

## 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

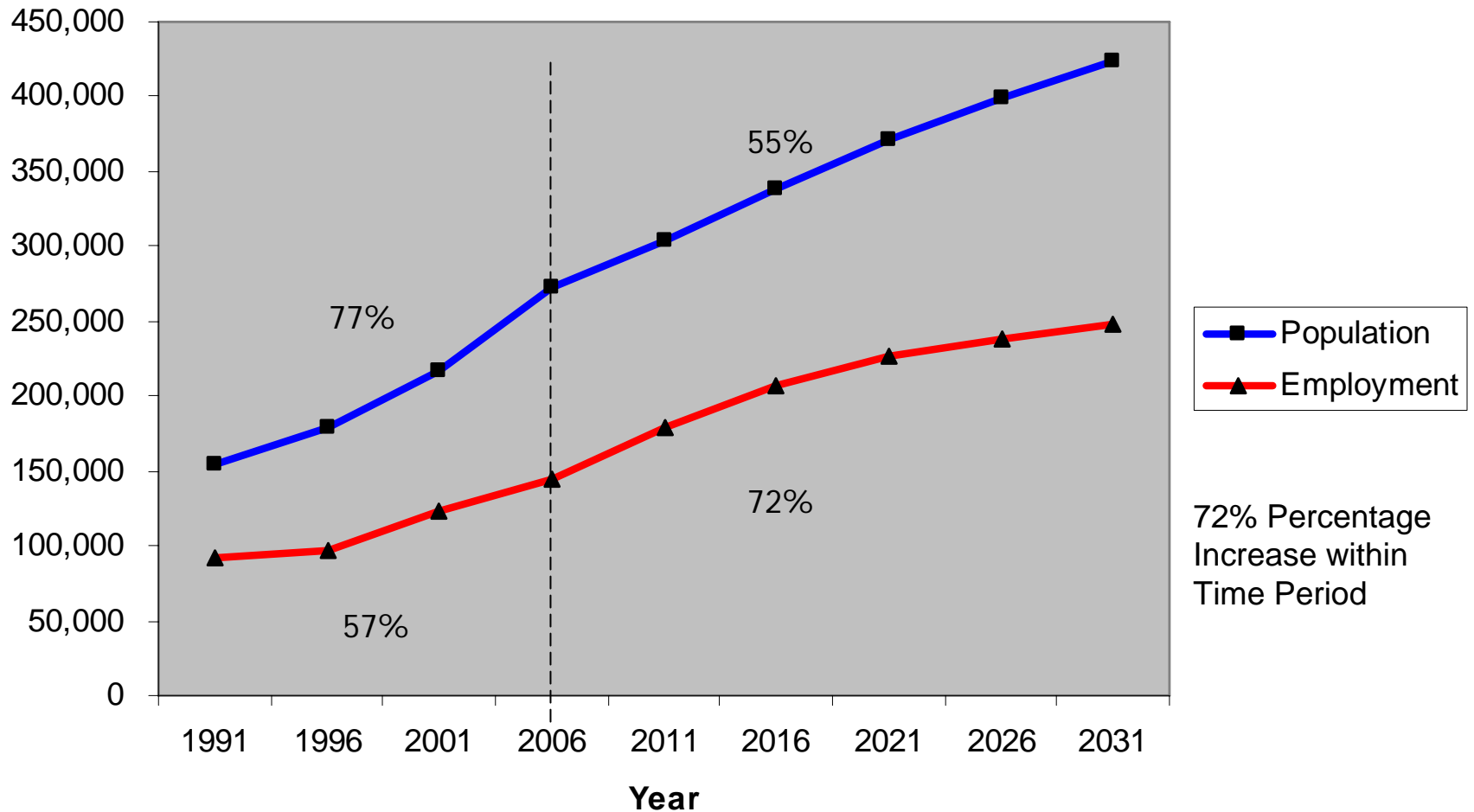
## Current and Proposed Region of York Population Forecasts for Markham

	Population Forecast Based on Current Regional Official Plan	Proposed Forecast Based on Provincial Growth Plan	Difference Between Proposed and Current ROP Forecasts
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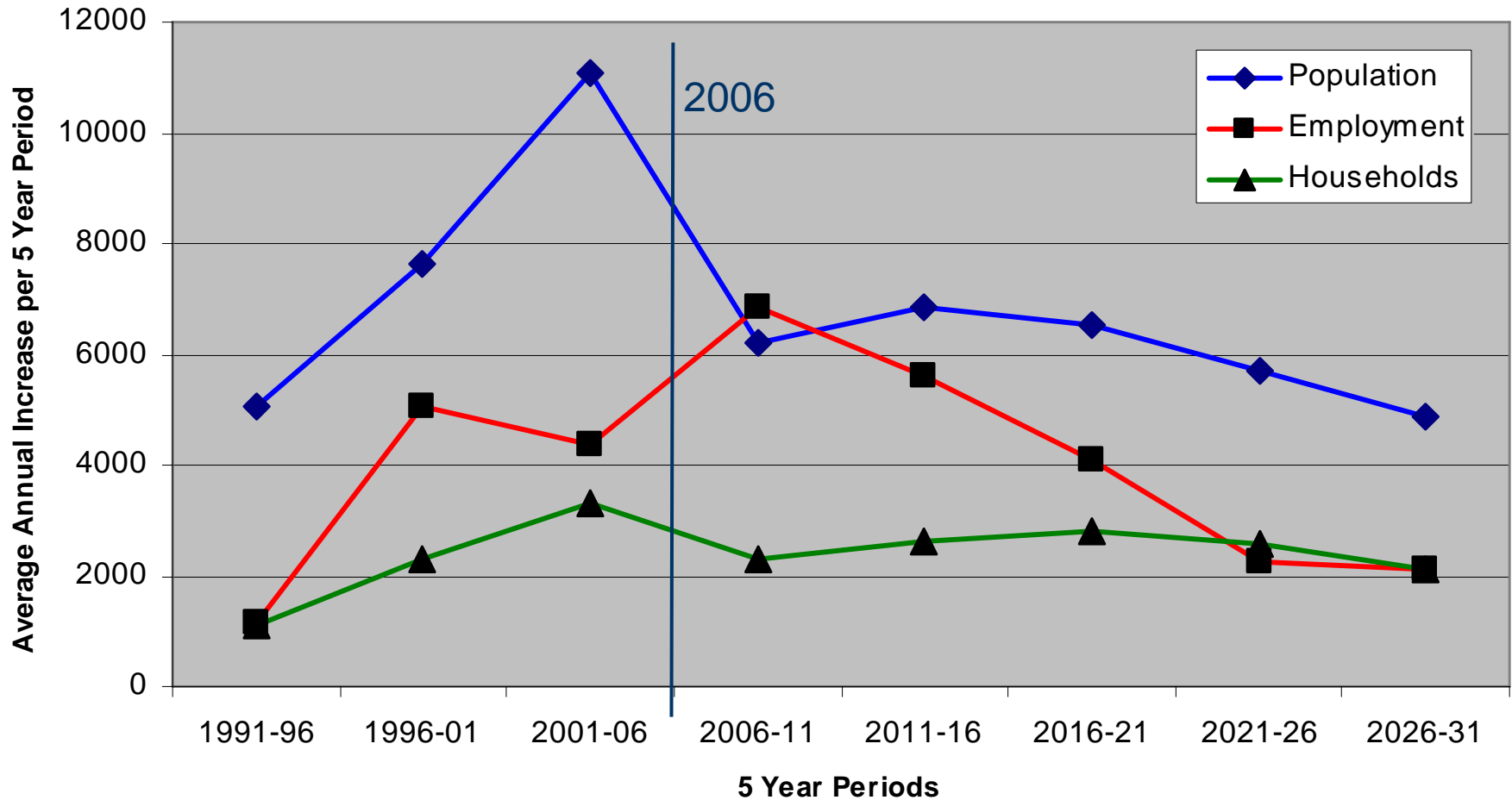
2006	253,000	272,500	+19,500
2031	370,000*	423,500	+53,500
Increase 2006-2031	117,000	151,000	+34,000

\*2031 estimate extrapolated from 2026 forecast of 348,000

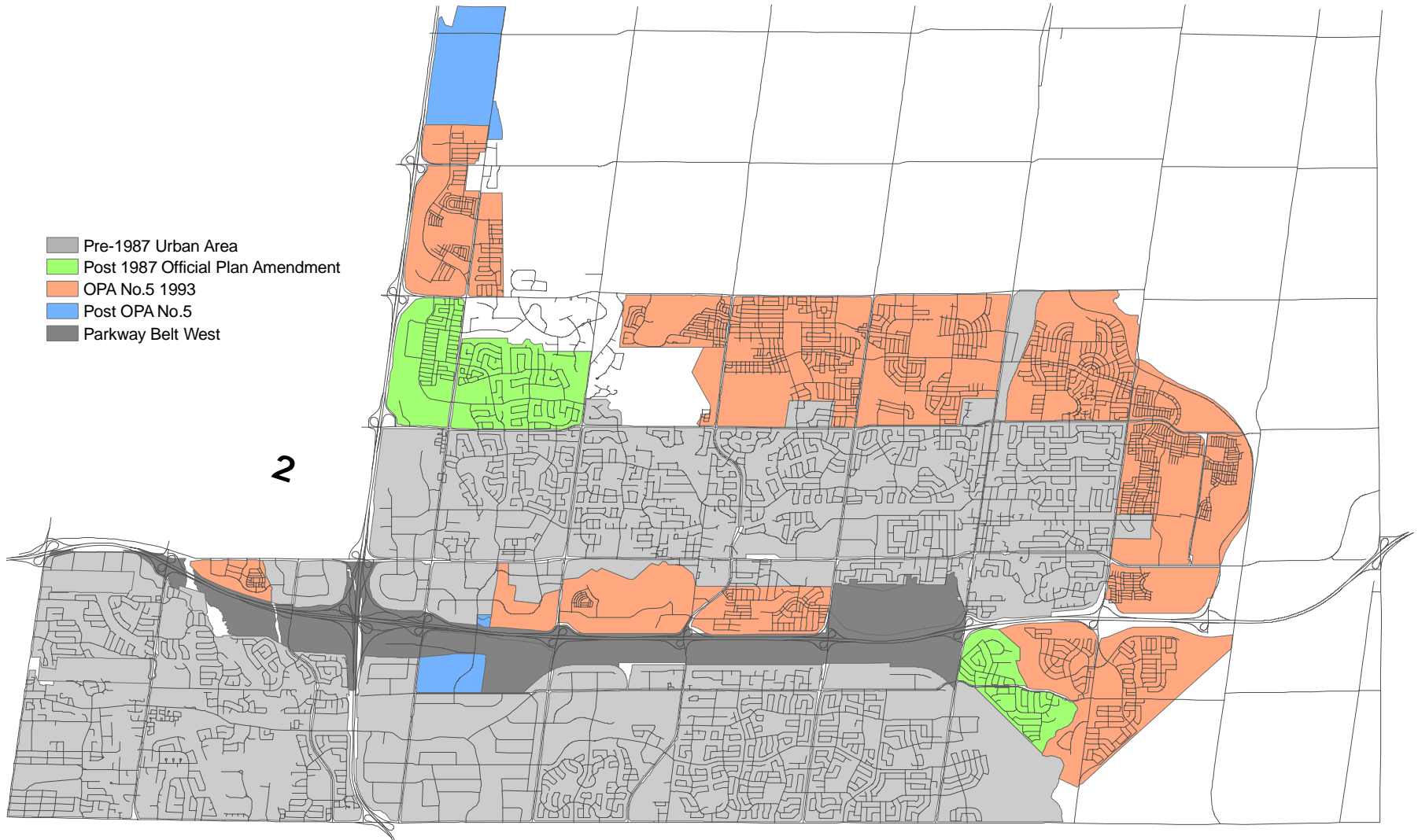
# Markham Remains a Growth Municipality...



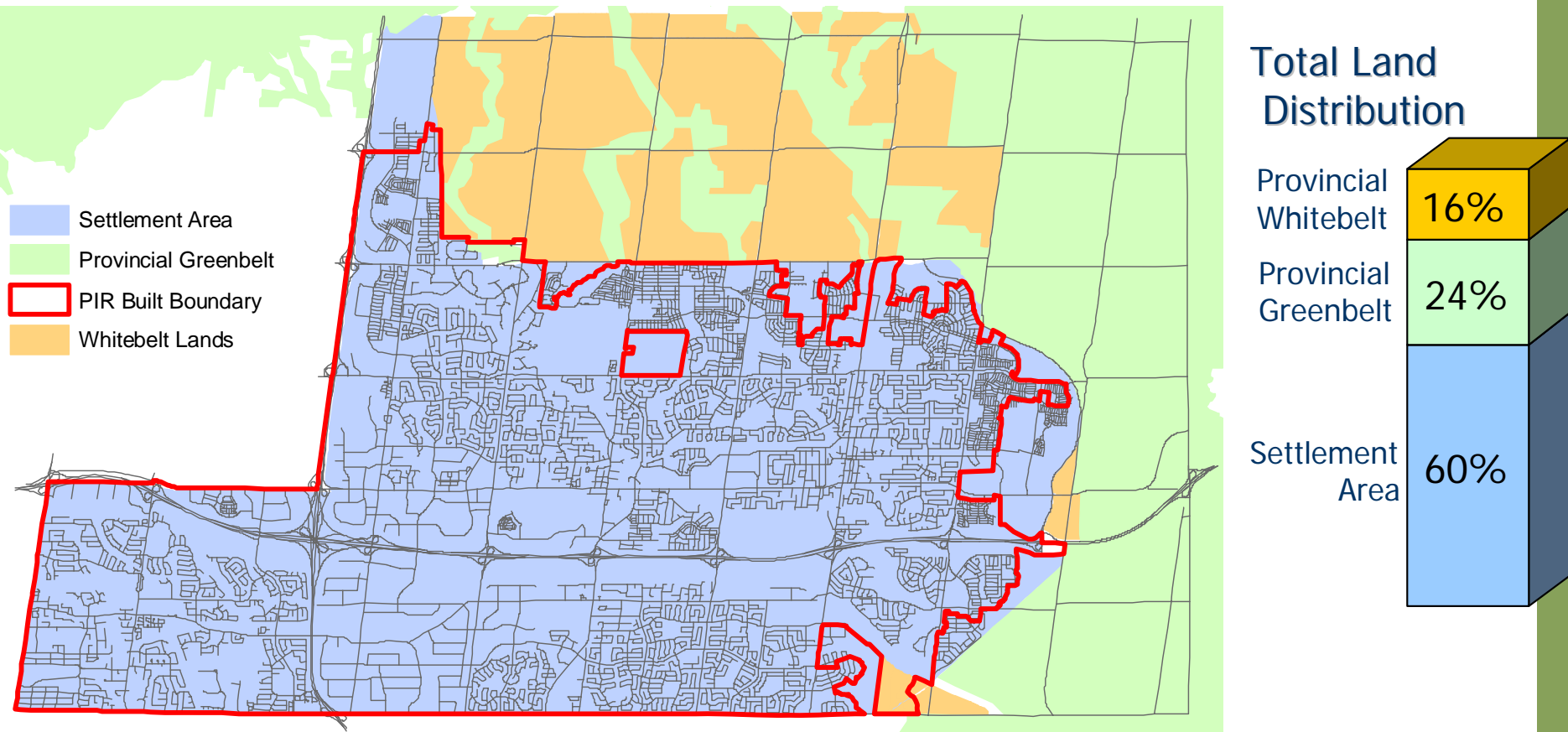
## ... although Growth Rates are Forecast to Decline



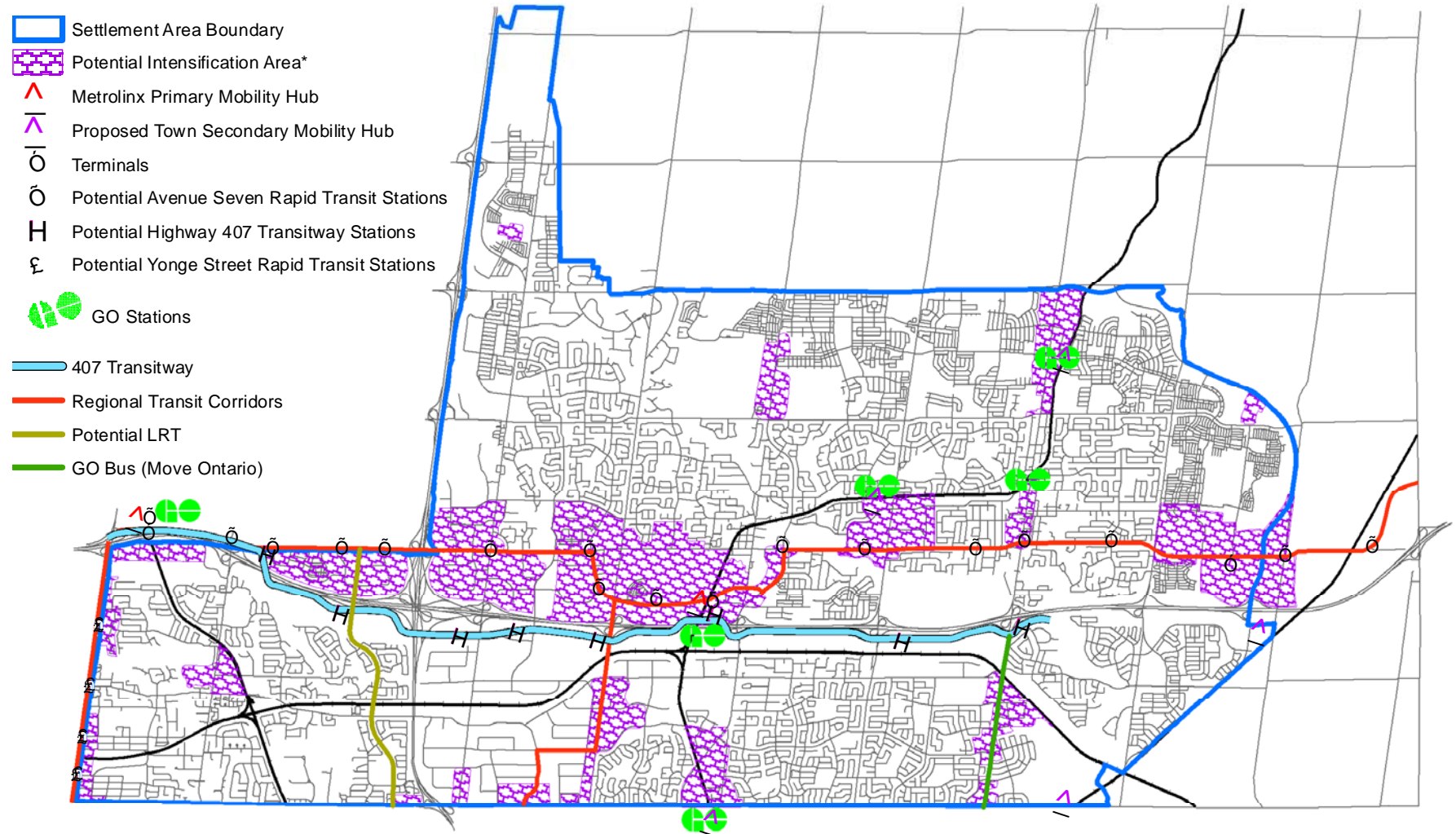
# Accommodating Growth In Markham: Settlement Area Evolution



# Accommodating Growth in Markham: Looking to the Future



# Accommodating Growth Within the Current Settlement Area



\* Areas in which locations for intensification may be identified

## Forecast 2031 Markham Housing Stock\*

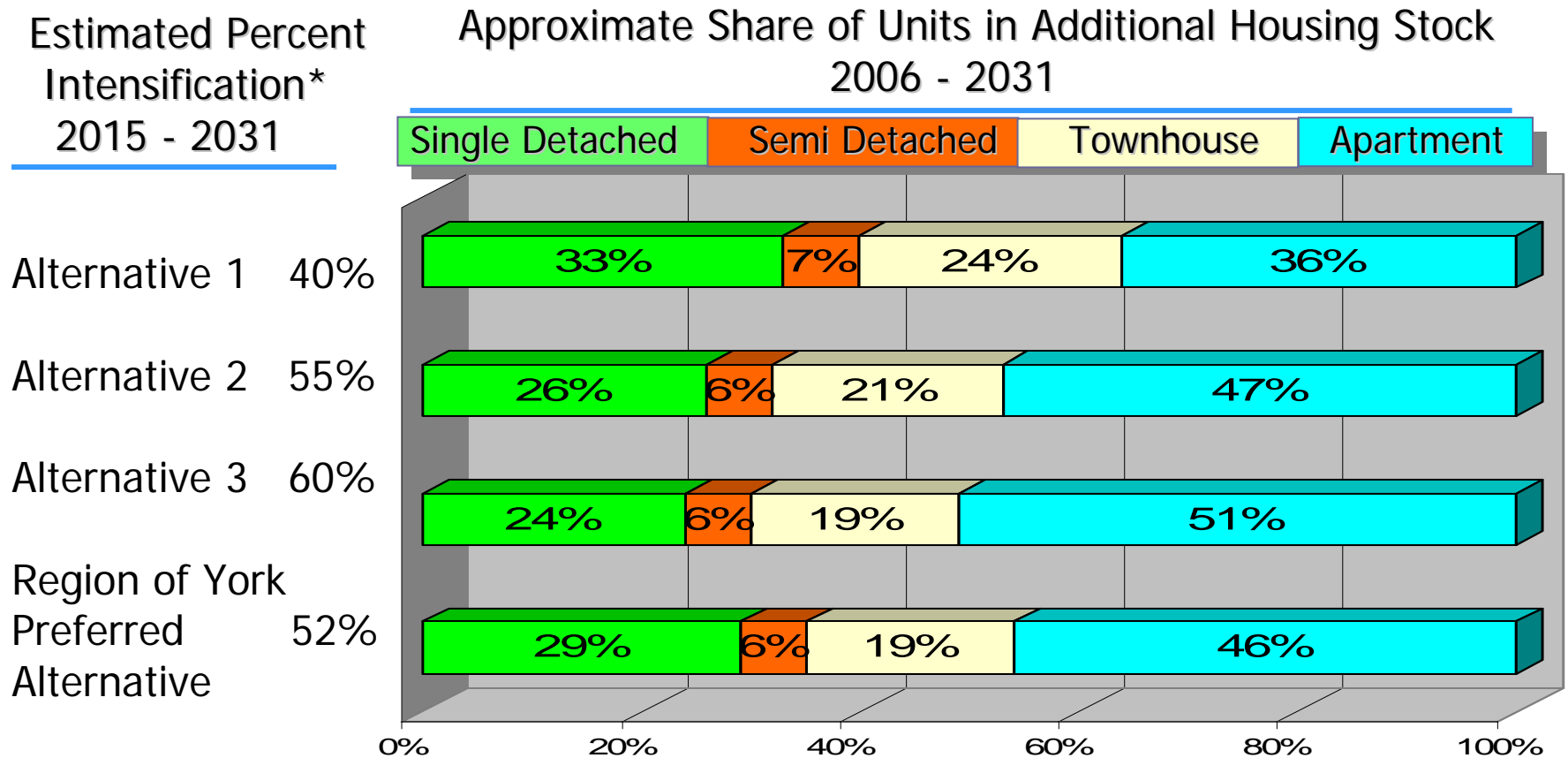
Unit Type	2006	2031	% Share of Total Increase
Single Detached**	74%	54%	29%
Semi Detached	5%	5%	6%
Townhouse	11%	15%	19%
S+S+T	90%	74%	54%
Apartment	10%	26%	46%
Total	100%	100%	100%

\* Region of York July 2008

\*\* includes duplex units



# Possible Markham Housing Stock Alternatives: Additional Stock 2006 to 2031

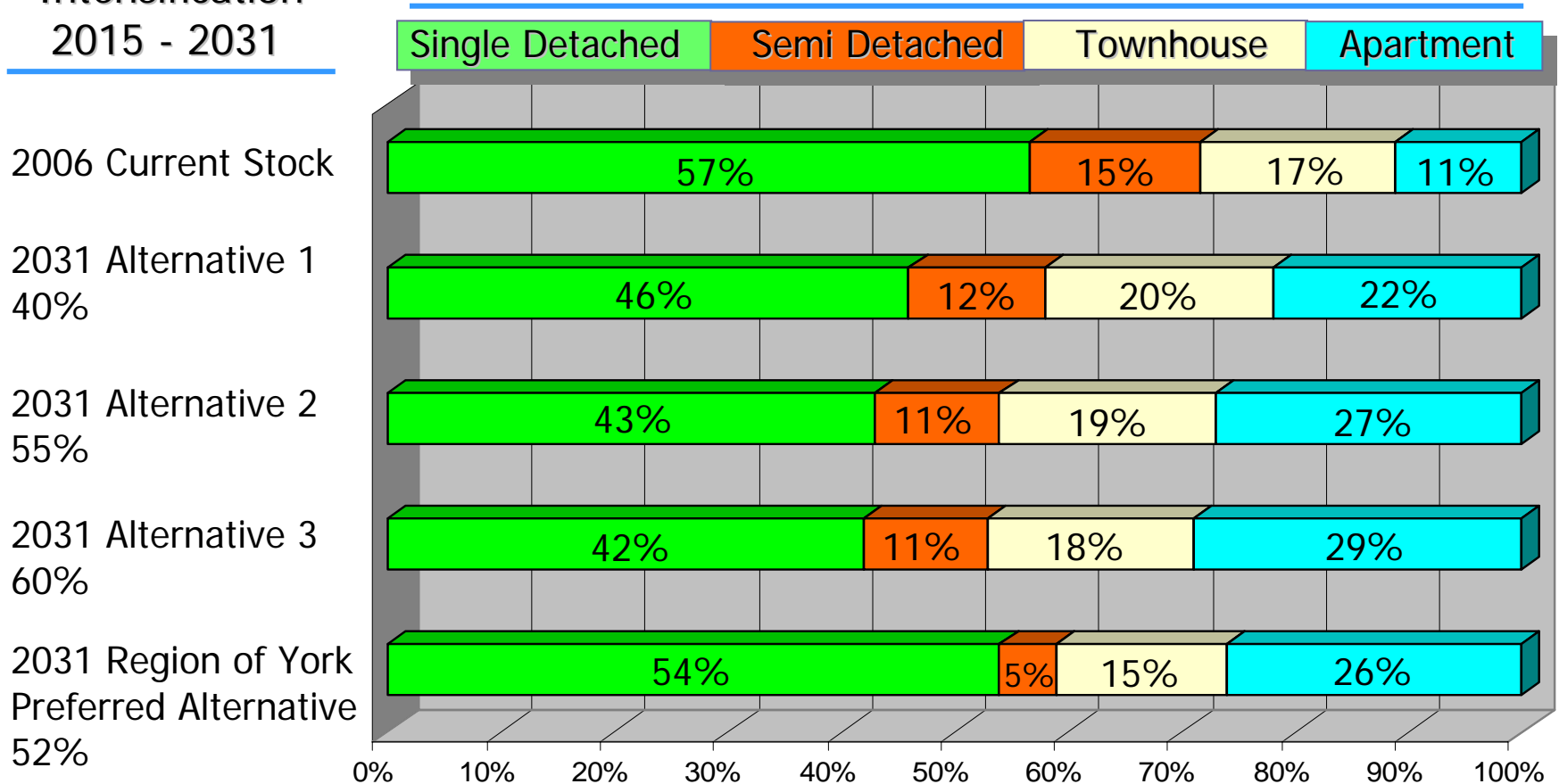


\*estimated units added within Markham Built Boundary as % total units added, 2015-2031

# Possible Markham Housing Stock Alternatives: Total Stock 2006 and 2031

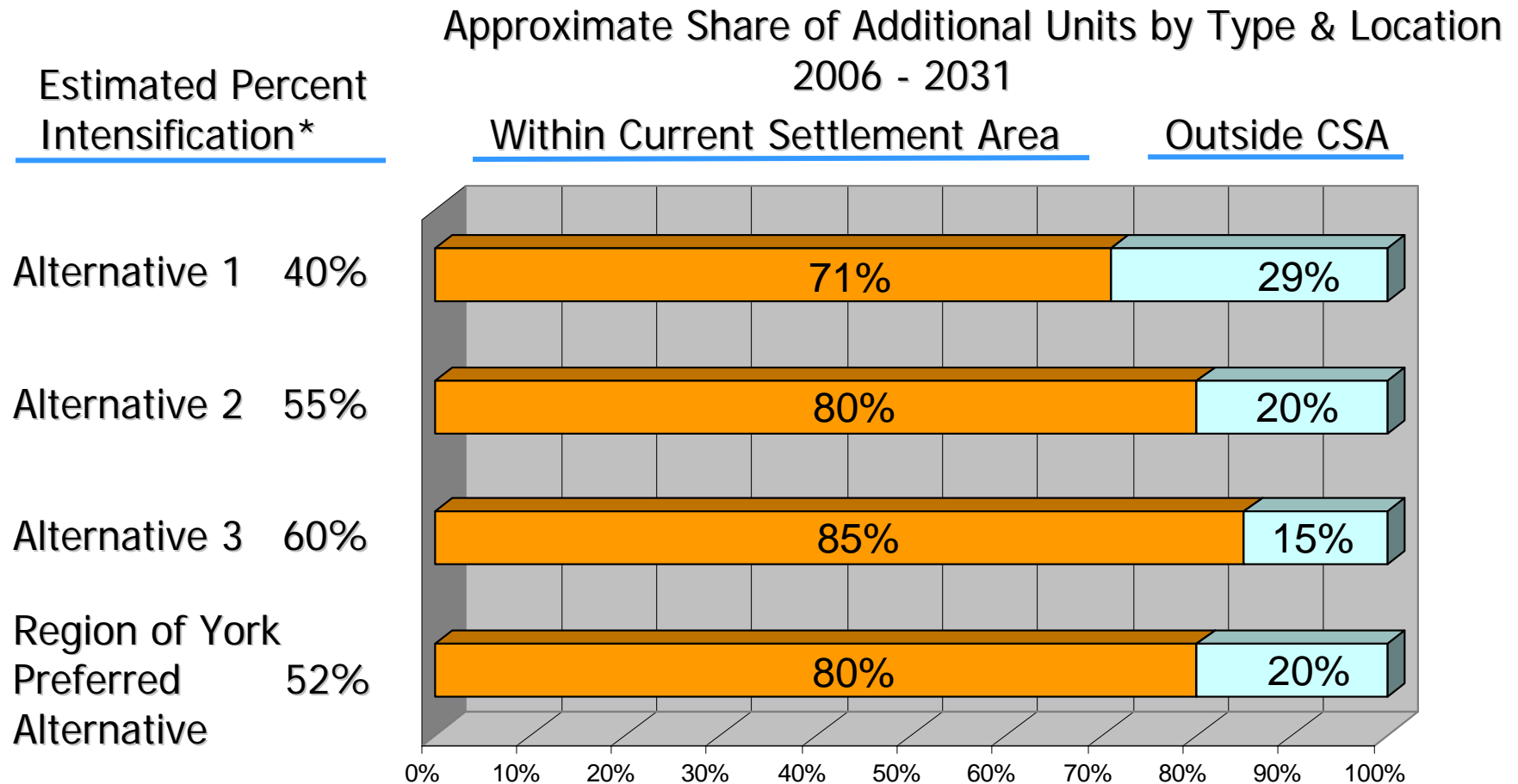
Estimated Percent  
Intensification\*  
2015 - 2031

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



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

# Housing Market Preferences

- Housing choices are tied to family status and age

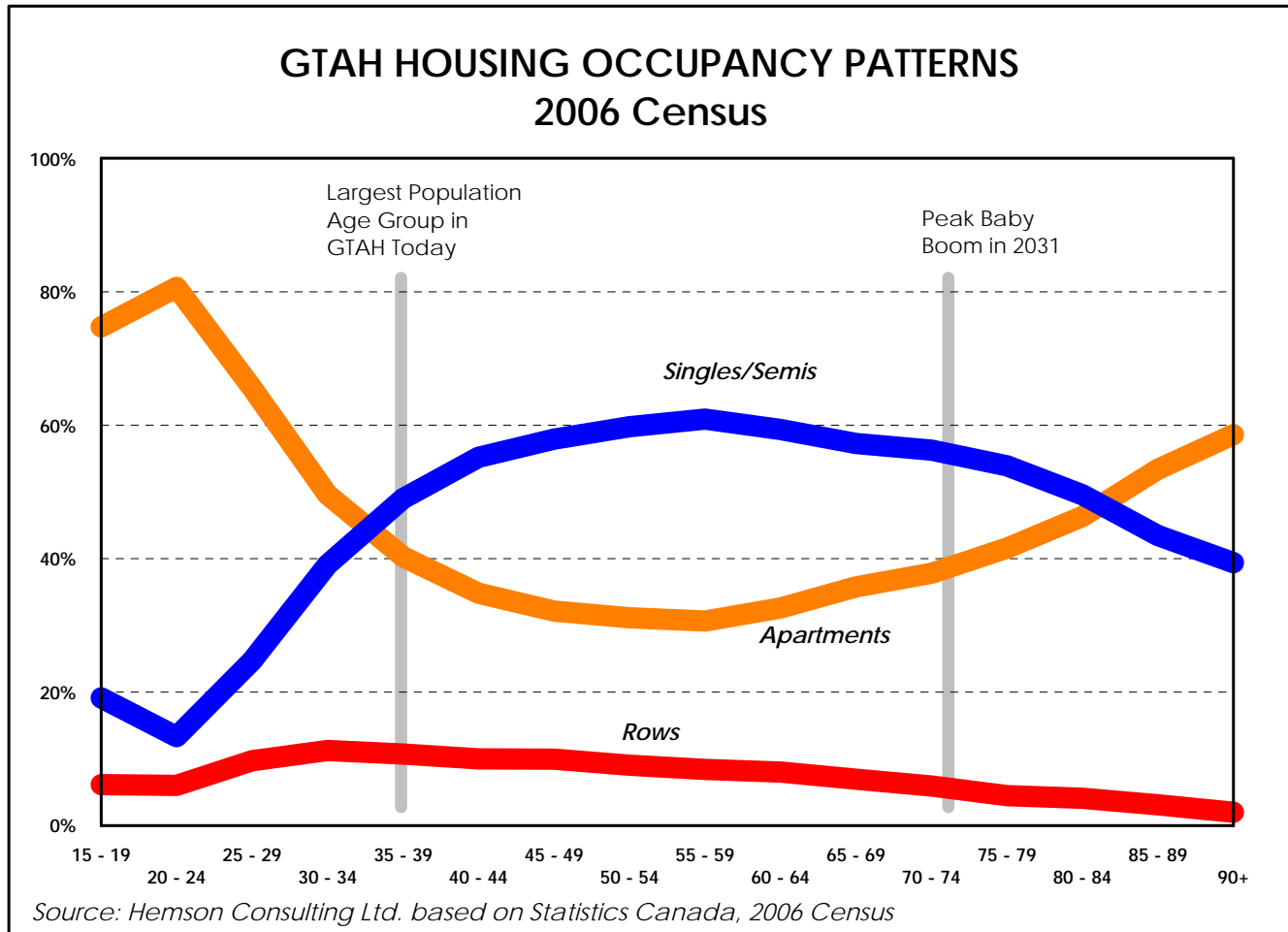
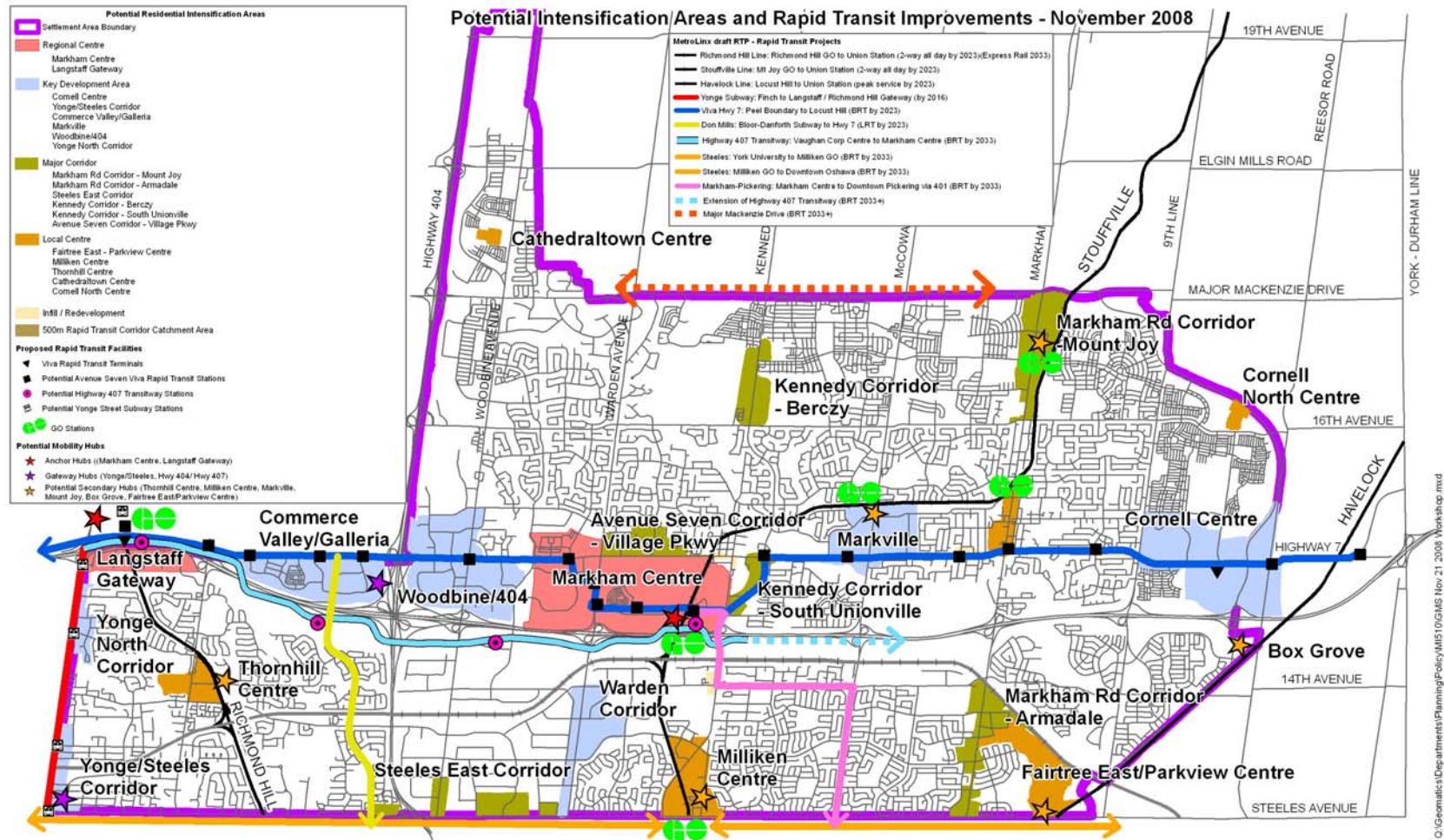


Figure 12

# Potential Intensification Areas and Rapid Transit Improvements



# Directing Residential Intensification

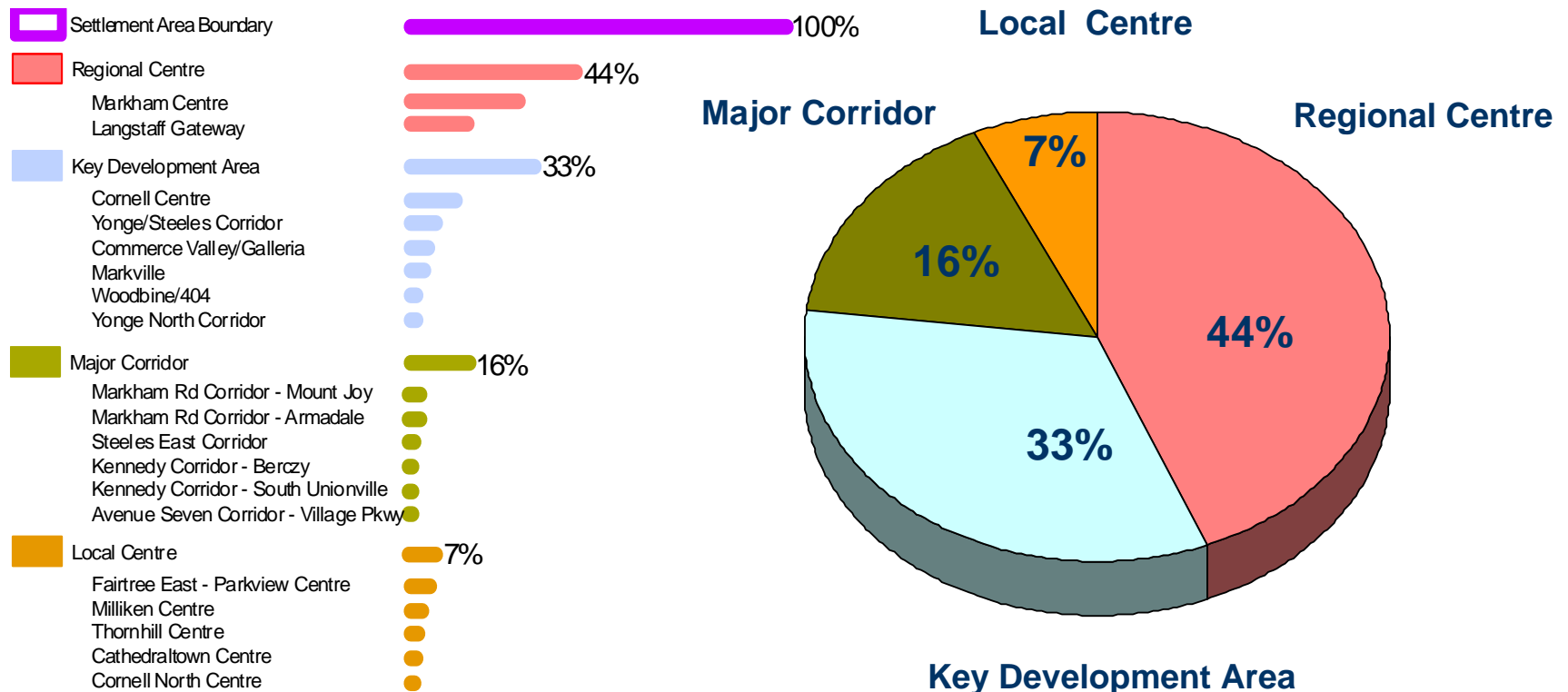


Figure 14

## 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

# Accommodating Forecast Growth: Within and Beyond the Current Settlement Area

- considering the forecasts and the alternatives identified above 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

