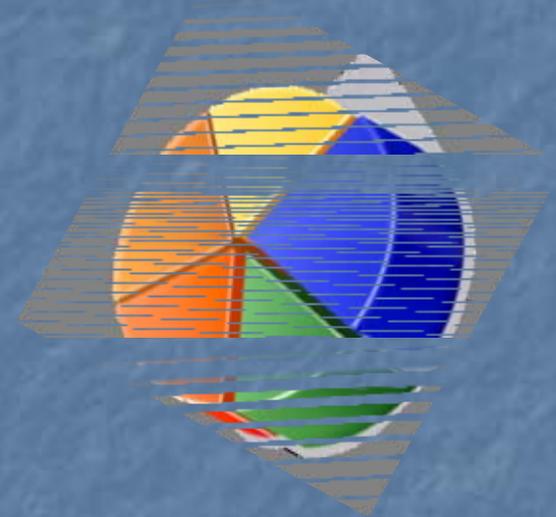


Region of York
Preliminary Growth Forecasts
for the Town of Markham
April 2007



Presentation to
Development Services Committee
May 29 2007

Region of York Preliminary Growth Forecasts 2006 to 2031/2051

- **Provincial Growth Plan for the GGH**
 - Establishes population and employment forecasts for York to 2031 to be used for planning growth
 - Region of York has authority to allocate growth to local municipalities, including growth relating to residential intensification and to lands beyond the current settlement area
- **“Planning for Tomorrow”**
 - Current ROP forecasts extend to 2026
 - In April 2007, Region released preliminary forecasts of households, population and employment to 2031 and 2051
 - These forecasts have been prepared for discussion and to support the Region’s work on growth management policies, servicing and transportation master plans, fiscal and human services planning

Forecasting Assumptions

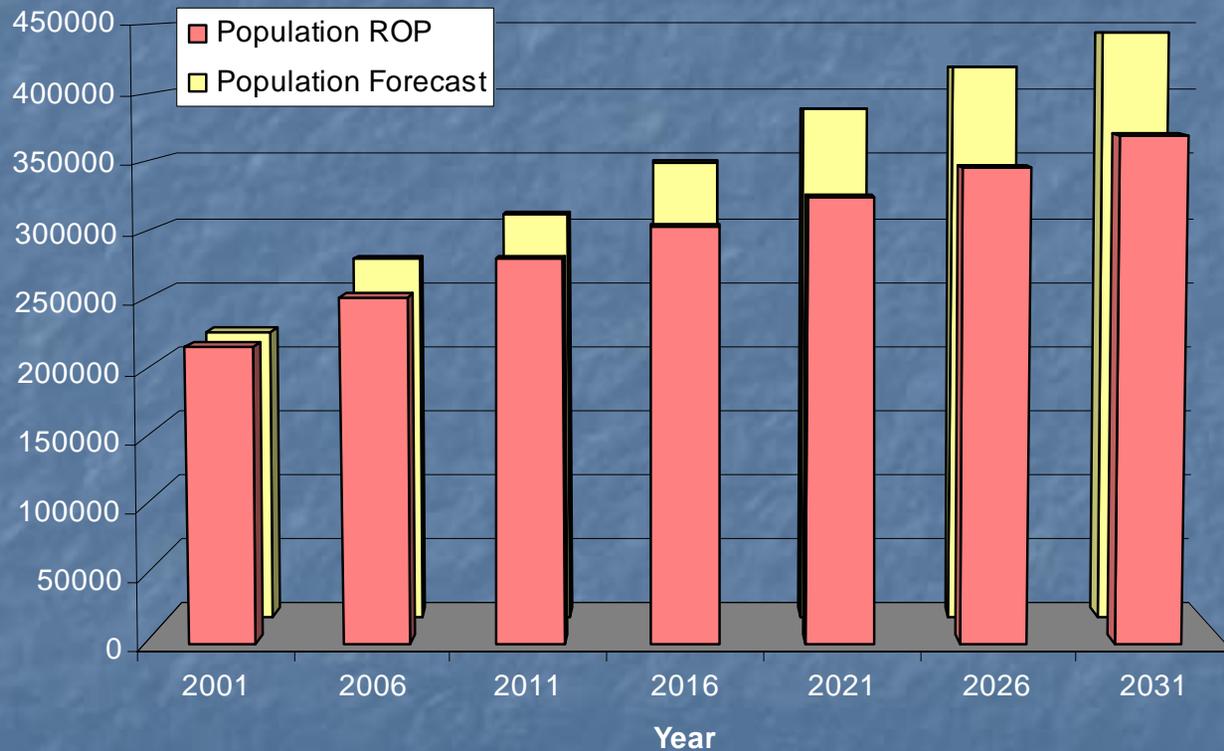
- Forecasts are “modelled” based on informed assumptions:
 - **Population**
 - eg. fertility and mortality rates, net migration, household formation and occupancy
 - **Households**
 - eg. persons per unit, market performance, housing mix
 - **Employment**
 - eg. employment mix, activity and service rates
 - **Land Requirements**
 - eg. densities, housing and employment mixes
- **Forecast influences:**
 - eg. markets, economy, demographics, policies, timeline, iteration

Markham - Preliminary Population Growth Forecast 2006-2031

Year	Population Forecast
2001	217800
2006	273271
2031	444058

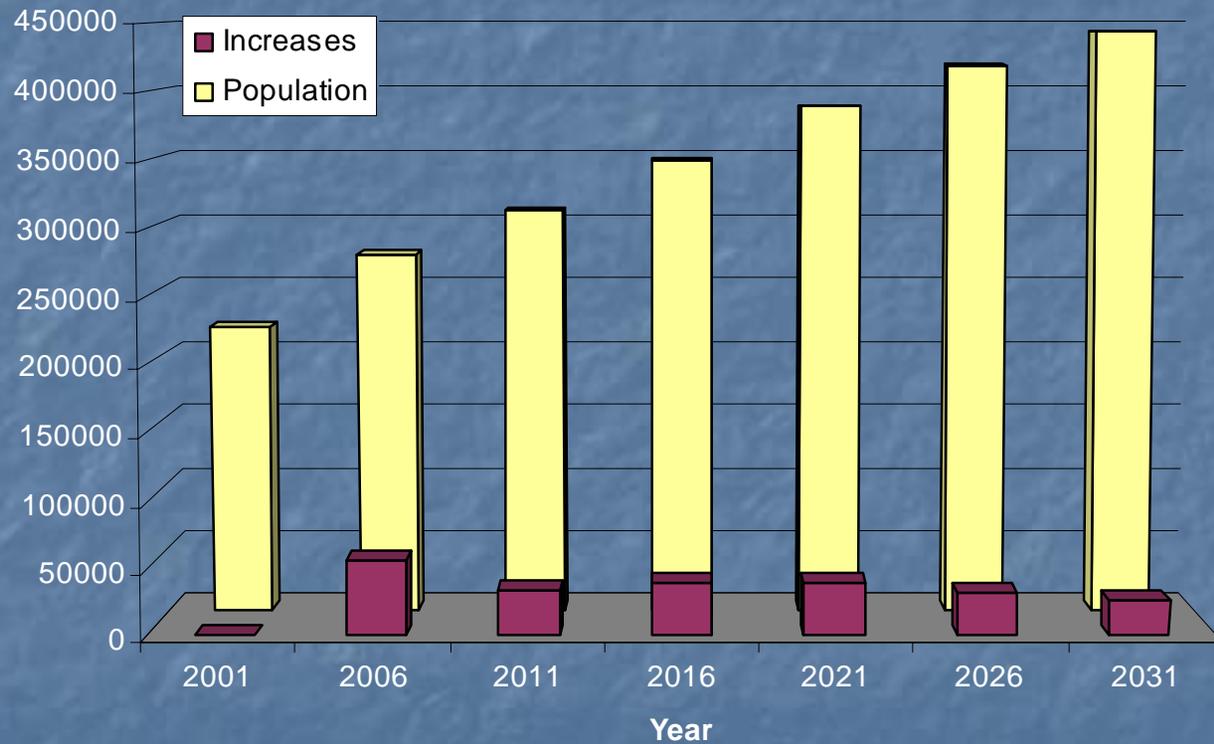
Increase 2006 - 2031

Total	170787
Average Annual	6831
% Increase	62%
Average Annual %	2.5%



Markham - Preliminary Population Growth Forecast 2006-2031

Year	Population Forecast	5 Year Increase
2001	217800	
2006	273271	56121
2031	444058	



Increase 2006 - 2031

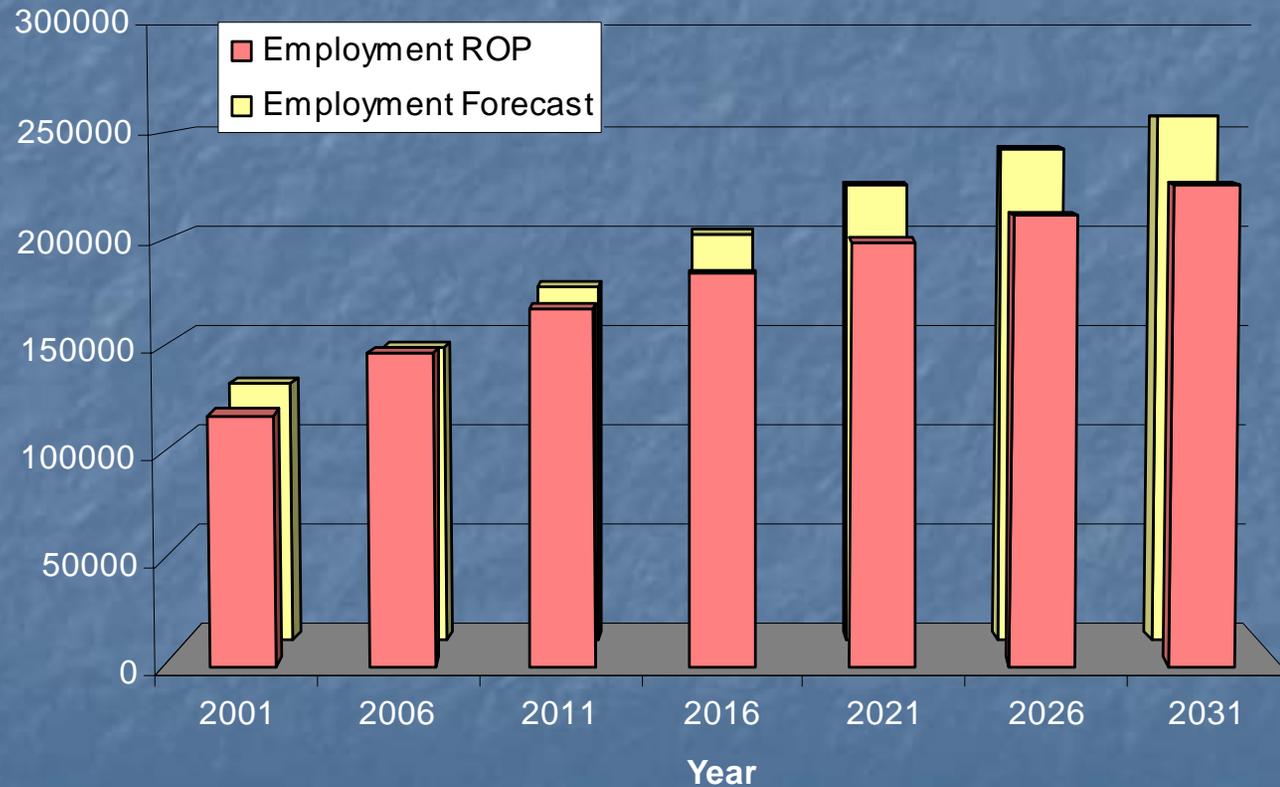
Total	170787
Average 5 Year	34157

Markham - Preliminary Employment Growth Forecast 2006-2031

Year	Employment Forecast
2001	126900
2006	143600
2031	255800

Increase 2006 - 2031

Total	112200
Average Annual	4488
% Increase	78%
Average Annual %	3.1%

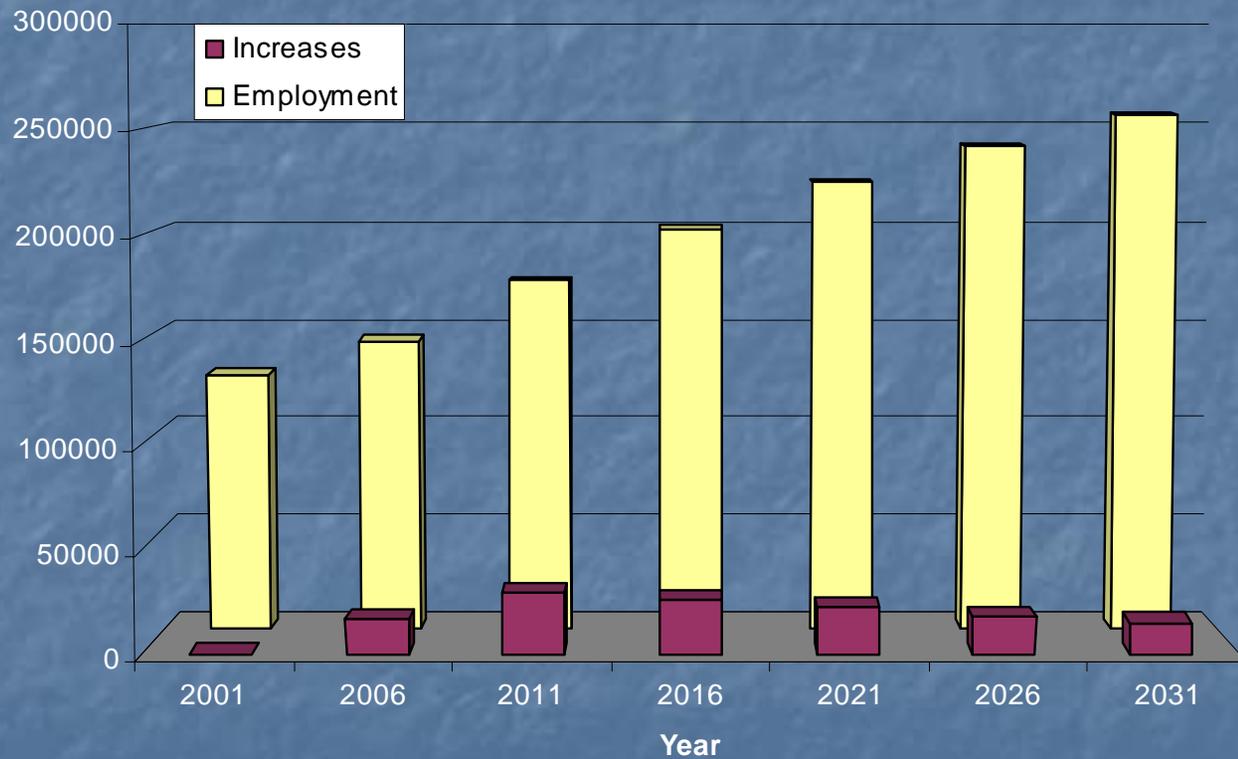


Markham - Preliminary Employment Growth Forecast 2006 -2031

Year	Employment Forecast	5 Year Increase
2001	126900	
2006	143600	16700
2031	255800	

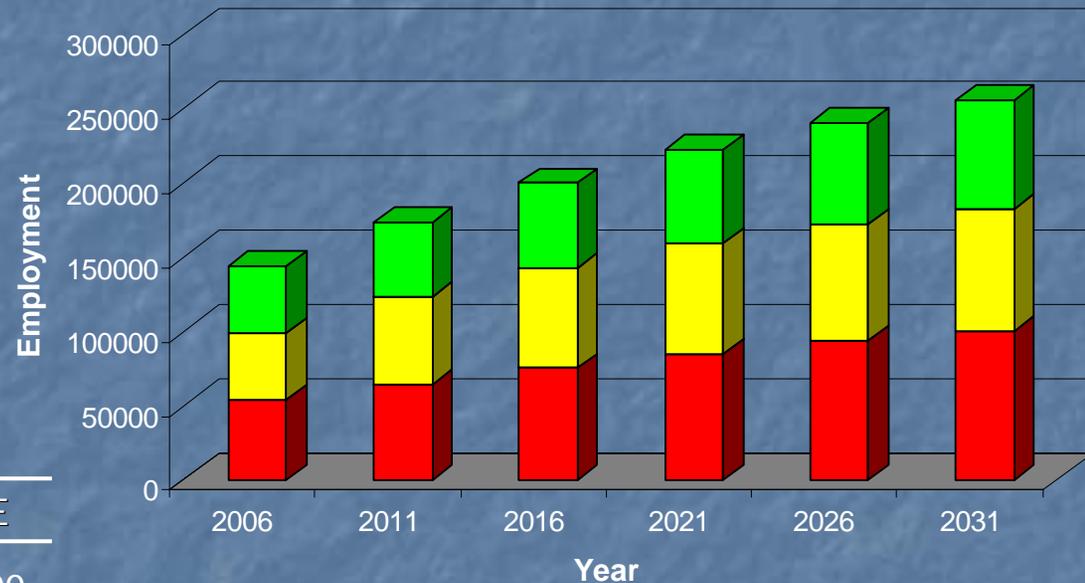
Increase 2006 - 2031

Total	112200
Average 5 Year	22440



Markham - Preliminary Employment Growth Forecast by Employment Type 2006-2031

Year	Employment Land	Major Office	Population Related
2006	53900	44800	44900
2031	99900	82200	73700



Increase 2006 – 2031

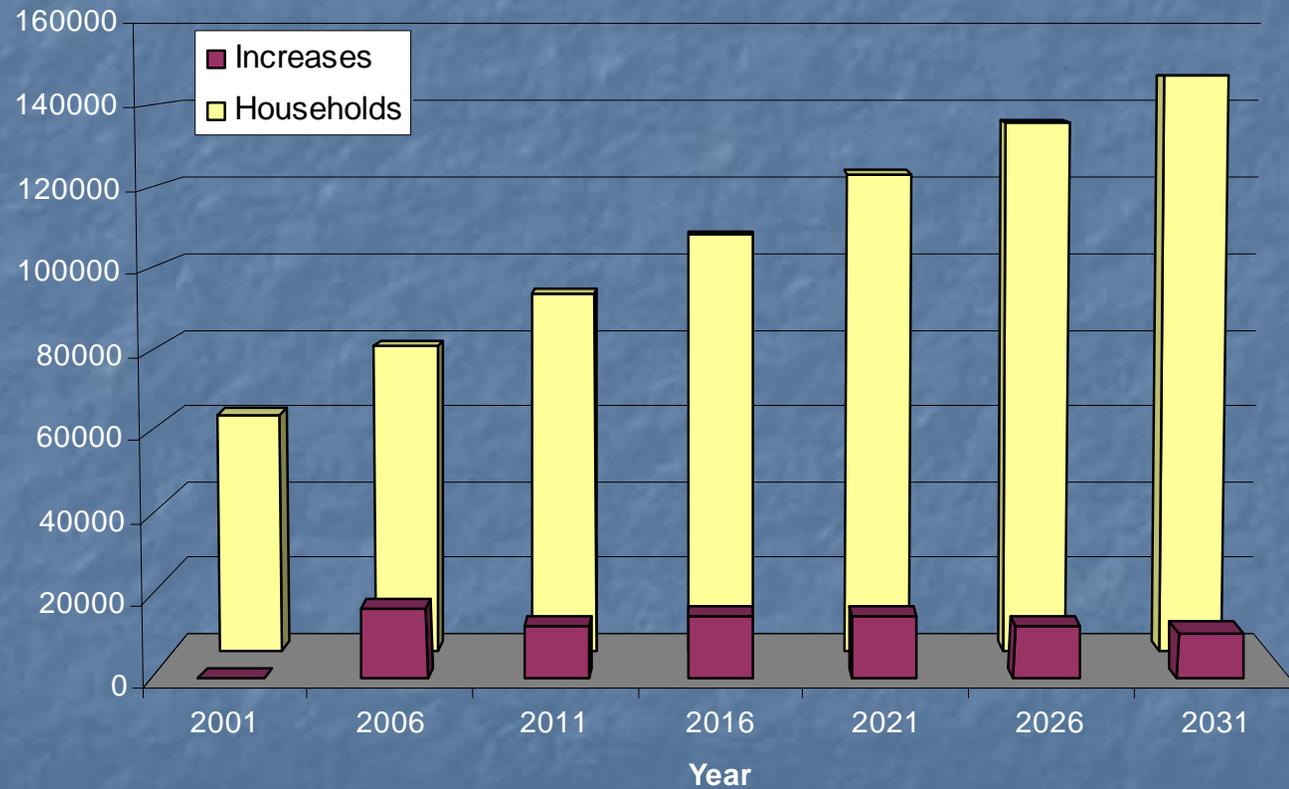
	ELE	MOE	PRE
Total	46000	37400	28800
Average Annual	1840	1496	1152
% Increase	85%	83%	64%
Average Annual %	3.4%	3.3%	2.5%

Markham - Preliminary Households Growth Forecast 2006-2031

Year	Household Forecast
2001	60661
2006	78007
2031	146579

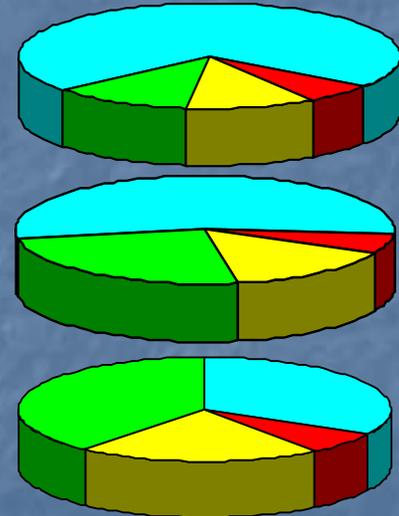
Increase 2006 - 2031

Total	68572
Average Annual	2743
% Increase	88%
Average Annual %	3.5%



Markham - Preliminary Housing Mix Forecast 2006 and 2031

Year	Dwelling Unit Type				Total Units
	Single Detached	Semi Detached	Row	Apartment	
2006	72%	5%	11%	12%	100%
2031	54%	6%	15%	25%	100%
Increase 2006-2031	33%	7%	21%	39%	100%



Markham - Preliminary Residential Intensification Forecast 2006 -2031

- Growth Plan requires Region to ensure minimum 40% new households (units) added in 2015, and thereafter to 2031, are within defined built-up area; Plan also speaks of “phase in” to achieve target
- **Region must identify and allocate units to meet minimum target**
- Forecast identifies 85300 “intensification” units across Region to be added 2006-2031 of which 71500 (84%) are allocated to southern 3 municipalities and 29800 (35%) are allocated to Markham
- **Over 90% of the Markham allocation of 29800 units is assigned to Key Development Areas in the Highway 7 Corridor**
- Intensification potential will be reviewed by staff in context of analysis proceeding in 2007

Regional Intensification Forecast Relative to Growth Plan 40% Intensification Target

	Region	Markham
Increase – Total Units 2006 – 2031	238,369	68,572
Increase – Total Units 2015 – 2031	152,688	46,270
40% of Total Units 2015 – 2031 (minimum GP target)	61,075	18,508
“Intensification” Units 2006 – 2031	85,300	29,800

- 40% is the minimum GP target for the Region for the period from 2015 to 2031; it excludes “phase in” prior to 2015
- the difference between Markham estimates of 29800 and 18508 units is the “phase in” to the 40% by 2015 plus the allocation to the Town needed to secure the minimum 40% target across the Region after 2015
- 29800 units is 43% of forecast total Town unit growth 2006 to 2031

Preliminary Regional Forecast - Proposal to Extend Urban Areas

- Preliminary forecast proposes need for additional land beyond current urban areas to accommodate growth to 2031 and beyond, based on 30% and 40% intensification
- Land need is estimated based on assumptions of intensification potential and densities of development for modelling purposes; other alternatives may be possible
- Staff propose collaboration of southern 3 municipalities with Region to explore intensification potential and market feasibility beyond 40% before confirming amount and phasing of urban area extension

Summary – Preliminary Regional Growth Forecasts for Markham 2006-2031

	2006	2031	Change 2006 – 2031	% Change
Population	273271	444058	+170787	+62
Employment	143600	255800	+112200	+78
Households	78007	146579	+ 68572	+88
Housing Stock (S&S/R&A*)	77%/23%	60%/40%	40%/60%	--
Average P.P.U. **	3.5	3.0	-0.5	-14

*singles & semis/row & apartment **persons per unit

Assessing the Preliminary Regional Growth Forecasts: Next Steps

- Forward this presentation to the Regional Staff as the basis for continuing discussion; request Regional Staff to review intensification potential within the current urban boundary with Vaughan, Richmond Hill and Markham
- Some of the Town's work to assess the Region's preliminary forecasts will be organized around the following initiatives:
 - Update Employment Land Inventory
 - Prepare Residential Land and Housing Stock Inventories
 - Analysis of Regional 2006 Employment Survey
 - Prepare Intensification Inventory
 - Commercial Inventory update and forecast

...Discussion

