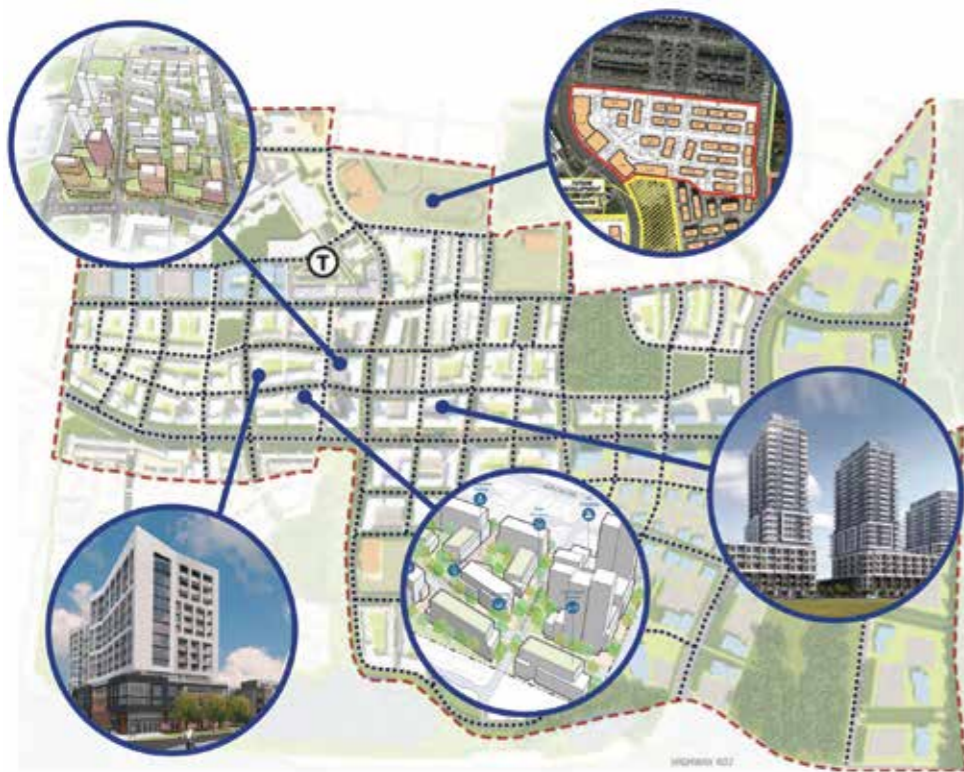
## Development projects we're watching

### Cornell Centre development applications advancing

As noted elsewhere in this newsletter, Cornell Centre, the area along Hwy 7 and around the new bus terminal, has been designated an area expected to see significant intensification. This is primarily due to the area's proximity to higher order transit. A number of development applications are being considered by the City of Markham and development activity is expected to be underway over the next several years.

In addition to residential condominium units, many of the development applications include some much needed commercial office and retail space, and some purpose-built rental units. To accommodate the increasing population, at least one additional elementary school is also being planned in the area.

For more information on Ward 5 developments visit:  
[ward5markham.ca/developments](http://ward5markham.ca/developments)



## Upcoming Event

### Swan Lake Community Information Meeting

Monday March 25th  
6:00pm to 8:00pm

Markham Museum  
Transportation Building



Markham staff will present an update on the progress made to improve water quality in Swan Lake, and provide information related to their Swan Lake projects. Councillor Keyes will also be available to answer any questions you might have.

## Have your say

Your opinion matters - and it can make a difference.

I'd like to hear from all residents. Let me know what you think the priorities should be for our community, or how you want our tax dollars spent. These questions and many more are waiting for your input at:

[ward5markham.ca](http://ward5markham.ca)



# Ward 5 Markham

Community news and information you can use

Ward 5 Councillor Andrew Keyes

Winter 2024

## Housing challenges continue

I'd like to wish all the residents of Ward 5 Markham a very Happy New Year. I'm looking forward to another year of helping to improve life in our community and to meeting the challenges we face as our city grows. The greatest challenge we face on Markham Council is managing the unprecedented demand for housing that's projected over the coming years.

### City of Markham Housing Pledge

As requested by the Province of Ontario, Markham City Council approved a new "Housing Pledge". The Province has a goal of achieving 1.5 million new housing units by 2031 and has targeted 44,000 new units for the City of Markham. Most of these new housing units will be concentrated around higher order transit facilities. This approach should help reduce dependency on the automobile, helping to minimize traffic congestion.

In Ward 5 the two areas we expect to see significant intensification is around the Mount Joy GO station and along the north side of Hwy 7 adjacent to the Cornell bus terminal. You can read more about some of the new developments we're expecting in Ward 5 by visiting my website at:

[ward5markham.ca/developments](http://ward5markham.ca/developments)

In addition to requesting a "Housing Pledge" from municipalities, the Ontario Government has also implemented a number of new measures that are intended to speed up construction and lower housing costs. While these new measures should have some positive impact on new home affordability, there are three areas where these measures will have a negative impact on the City.

Firstly, the time allowed to review a development application and receive public input has been significantly reduced. If the new timelines are not met, application fees must be returned to the applicant.

Secondly, depending on the nature and location of a development, Development Service Charges (DSCs) have been significantly reduced or eliminated. The City uses DSCs to ensure there is adequate infrastructure and community services to support new housing.

### Great communities need great parks

And finally, the amount of parkland needed to accompany new housing has been reduced. Bill 23 will make it extremely difficult for the City to provide the same level of parkland we have seen in the past.

As your City Councillor I am committed to representing the interests of all Ward 5 residents. If you have any questions or comments please let me know.

Sincerely,

Andrew Keyes  
Councillor  
Ward 5, Markham

# Ward 5 Markham

## Here to serve you.

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Andrew  
**Keyes**  
COUNCILLOR WARD 5

## Keeping You Informed & Connected

Ward5Markham.ca brings residents a wealth of local information and news. It also gives you an opportunity to let Markham Council know how you feel about important issues facing your community.

- News & Information
- Resource Directory
- Development Activity
- Galleries ... and more

[Sign up Today](#)

Visit: [www.ward5markham.ca](http://www.ward5markham.ca)

