



Intensification Analysis: Method & Examples

Presentation to Development Services Committee April 29, 2008



Intensification Analysis



- Intensification Analysis is a key component of Markham's Growth Management Strategy
 - Provincial Growth Plan
 - Regional Official Plan policy
 - Regional Growth Management
 - Town policy and Council direction

- Intensification Analysis:
 - Phase 1: Techniques & Classification of Intensification Opportunities
 - Phase 2: Identification & Modelling
 - Phase 3: Input to Growth Options

Provisos Re Intensification



- Consideration \neq Approval
- Supply vs. Demand
- Intensification Priorities
- Infrastructure
- Area Context
- Employment

Considering Intensification Alternatives



The Analysis is organized in terms of identifying locations within the Current Settlement Area including:

- Locations with little or no intensification potential
- Locations which reflect policy direction or which display characteristics that support consideration for intensification
- Locations under study and current development proposals

The Analysis takes account of the **Residential Intensification Hierarchy** and **Intensification Strategy Guide** developed by the Region of York

Organizing the Analysis



In addition to Region's Residential Intensification Hierarchy, potential intensification areas are organized in terms of:

- Town Policy Areas
- Town Study Locations
- Greenfield Locations
- Staff modelling
- Development proposals
- Business Parks
- Strategic retail sites
- "No Potential" locations

Locations Where Intensification Potential is Not Being Considered



The Intensification Analysis does not consider intensification in:

- Established residential areas, exhibiting a stable physical character, except where the potential for second suites exists under Town policy, and,
- Identified natural features, such as valleys, or,
- Residential intensification in Designated Business Parks



Regional Residential Intensification Hierarchy

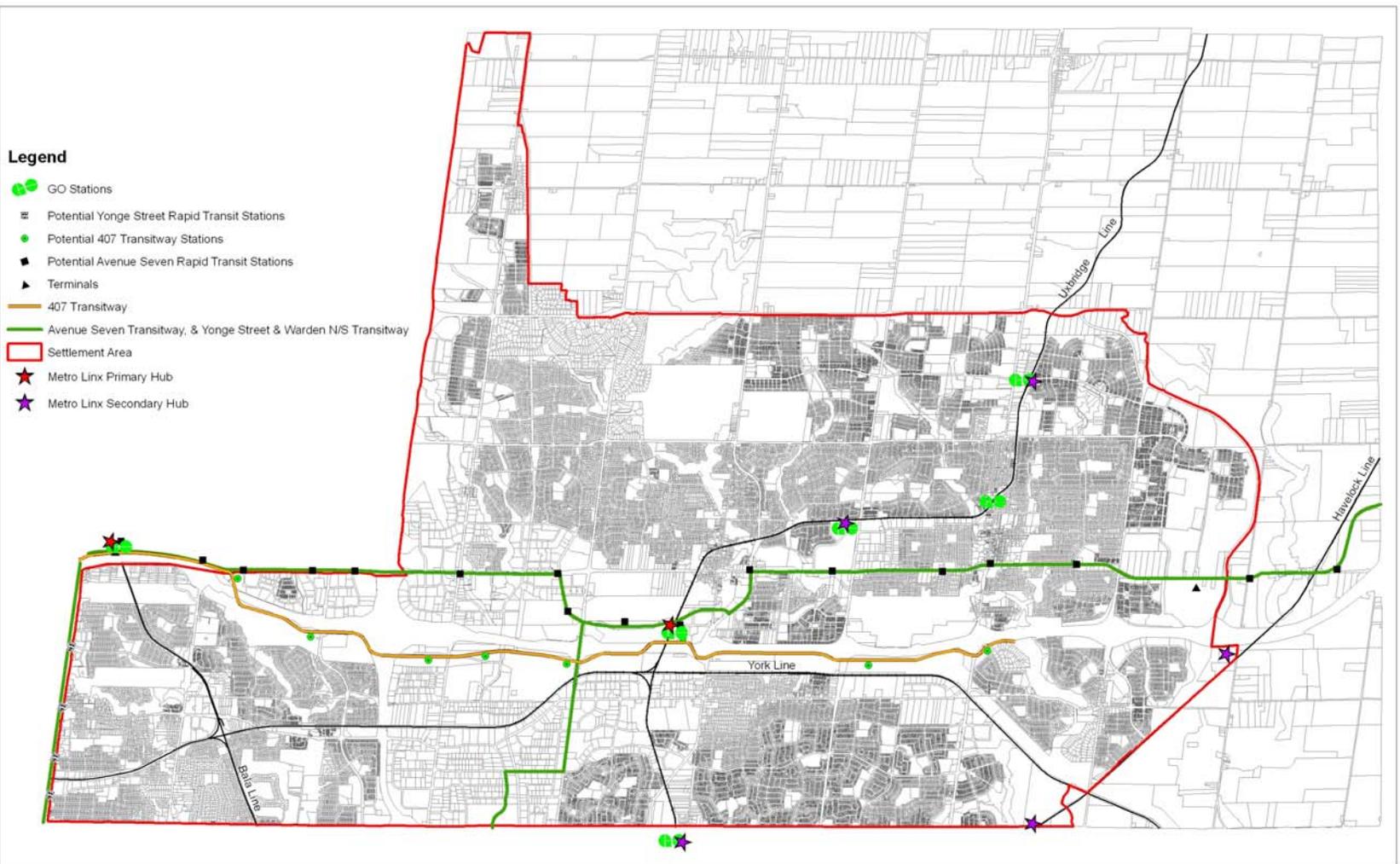


Intensification
Hierarchy Component

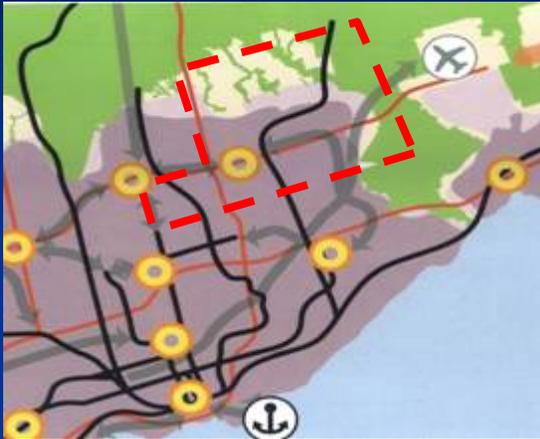
Proportion of Regional
Intensification 2006-2031

Regional Centres	30%
Regional Corridors	17%
GO Stations	3%
Local Centres and Corridors	30%
Other Major Corridors	7%
Local Infill, Second Suites	13%

Rapid Transit Facilities



Regional Centres/Urban Growth Centres



- Markham's Regional Centres are also Urban Growth Centres:
 - Markham Centre
 - Richmond Hill/Langstaff Gateway

- Urban Growth Centres (UGC's):
 - Minimum 200 jobs and persons/ha



- Regional Centres (RC's):
 - Highest concentration, greatest use mix
 - Range of housing and employment opportunities
 - Focus for strategic investment in transit
- Metrolinx Mobility Hubs:
 - Interconnection point for transit modes
 - Town response highlights need to consider "secondary hubs"

Markham Centre



Proposed Urban Growth Centre Boundary



Key Development Area Boundary

- Development potential expected to exceed Growth Plan density target
- Potential for strong mix of residential and employment
- Intermodal transit hub
- Study underway to assess potential for additional density
- Possible changes in density and land use and effect on infrastructure capacities will need consideration

Langstaff



Proposed Urban Growth Centre Boundary



Key Development Area Boundary

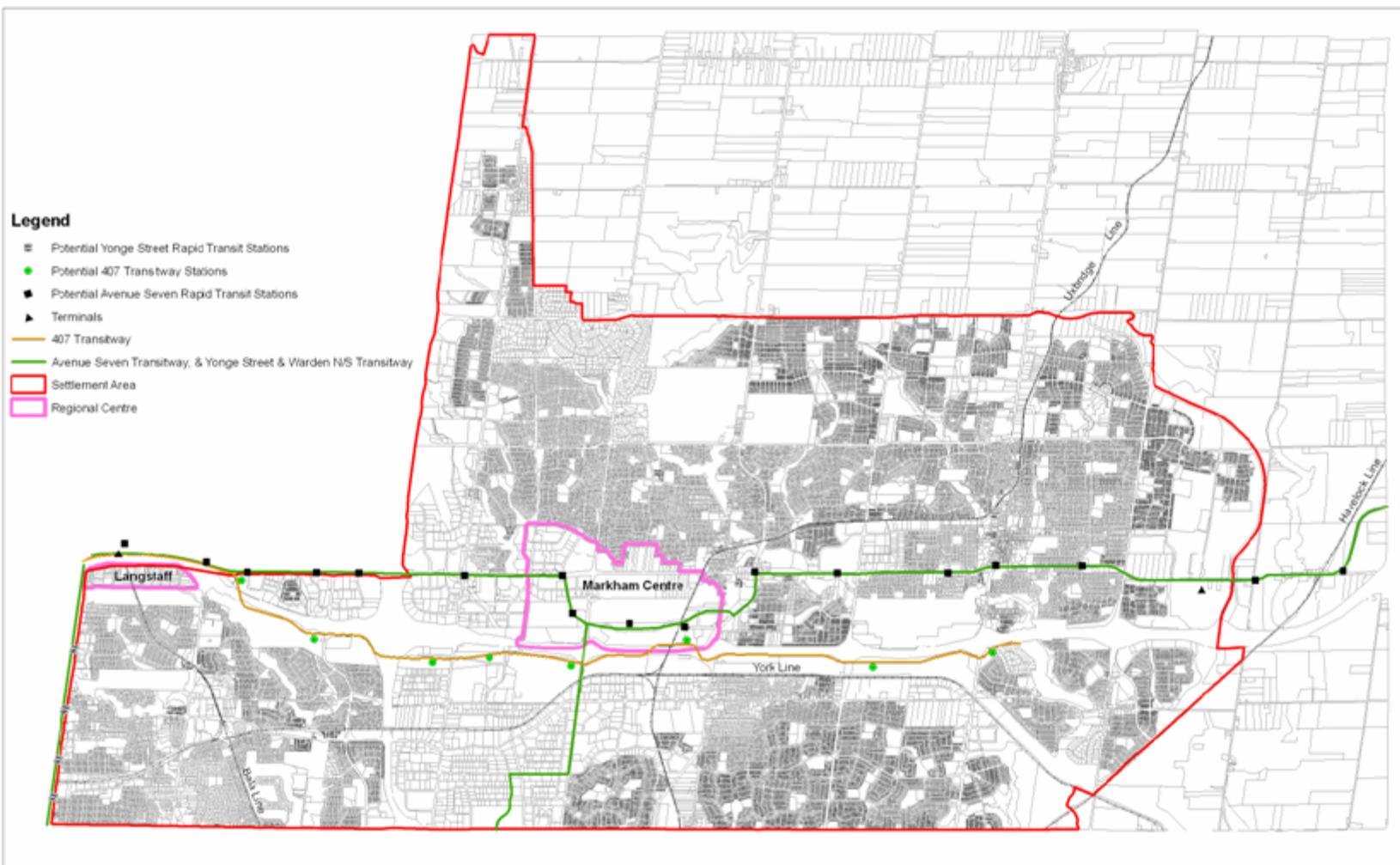
- Regional and Urban Growth Centre shared with Richmond Hill
- Potential for mix of residential and employment
- Intermodal transit hub, including a link to the Yonge street subway and future Highway 407 transitway
- Markham development potential expected to exceed Growth Plan density target
- Study underway to determine an appropriate Master Plan concept for a mixed use community including proposed growth

Regional Corridors and Key Development Areas



- Regional Corridors have potential for intensive, mixed use development served by rapid transit, typically located in Key Development Areas (KDAs)
- **Avenue Seven:**
 - 2 Regional Centres and 4 KDAs
- **Yonge Street:**
 - 1 Regional Centre and 2 KDAs
- **Warden Avenue:**
 - Potential KDA being developed
- Intensification modelling for KDAs reflects approved policies, study proposals, model concepts of potential intensification opportunities

Regional Centres and Corridors Town Key Development Areas



GO Stations



- GO stations offer opportunities to intensify close to rapid transit connections
- Most stations correspond to a location identified for other reasons as a potential location for intensification
- **Markham GO Stations:**
 - Markham Centre – RC/UGC
 - Markville – RC/KDA
 - Markham Village – Local Centre
 - Markham Road North - Mount Joy – Major Corridor



- **GO Station Proximate to Area**
 - Langstaff – RC/UGC
 - Milliken Centre – Local Centre
- **Hwy 407 intermodal transit hub on CPR Havelock Line**
 - Cornell Centre KDA and Box Grove
- **Potential future station locations may also warrant consideration if intensification potential present**

Local Centres



- Local Centres are concentrations of development and a mix of activity typically served by public transit
- Some intensification locations in other hierarchy categories may also serve as Local Centres
- Examples might include:
 - Thornhill Square
 - Milliken Centre
 - Cornell Centre, Cornell NorthCentre
 - Cathedraltown core, and
 - as defined by the Region, may also include historic town and village centres, such as in Thornhill and Markham, subject to infill being consistent with Town policy and appropriate in context

Other Major Corridors

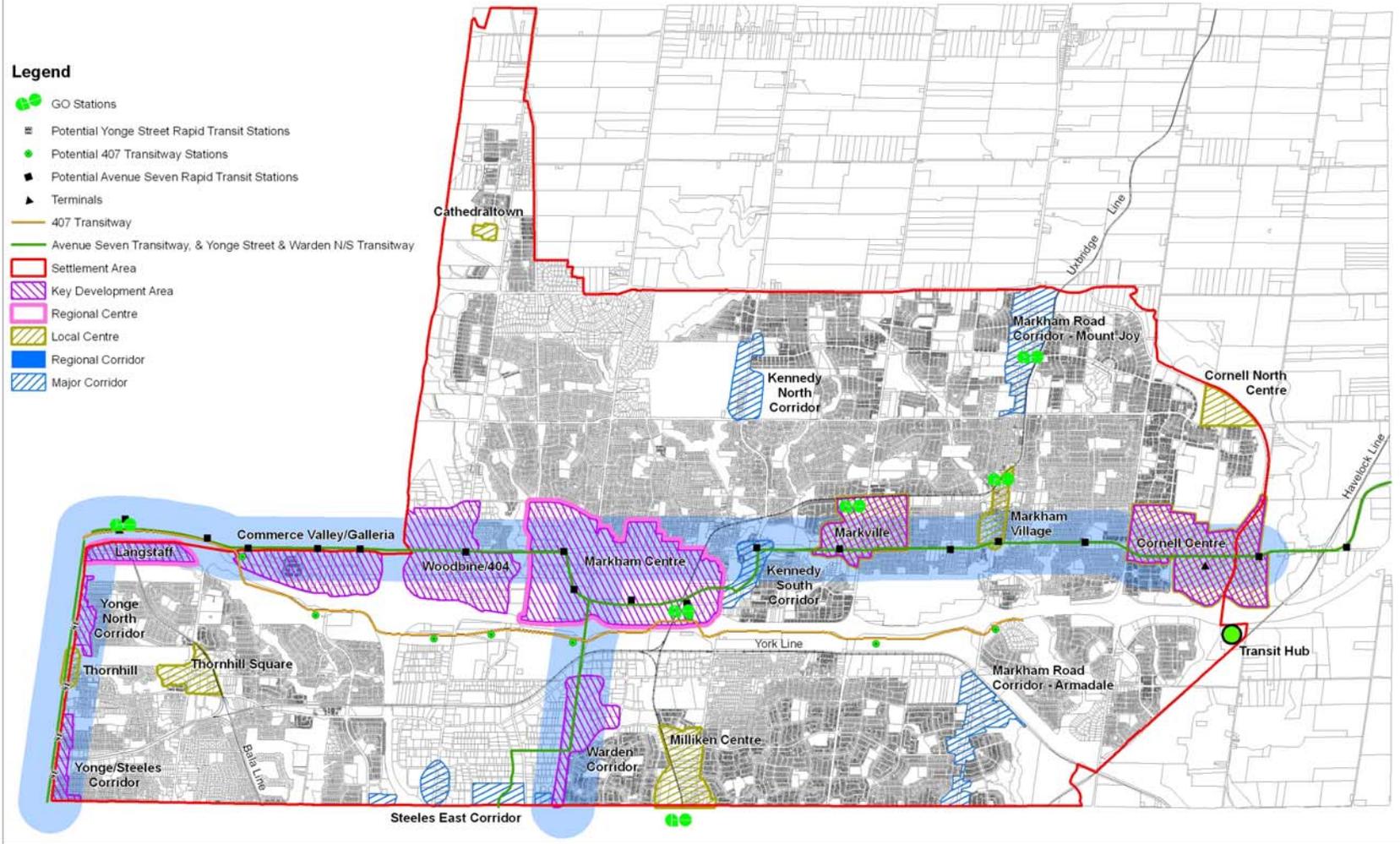


- Sections of Arterial Roads where existing development does not preclude intensification potential
- Served/can be served by transit and connections to Regional Corridors
- Examples might include:
 - Markham Road North and South
 - Steeles Avenue
 - Woodbine Avenue
 - Kennedy Road North and South

GO Stations, Local Centres, Major Corridors

Legend

-  GO Stations
-  Potential Yonge Street Rapid Transit Stations
-  Potential 407 Transitway Stations
-  Potential Avenue Seven Rapid Transit Stations
-  Terminals
-  407 Transitway
-  Avenue Seven Transitway, & Yonge Street & Warden N/S Transitway
-  Settlement Area
-  Key Development Area
-  Regional Centre
-  Local Centre
-  Regional Corridor
-  Major Corridor



Local Infill and Second Suites



Local Infill:

- Older retail sites
- Isolated underdeveloped parcels
- Sites on Local Corridors

Second Suites:

- Well-established and popular housing form reflecting opportunity and demand
- Effective market response to lack of new rental apartment buildings
- The Town is completing a Sub-Committee review of zoning permission and regulatory controls for second suites



Designated Greenfield Locations



- Greenfield lands defined initially by Provincial Built Boundary exercise
- Most greenfield lands within the Current Settlement Area are subject to approved policies and have plans in place
- Some locations:
 - have limited potential for intensification
 - have policies supporting intensification
 - might incorporate intensification potential
- Examples of locations with potential include:
 - Cornell Centre and Cornell North Centre
 - Angus Glen Phase 2
 - Fairtree East/Parkview
 - Cathedral Community

Employment Lands

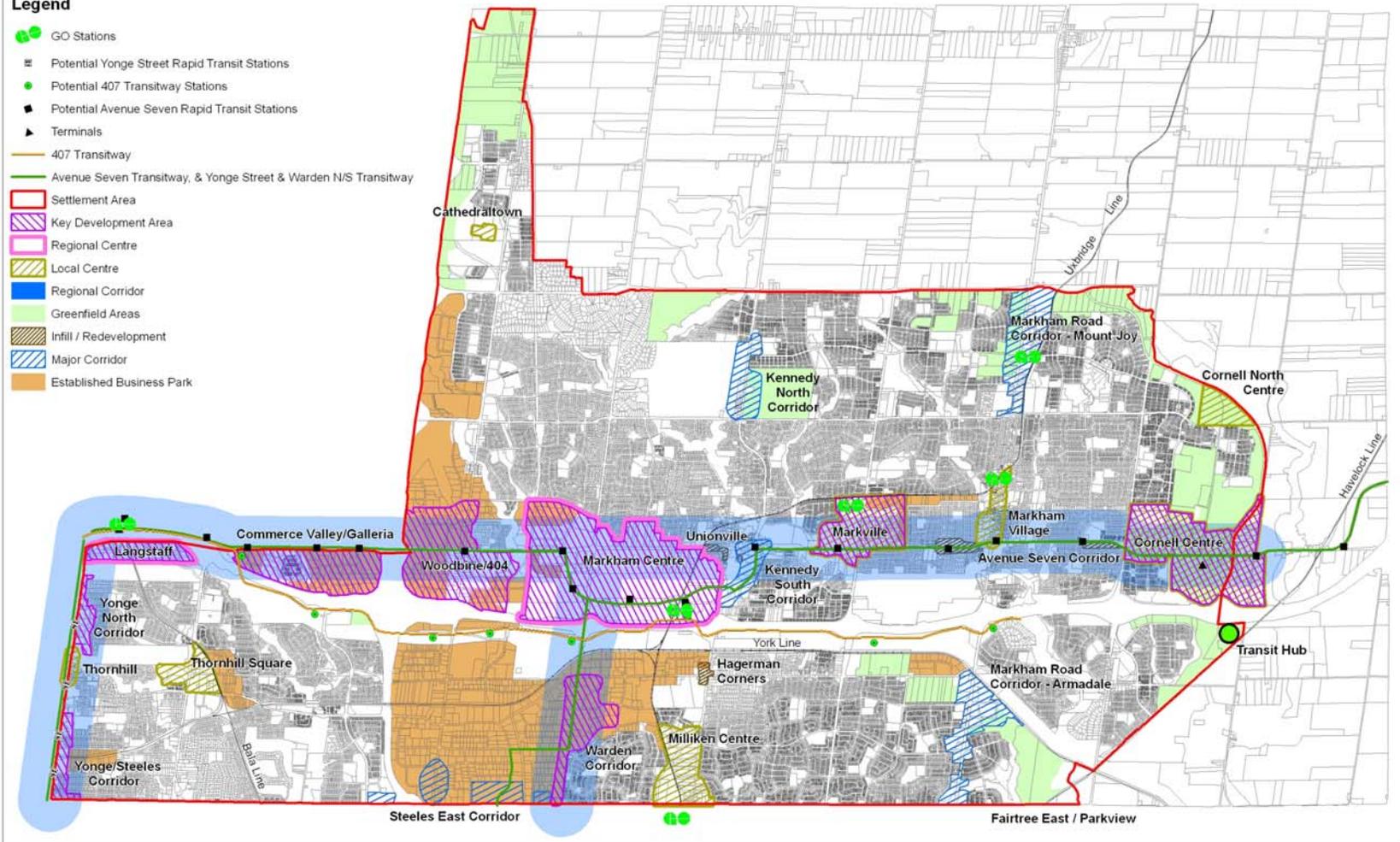


- Established Business Park areas and Strategic Retail Sites
- Focus on opportunities in Regional Corridors, Key Development Areas
- Examining potential for dispersed infill and at specific large scale locations
- Employment Lands Strategy will examine likelihood and strategic implications of employment intensification

Business Parks and Greenfield Areas

Legend

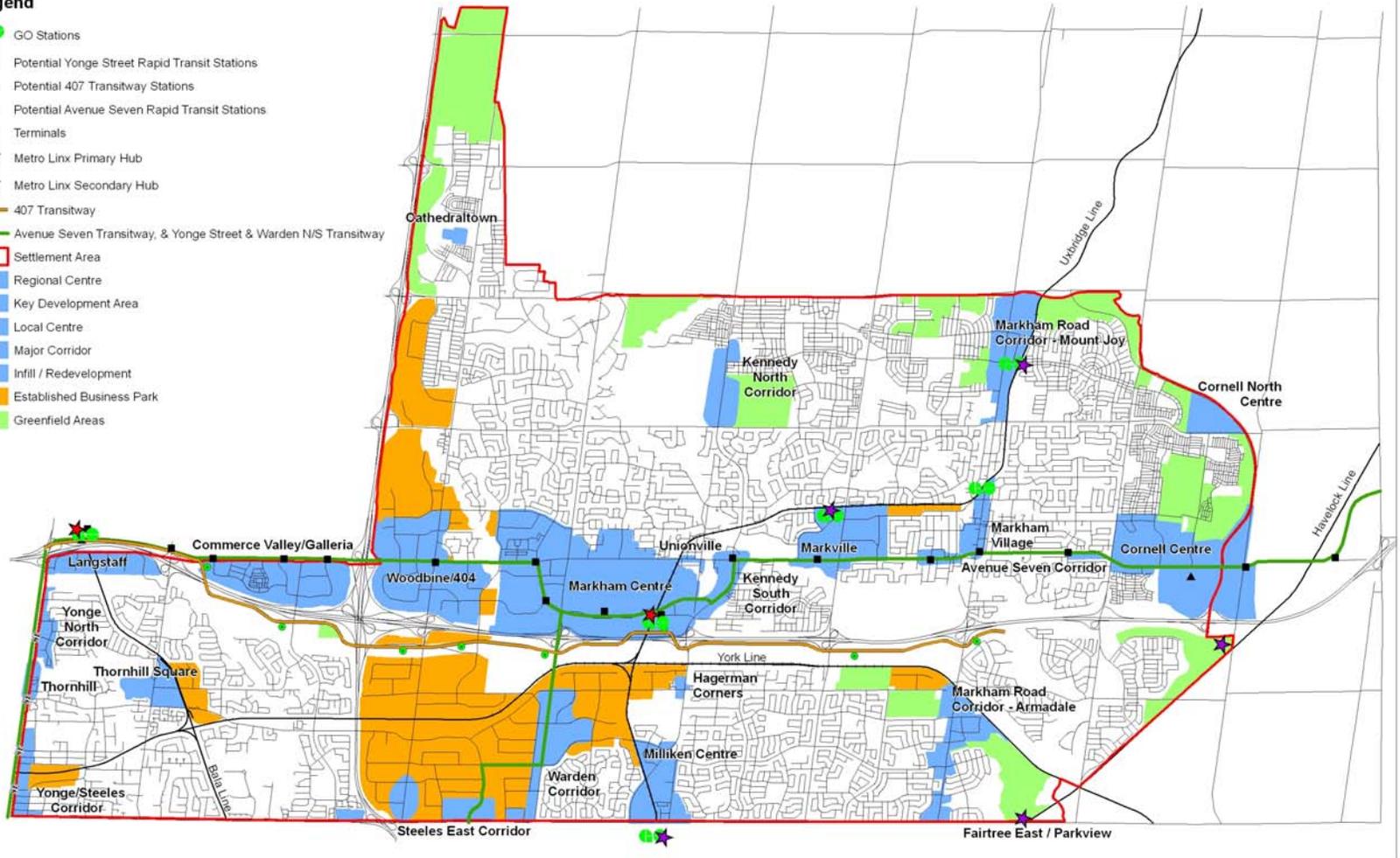
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-  Settlement Area
-  Key Development Area
-  Regional Centre
-  Local Centre
-  Regional Corridor
-  Greenfield Areas
-  Infill / Redevelopment
-  Major Corridor
-  Established Business Park



Intensification Analysis Locations

Legend

- GO Stations
- Potential Yonge Street Rapid Transit Stations
- Potential 407 Transitway Stations
- Potential Avenue Seven Rapid Transit Stations
- Terminals
- Metro Linx Primary Hub
- Metro Linx Secondary Hub
- 407 Transitway
- Avenue Seven Transitway, & Yonge Street & Warden N/S Transitway
- Settlement Area
- Regional Centre
- Key Development Area
- Local Centre
- Major Corridor
- Infill / Redevelopment
- Established Business Park
- Greenfield Areas



Provisos Re Intensification



- Consideration \neq Approval
- Supply and Demand
- Intensification Priorities
- Infrastructure
- Area Context
- Employment

Next Steps



- Complete review of potential intensification locations and alternatives
- Develop residential intensification scenarios (40% and 60%) and employment intensification scenarios
- Assess potential market demand for intensification
- Determine amount of future growth that might be accommodated through intensification and priority locations
- Scenarios targeted to be completed for Q3 2008

.....Discussion