

Toward a Markham Growth Management Strategy

Opportunities to Accommodate Growth

**Presentation to
Development Services Committee
September 23 2008**

This Presentation...

- Reviews forecast housing, population and employment growth for Markham
- Identifies the context and parameters for addressing forecast growth
- Identifies possible alternatives to accommodate residential growth and requirements to accommodate employment growth
- Recommends next steps toward selecting a preferred growth alternative for a growth management strategy

Background: Markham Growth Management Strategy

- June 2006: Province approves Growth Plan for the Greater Golden Horseshoe under authority of Places to Grow Act
- Nov 2007: Council direction to prepare Markham GMS
- 20+ related presentations to DSC 2006 to 2008
- March 2008: Council approves Strategic Areas of Focus for “Building Markham’s Future Together”
- June 2009: Target to approve GMS
- New Official Plan incorporating GMS to follow GMS approval

Schedule for GMS Planning Studies

[illegible]

Provincial and Regional Context for Growth Management

- Places to Grow Act
- Growth Plan for the GGH
 - Growth Forecasts
 - Intensification & Density Targets
 - Built Boundary
 - Urban Growth Centres
 - Strategic Employment Lands
- Greenbelt Act and Plan
- Metrolinx Transportation Plan
- Related Provincial Legislation
- Region GMS
- “Planning for Tomorrow”
 - Area Municipal Growth Assignments
 - Transportation Management Plan
 - Regional Infrastructure & Services Master Plan
 - Regional Natural Heritage System
 - Human Services Plan
 - Community and Fiscal Sustainability
- Regional Official Plan

Town Context for Growth Management

- “Building Markham’s Future Together”
- Strategic Areas of Focus:
 - Growth Management
 - Transportation/Transit
 - Environment
 - Municipal Services
 - Parks, Recreation, Culture & Library Master Plan/Public Safety
 - Diversity
- Markham GMS Studies
 - Environmental Policy Review: Natural Heritage Network
 - Intensification Analysis
 - Growth Forecasts Analysis and Growth Opportunities
 - Employment Lands Strategy
 - Agricultural Analysis
 - Public Engagement Program
 - Sustainable Development Guidelines
 - Intensification Guidelines
 - UGC and KDA Studies
- Strategic Transportation Plan
- Master Servicing Study
- Community Sustainability Plan (Green Print)
- Financial Analysis
- PRCL* Master Plan
- Competitiveness Strategy
- Town Official Plan

*Parks, Recreation, Culture and Library

Community Priorities

- address traffic congestion; improve transportation network, transit system
- maintain, improve community infrastructure, enhance delivery of services to match pace of growth
- financial strategy to sustain balanced growth; community infrastructure, transit and environment funding
- intensification inevitable: identify appropriate locations and form, but concern with density of residential development
- increased protection for natural areas
- Green Print to address more than natural environment, sustainable “going green” programs

- support for “long term vision for community growth”, but...
- ...deliver the vision
- a diversity of opinion

Parameters for a Markham Growth Management Strategy

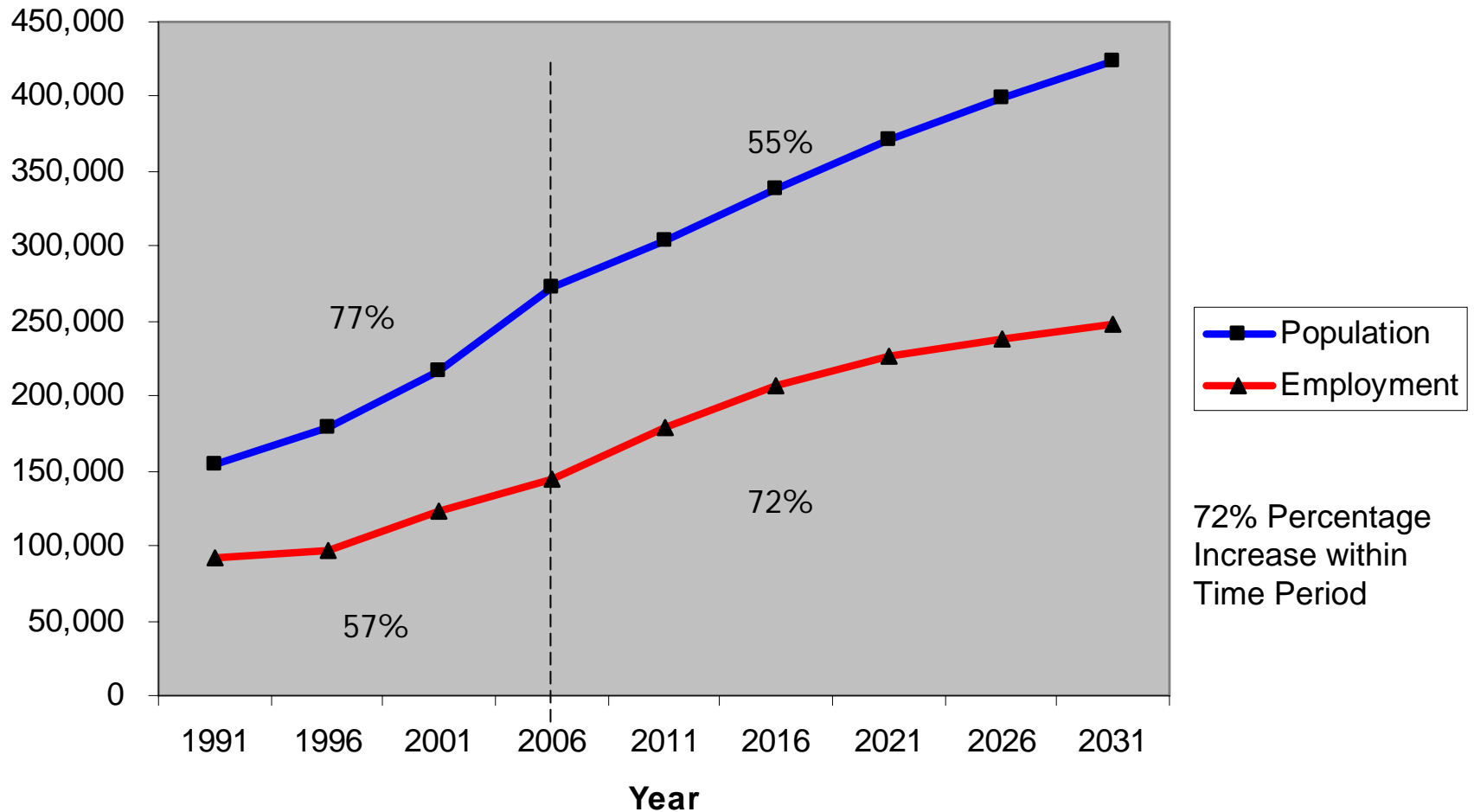
- define, protect, enhance a Natural Heritage Network
- preserve housing in stable residential areas
- examine 40% and 60% residential intensification alternatives
- direct intensification to locations served by rapid transit in Regional Corridors; focus on Urban Growth Centres and Key Development Areas
- built form, community design appropriate to context, transit supportive and sustainable
- preserve established employment areas; assess opportunities for intensification
- maintain economic sustainability and competitiveness
- identify infrastructure needs, delivery, phasing and funding requirements
- identify opportunities and requirements to accommodate growth within and beyond the Current Settlement Area

Forecast Growth for Markham*

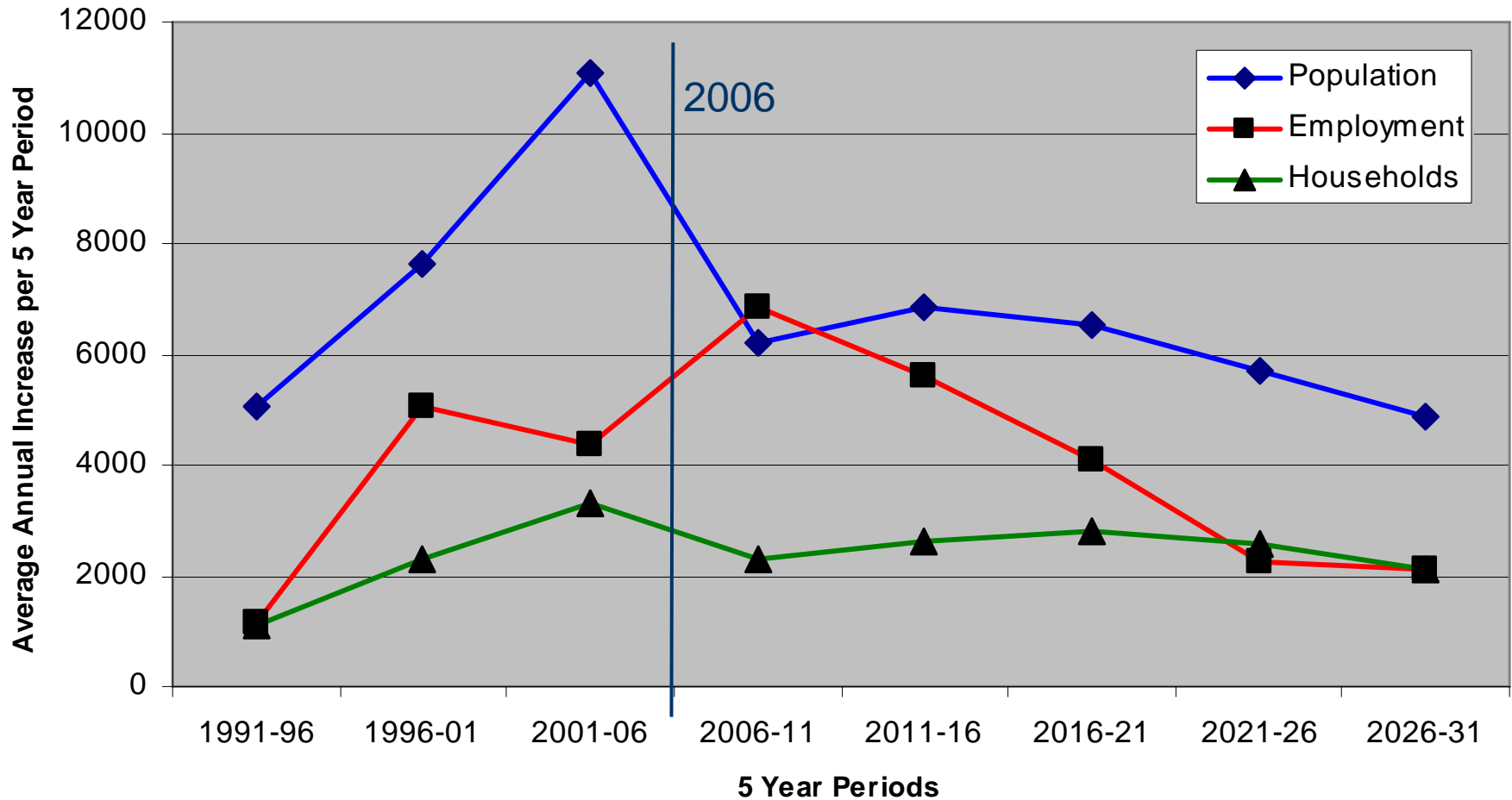
| | 2006 | 2031 | Forecast Growth 2006 - 2031 | % Increase 2006 - 2031 |
|------------|---------|---------|-----------------------------------|---------------------------|
| Households | 77,200 | 139,300 | 62,100 | 80% |
| Population | 272,500 | 423,500 | 151,000 | 55% |
| Employment | 144,800 | 248,500 | 103,700 | 72% |

* Region of York, July 2008

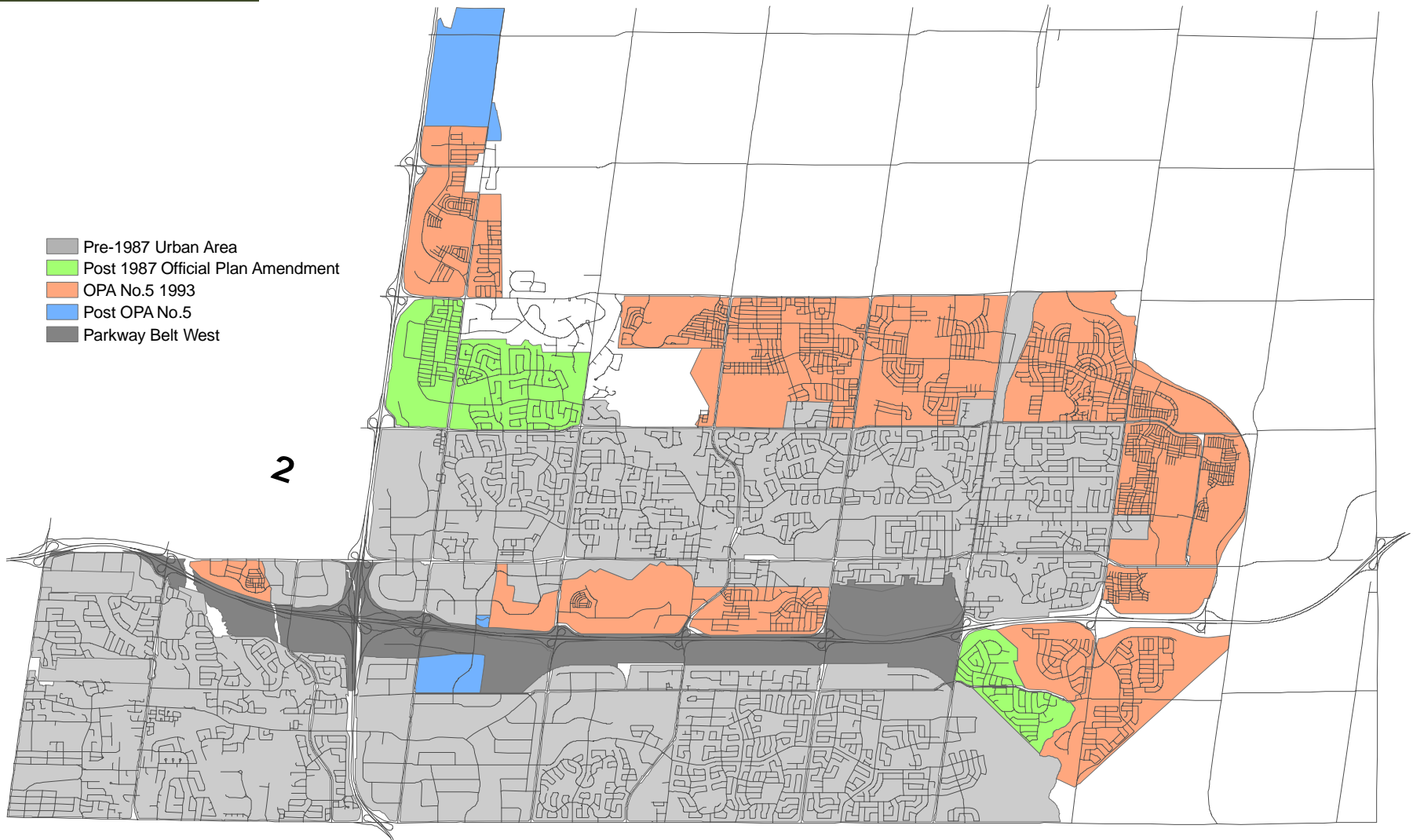
Markham Remains a Growth Municipality...



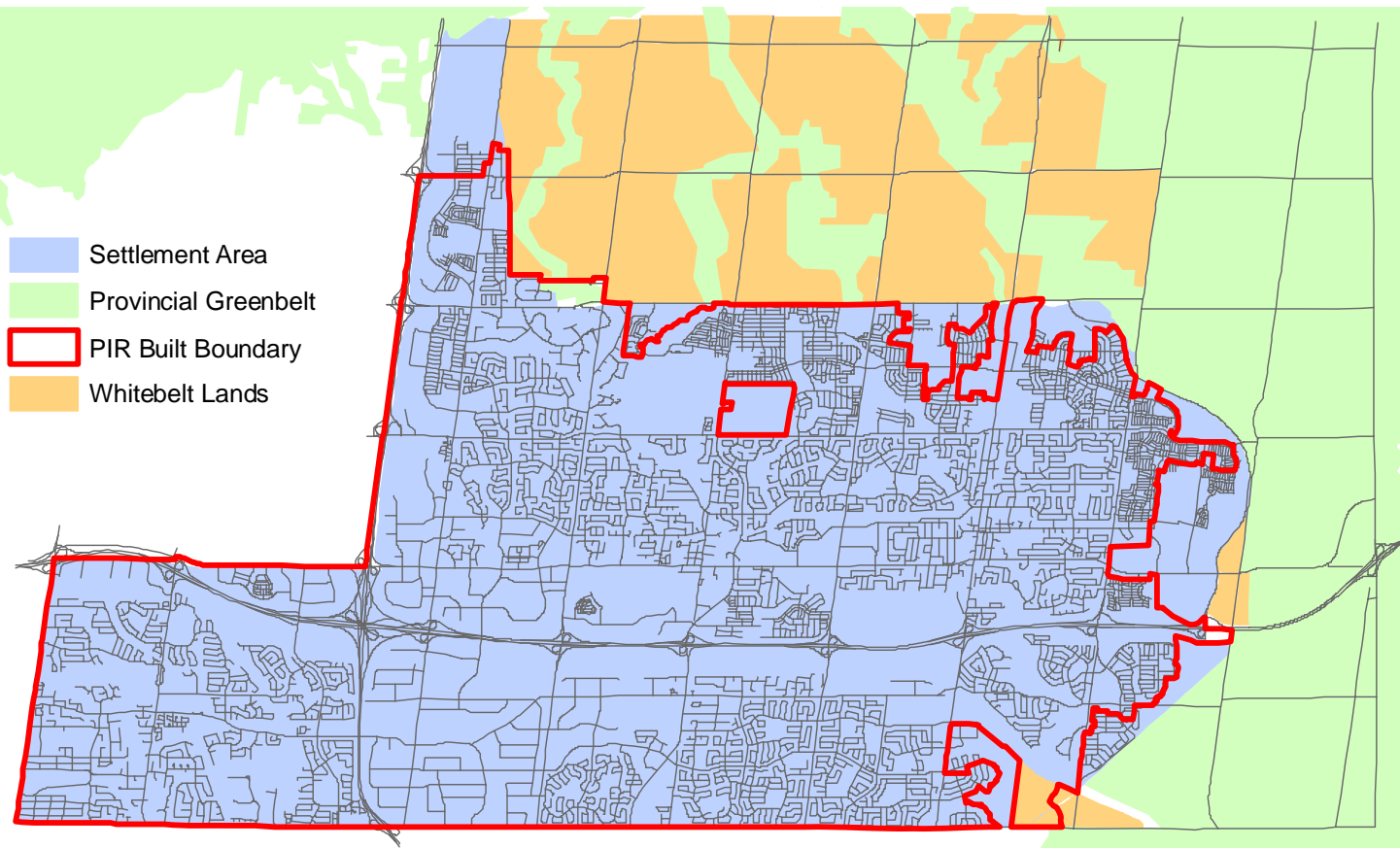
... although Growth Rates are Forecast to Decline



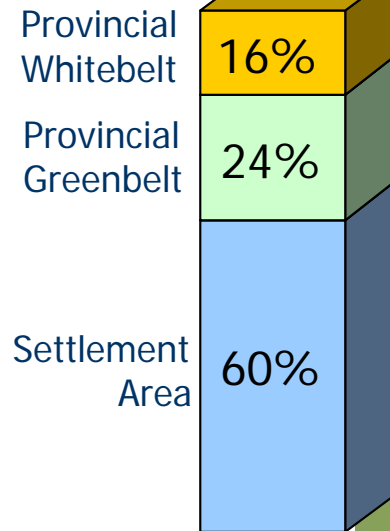
Accommodating Growth In Markham: Settlement Area Evolution



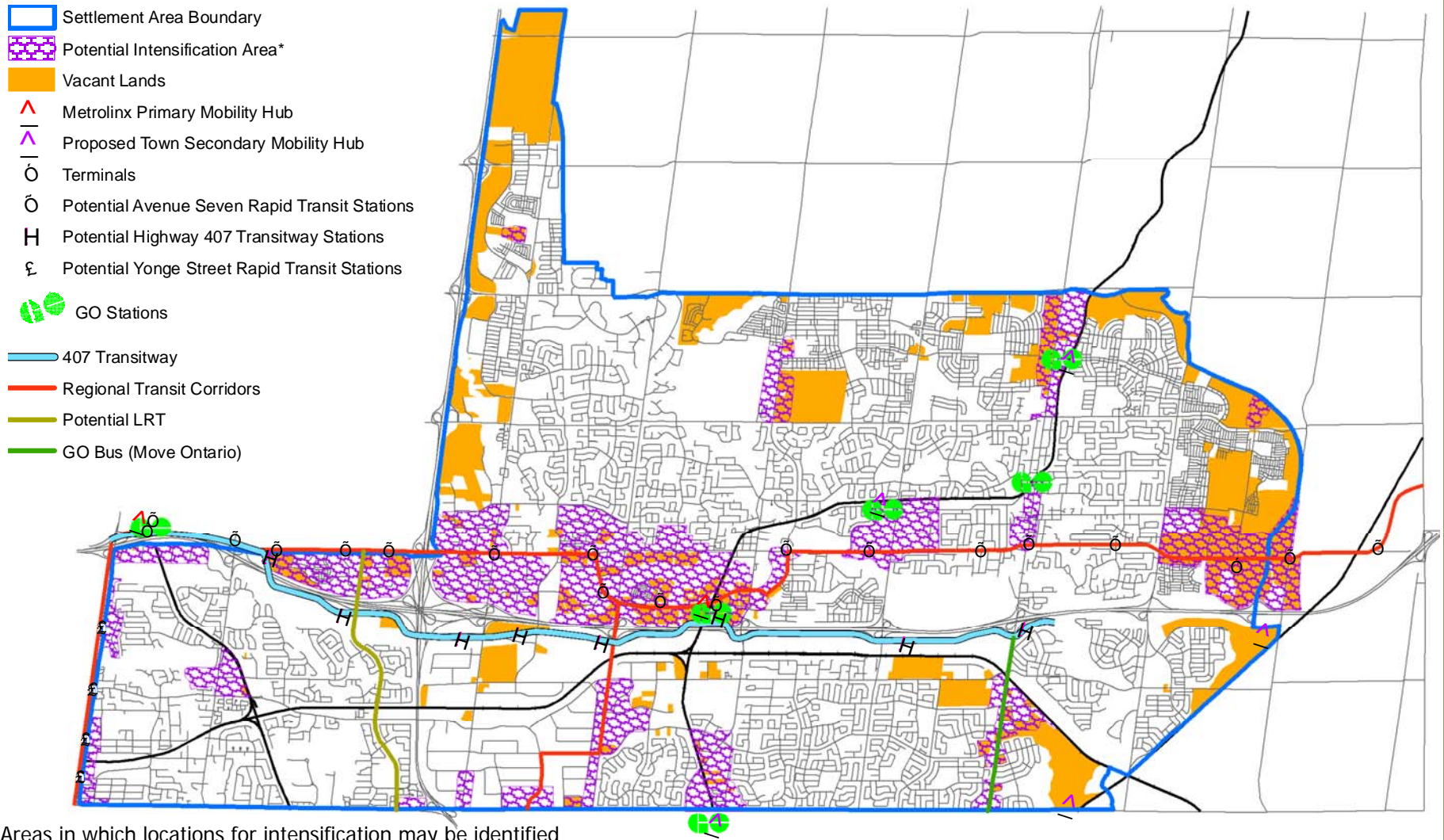
Accommodating Growth in Markham: Looking to the Future



Total Land Distribution



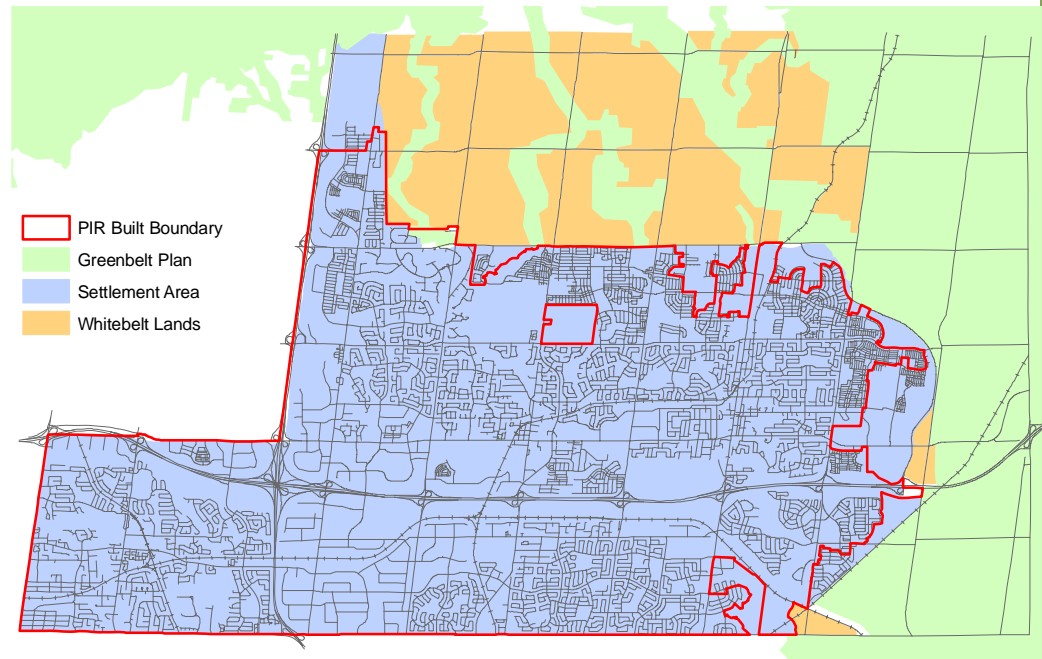
Accommodating Growth Within the Current Settlement Area



Accommodating Growth Beyond the Current Settlement Area

If it is decided to expand the CSA, factors to be recognized or considered include:

- Provincial Greenbelt policies
- Regional planning policies
- Markham's Natural Heritage Network and small streams policies
- existing uses: eg. hamlets, golf courses cemeteries
- transportation/servicing corridors
- findings from GMS studies
- Federal and Provincial orders, regulations and guidelines relating to the Pickering Airport Site, and
- infrastructure requirements



Forecast 2031 Markham Housing Stock*

| Unit Type | 2006 | 2031 | % Share of Total Increase |
|-------------------|------|------|------------------------------|
| Single Detached** | 74% | 54% | 29% |
| Semi Detached | 5% | 5% | 6% |
| Townhouse | 11% | 15% | 19% |
| S+S+T | 90% | 74% | 54% |
| Apartment | 10% | 26% | 46% |
| Total | 100% | 100% | 100% |

* Region of York July 2008

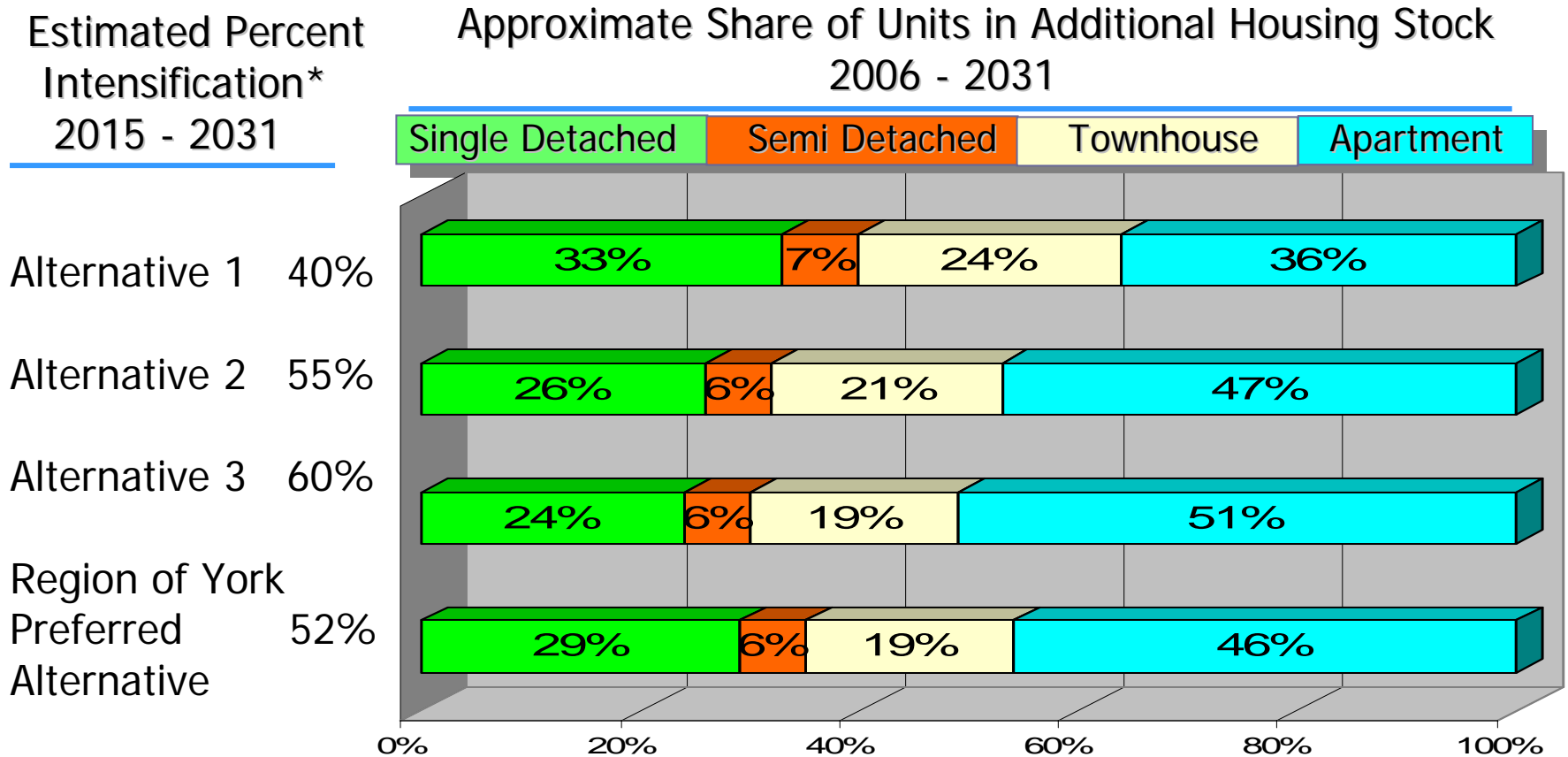
** includes duplex units

Residential Intensification Target Influences Choice of Residential Growth Alternative

- Provincial Growth Plan: after 2015, a minimum of 40% of all new residential development in York Region shall be located within the current Built Boundary*
- York Region assigns units to each municipality to achieve the overall 40% intensification target, plus a “ramp-up” to 2015 when the target must be met; combining both emphasizes the contribution of intensification over the 25 year planning period
- the units assigned to Markham, to achieve the target in the Region’s preferred growth scenario represent an estimated 52% of the total units added in Markham between 2015 and 2031
- in November 2007, Council directed staff to examine 40% and 60% residential intensification alternatives for Markham for the period between 2015 and 2031
- 3 residential intensification alternatives have been prepared, based on 40%, 55% and 60% intensification to demonstrate how the housing stock might vary, depending on the intensification assumed

*Built Boundary as defined by the Province

Possible Markham Housing Stock Alternatives: Additional Stock 2006 to 2031

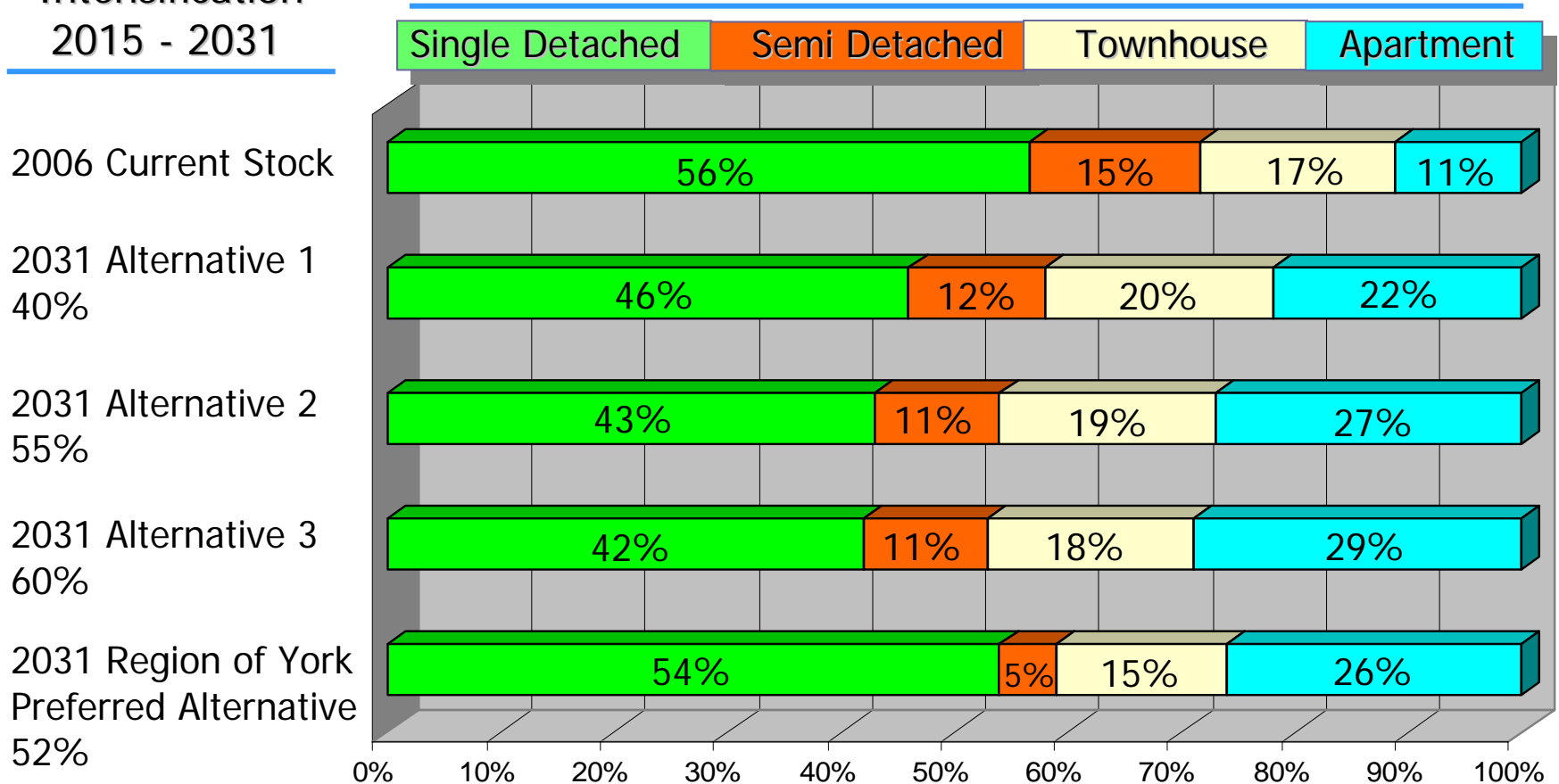


*estimated units added within Markham Built Boundary as % total units added, 2015-2031

Possible Markham Housing Stock Alternatives: Total Stock 2006 and 2031

Estimated Percent
Intensification*
2015 - 2031

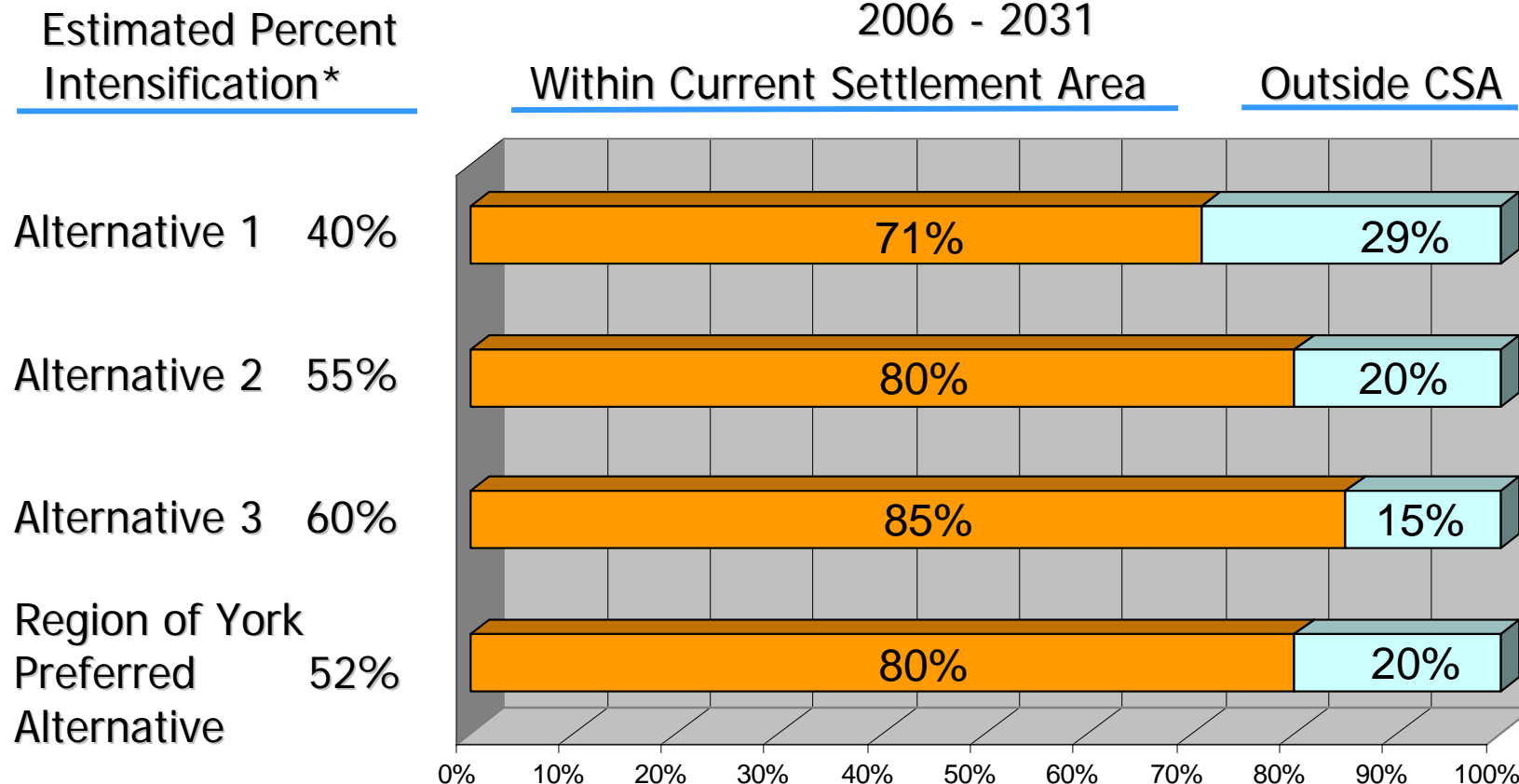
Approximate Share of Units in Total 2031 Housing Stock



*estimated units added within Markham Built Boundary as % total units added, 2015-2031

Possible Markham Housing Stock Alternatives: Additional Stock 2006 to 2031

Approximate Share of Additional Units by Type & Location
2006 - 2031



*estimated units added within Markham Built Boundary as % total units added, 2015-2031

Alternatives for 2031 Markham Housing Stock

- Compared to the Region's preferred alternative, the 40% intensification alternative:
 - incorporates insufficient intensification to meet the proposed share for Markham
 - requires a more significant extension of the CSA for residential use within the period to 2031

Total 2031 Housing Stock

- Subject to market response, the 55%, 60% and Region intensification alternatives suggest the total Markham housing stock in 2031 could:
 - be predominantly ground-related dwelling types (71% to 74%) but with an increased proportion of apartments (26% to 29%)
 - include significant focussed intensification to meet or exceed the proposed intensification target for the Town
 - be located primarily within the Current Settlement Area: approximately 90%
 - include new residential communities in an expanded Settlement Area, incorporating up to 10% of the total stock

Recommendation

- the 40% housing intensification alternative should not be considered further
- the 55% housing intensification alternative, reflecting the minimum intensification target, should be selected for further review and evaluation
- the evaluation should include a sensitivity analysis to identify any significant differences between the 55% and the 60% housing intensification alternatives
- the Town should continue to work with the Region in further refining and evaluating the 55% housing intensification alternative

Forecast Markham Employment*

The Region's forecast proposes an increase in Markham's employment of 103700, from 144800 in 2006 to 248500 in 2031

| Employment Category | % of Town Employment | | % Increase 2006 – 2031 | % Share of Total Growth |
|---------------------|----------------------|------|---------------------------|----------------------------|
| | 2006 | 2031 | | |
| Major Office | 33 | 36 | 87 | 40 |
| Employment Land | 34 | 35 | 73 | 35 |
| Population Related | 33 | 29 | 54 | 25 |
| Total Employment | 100 | 100 | 71 | 100 |

* Region of York July 2008

Markham Employment Growth Parameters

- accommodate forecast employment
- preserve established business park lands
 - determine opportunities for appropriate redevelopment/intensification
 - cease conversion of primary industrial lands to other uses
 - pursue primary planned functions of industrial lands rather than secondary uses
- direct office intensification to locations served by higher order transit; focus on Urban Growth Centres, Key Development Areas, Regional Corridors
- retain retail/service jobs in redevelopment of retail lands
- identify opportunities and requirements to accommodate employment within and beyond the Current Settlement Area
- ‘employment first’ in any settlement area extension

| Employment Category | Number of Jobs | Share of Total Employment | Average Employment Density |
|---------------------|----------------|---------------------------|----------------------------|
| Major Office | Increase | Increase | Increase |
| Employment Land | Increase | Maintain | Maintain |
| Population Related | Increase | Decrease | Maintain |

Accommodating Employment within the Current Settlement Area

● Major Office Employment

- direct growth to Urban Growth Centres and Key Development Areas on Regional Corridors and established business parks
- land within CSA to accommodate most MOE growth, if this choice is made

● Employment Land Employment

- infill/redevelopment of low intensity lands without conversion to non-ELE uses
- intensification may accommodate office uses at key locations; may redress employment reductions from more efficient production in some sectors
- land within CSA to accommodate some ELE growth
- extension of CSA required to create new business parks

● Population-Related Employment

- institutional, primarily in residential areas; encourage locations served by rapid transit
- work-at-home
- new, and redevelopment of, retail projects
- pursue mixed use development, where intensification is focussed
- preservation/addition of retail/service jobs important in redevelopment
- locations close to new population a priority
- land within CSA to accommodate some PRE growth
- additional opportunities will be required if the CSA is extended

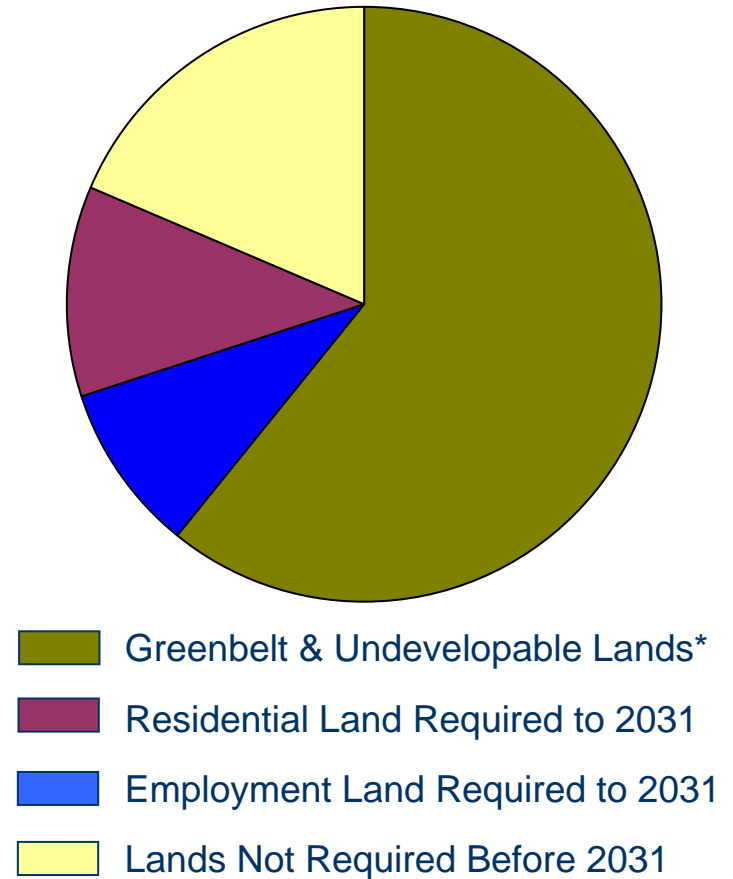
Accommodating Markham's Forecast Employment Growth

- very little flexibility in the forecasts and the method for estimating land requirements for employment; prescribes a single alternative with minor variation in land area
- based on the parameters and opportunities noted, and subject to market response, it is estimated that:
 - most of the growth in MOE can be accommodated within the CSA,
 - approximately 75% of the forecast growth in ELE (business park), and the retail employment component of PRE, might be accommodated within the Current Settlement Area
- if this accommodation can be achieved, approximately 90% of the total 2031 Town employment might be located within the Current Settlement Area
- the balance of the growth in business park and retail employment would be accommodated in an expanded Settlement Area
- it is recommended that the accommodation for future employment growth described above be combined with the recommended housing intensification alternative for further evaluation

Accommodating Forecast Growth: Within and Beyond the Current Settlement Area

- considering the forecasts and the alternatives identified above it is possible that the Town might accommodate in the order of 90% of the total combined 2031 population and employment within the Current Settlement Area
- growth in housing and employment, not accommodated within the Current Settlement Area, would be located in an expanded Settlement Area
- a portion of the lands outside the Current Settlement Area would be required over the period to 2031

Lands Outside Current Settlement Area



*excludes Federal and Rouge Park lands

Evaluating Growth Alternatives

- Several opportunities are available to evaluate the identified housing and employment alternatives
 - Markham Strategic Transportation Plan
 - Master Servicing Study
 - Employment Lands Strategy
 - Parks, Recreation, Culture & Library Master Plan
 - Community Sustainability Plan (Green Print)
 - Financial Analysis
 - Public and Stakeholder Comment
- A high level evaluation should be completed based on criteria derived from these sources and assessing conformity with Provincial and Regional policies

Conclusion

Staff will:

- proceed on the basis of the Markham residential and employment alternatives identified in this presentation, including the proposed evaluation
- use the Markham alternatives as the basis for initiating the Public Engagement Program for the Growth Management Strategy
- continue to work with the Region of York to refine the Markham alternatives
- incorporate the presentation into a report consistent with the requirements for Building Markham's Future Together

Next Steps ...

- Report to DSC (Oct/Nov 2008)
- Public Engagement Launch event (Nov 2008)
- Continue GMS studies
- Undertake evaluation of alternatives
- Community Dialogues (four communities) (Nov/Dec 2008)
- Report back to DSC early in 2009 on review of alternatives and community engagement

Discussion
