

# **Toward a Markham Growth Strategy: Outlining an Intensification Strategy**

**Presentation to  
Development Services Committee  
March 31, 2009**

## Background

- Sept 11 2007 DSC presentation of height and density options
- Nov 13 2007 DSC tour of GTA intensification areas
- Apr 29 2008 DSC presentation on intensification analysis: methods and assumptions
- Sept 23 2008 and Dec 9 2008 DSC presentations highlighted opportunities for accommodating growth within Current Settlement Area and intensification analysis underway
- Feb 3 2009 GMS report included a summary of intensification analysis underway
- Mar – Apr 2009 Public consultation on GMS (including Intensification Strategy) is underway
- Mar 24 2009 report recommends “Intensification Principles” and an “Intensification Hierarchy” as a framework for finalizing Markham’s Intensification Strategy

## Intensification Analysis

The intensification analysis is proceeding in 5 phases:

- Phase 1 – Background Research and Orientation to Height and Density Options (completed 2007)
- Phase 2 – Techniques and Classification of Intensification Opportunities (completed 2008)
- Phase 3 - Identification and Modeling of Intensification Potential (completed 2008)
- Phase 4 – Input to Growth Options (currently underway)
- Phase 5 – Finalizing the Intensification Strategy and Implementation Framework (will proceed once Council endorses Markham GMS)

## Provincial Growth Plan Intensification Policies

### General Intensification:

“All municipalities will develop.... a strategy and policies to phase in and achieve intensification within their current settlement area”

“By the year 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually...must be within the built up area”

### Urban Growth Centres:

“Urban Growth Centres will be planned to achieve, by 2031 or earlier, a minimum gross density target of 200 residents and jobs per hectare for each of Markham Centre and Richmond Hill/Langstaff Gateway Urban Growth Centres”

# York Region 2031 Intensification Strategy

## Regional Intensification Matrix Framework

- Regional Centres
- Regional Corridors
  - GO Stations
- Local Centres & Corridors
- Other Major Corridors
  - Local Infill
- Secondary Suites

## Markham's Intensification Principles

1. Redefine Town's urban structure to manage intensification without impacting the existing structure of residential neighbourhoods and business parks
2. Intensify and improve mix of development and direct it to centres & corridors
3. Intensification should coincide with delivery of high order public transit
4. Established residential areas and designated employment areas should be protected from residential intensification; preserve natural features from all intensification
5. Focus intensification in areas that have a reduced impact on infrastructure

## Markham's Intensification Principles

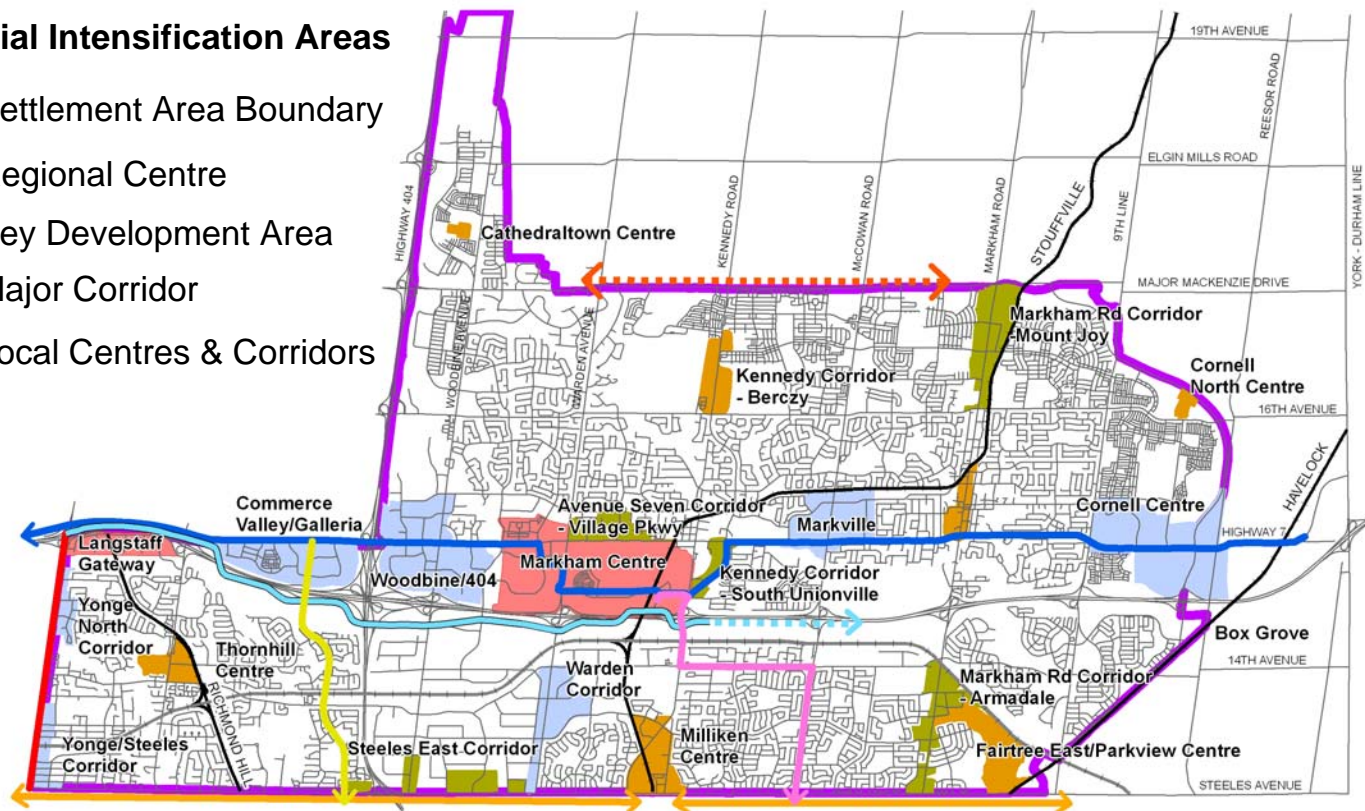
6. Intensify within Current Settlement Area and limit land for intensified uses outside of Current Settlement Area
7. Create live-work opportunities through mixed use development
8. Prioritize, direct and phase intensification to preferred intensification areas
9. Improve connectivity by providing a street network/public realm more conducive to transit, cycling and pedestrian use
10. Intensification needs to be appropriate to the area context in which it occurs – built form, height and density, mix of uses, and relationship to surrounding community form and function

# Markham's Intensification Hierarchy

Intensification Areas and Rapid Transit Improvements

## Potential Intensification Areas

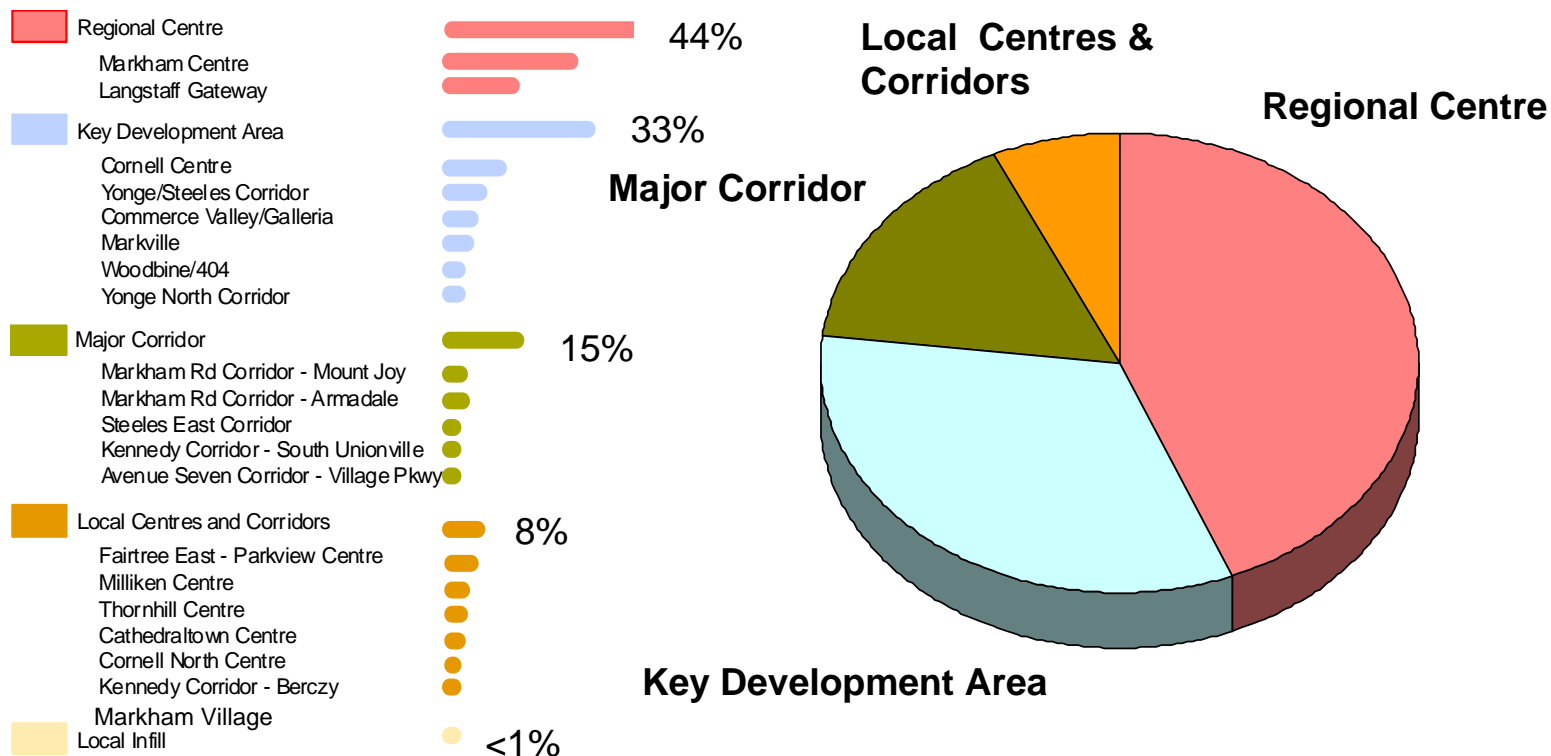
-  Settlement Area Boundary
-  Regional Centre
-  Key Development Area
-  Major Corridor
-  Local Centres & Corridors





# Markham's Intensification Hierarchy

## Residential Intensification Areas



# Intensification Strategy & Implementation Framework

Once Council has endorsed a Markham Growth Management Strategy (targeted for June 2009), Staff will finalize a Markham Intensification Strategy to include:

- Intensification Principles including Building Form, Height and Massing
- Intensification Hierarchy
- Intensification Targets for each identified Intensification Area
- Implementation Strategies or key actions that address planning policy and tools, financial policy and tools, infrastructure policy and investment programs.

## Staff Recommendations for April 7 2009 DSC

- Receive March 24, 2009 staff report
- Endorse the “Intensification Principles” and the “Intensification Hierarchy”, as described in the report, as a basis and framework for finalizing a Markham Intensification Strategy addressing both residential and employment intensification within the Town’s Current Settlement Area
- Request staff report back to DSC with a recommended Intensification Strategy following endorsement of the preferred alternative for housing and employment growth as identified in the Markham Growth Management Strategy