

October 30, 2025

Mayor and Members of Council
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Delivered via email: budget2026@markham.ca

Re: Budget 2026

Dear Mayor Scarpitti, Members of Council, and City Staff,

On behalf of the Toronto Regional Real Estate Board (TRREB) and our more than 70,000 REALTOR® Members across the Greater Toronto Area (GTA), including Markham, we are pleased to provide input on *Markham Racing Forward: Budget 2026*. The budget's core themes, **Building Markham**, **Resilient Markham**, and **Inclusive Markham**, align closely with TRREB's mission to promote housing affordability, increase the right type of housing supply that residents need, and support sustainable community growth.

Our submission focuses on updating development charges (DCs) and reducing regulatory red tape to incentivize missing middle housing (e.g., duplexes, triplexes, and multiplexes) and gentle density in existing neighbourhoods. By streamlining approvals and encouraging mid-density housing, Markham can increase housing supply, enhance affordability, and generate significant DC and property tax revenue to fund essential city services. These measures will ensure Markham remains a desirable place to live and attract businesses in the GTA while addressing the region's affordability crisis.

Recommendations to Increase Housing Supply and Revenue

DCs fund Markham's infrastructure needs, making them an essential foundation for growth. With that in mind, DCs in Markham have increased by nearly 30 per cent between 2020 and 2024, adding tens of thousands of dollars to the cost of new housing. As many parts of the GTA continue to deal with the ongoing decline in new housing starts and sales caused by high construction costs and government taxes, Markham must take steps to reduce DCs on new housing. TRREB proposes the following to boost the missing middle housing supply and affordability:

1. **Implement Targeted DC Incentives for Missing Middle Housing:** Offer DC reductions and/or deferrals for projects delivering multiplexes. This approach will incentivize developers to build mid-density housing, increasing supply and affordability. The resulting increase in construction activity will generate substantial DC revenue to fund transit, parks, and community centres, while new homes expand the property tax base to support ongoing services.

2. **Streamline Approvals and Reduce Red Tape:** Markham can cut approval and permitting timelines to enable faster construction to increase DC and property tax revenue. Streamlining also aligns with Ontario's Housing Supply Action Plan 2024, qualifying Markham for provincial incentives like the Building Faster Fund.

Benefits of Streamlining and Missing Middle Housing

Focusing on gentle density and reducing red tape offers significant benefits:

- **Increased Revenue:** More missing middle homes will generate higher DC revenue and a broader property tax base. Faster approvals mean quicker revenue realization and funding services like libraries and social programs without large property tax hikes.
- **Enhanced Affordability:** Mid-density housing provides more affordable options for residents, supporting Inclusive Markham's vision. Faster construction ensures homes reach the market sooner, addressing the GTA's low vacancy rates.
- **Sustainable Growth:** Gentle density reduces reliance on greenfield development, aligning with Resilient Markham's environmental goals. New property taxes from increased supply will bolster fiscal stability, easing pressure on residents.

Conclusion

TRREB strongly supports any vision for a thriving, inclusive, resilient community. By leveraging targeted DC incentives and reducing red tape to prioritize missing middle housing, Markham can accelerate housing supply, improve affordability, and secure robust DC and property tax revenue to fund essential services. These measures align with provincial housing goals and position Markham as regional leader within the GTA.

TRREB is eager to collaborate by offering market insights and empirical evidence on mid-density housing demand. We urge Council to adopt these recommendations in its 2026 budget to ensure Markham's continued success.

Sincerely,



John DiMichele

Chief Executive Officer

Toronto Regional Real Estate Board