

Markham Growth Management Strategy – Summary Sheet

YORK REGION LAND BUDGET		
	Land Area (ha)	Percentage of total Region area
Whitebelt (Growth Plan) York Region	7,000	3.9%
Proposed New Development 2031	2,800	1.6%
Whitebelt proposed Markham to 2031	1,055	0.6%
<ul style="list-style-type: none"> • 69% of the Region falls within the ORM and Greenbelt System. • Region is proposing to use 1.6% of total Region land area (2,800 ha) for new development to 2031. • Whitebelt proposed for new development to 2031 in Markham by the Region is 1,055 ha (or 0.6% of the Region's land area). 		
MARKHAM LAND BUDGET		
Current Settlement Area	11,500	54%
Greenway System	7,420	35%
Total Whitebelt	2,240	11%
Total Land Area	21,200	100%
"Whitebelt proposed for development to 2031 Residential +/- 600 Employment +/- 300 Total Whitebelt proposed to 2031 +/- 900		
Settlement Area to 2031	12,400	58.5%
Greenway and Agricultural to 2031	8,700	41%
<ul style="list-style-type: none"> • Approximately 11% of the Town is Whitebelt (2,240 ha) of which less than half is being proposed for new development to 2031. 		

MARKHAM GROWTH FORECASTS (Population & Employment)		
	Population	Employment
2006	272,500	144,800
2009	303,000	162,790
Additional 2006 to 2031 (2006 Base Year)	151,000	96,000
Additional 2009 to 2031 (2009 Base Year)	120,500	78,010
2031	423,500	240,800

- Markham's population at mid-year (2009) was estimated to be approximately 303,000, suggesting a remaining population increase of about 120,000 to 2031.
- The proposed growth in population in the new Regional Official Plan from 2006 to 2031 (151,000) compared with the growth in population that would be expected based on the current Regional Official Plan (117,000) increases the forecast growth in population by only 34,000.

RESIDENTIAL INTENSIFICATION TARGETS	
Minimum Growth within the Provincially defined "built boundary"	
Province	40%
York Region	40% (overall)
Markham (set by Region)	52%
Markham (staff proposal)	Up to 60%

60% Intensification/Housing Stock

- 80% of forecast residential growth to 2031 will be within the current settlement area (60% of new residential units to be high density intensification in nodes and corridors; 20% of new units to be in undeveloped portions of OPA 5)
 - 20% of forecast residential growth to 2031 will be within the Whitebelt
 - Region's forecast for Markham proposes an additional 62,000 dwelling units to housing stock (2006 to 2031)
 - Town forecasts which incorporate additional intensification/varied housing mix proposed add over 72,000 new units
 - Approximately 37,000 additional units (of the 72,000 units proposed for Markham) can be distributed to intensification areas to 2031
- <<Regional centres proportion of additional intensification units to 2031 (51%)>>

DWELLING UNIT ESTIMATES	No. of Dwelling Units
Total Town Units 2006	80,800
Additional Units (2006 to 2031)	72,200
Within Current Settlement Area	59,400 <i>(82% of 72,200)</i>
- Within Built Boundary	43,200
- Outside Built Boundary (in OPA 5)	16,200
Within Extension of Settlement Area (in Whitebelt)	12,800 <i>(18% of 72,200)</i>
Total Town units 2031	153,000

- Achieving 60% intensification depends on moving the Town's housing market from lower density ground related housing types (current housing stock) to predominantly medium density ground related and high density unit types (new units to 2031)

HOUSING STOCK - STAFF PREFERRED ALTERNATIVE			
	Single	Semi/Townhouse	Apartment
2006 Housing Stock	56%	33%	11%
Additional Housing (2006 to 2031)	21%	25%	54%
2031 Housing Stock	40%	29%	31%
HOUSING STOCK - NO CURRENT SETTLEMENT AREA EXPANSION			
Additional Housing (2006 to 2031)	11%	16%	73%
2031 Housing Stock	34%	24%	42%

60% INTENSIFICATION vs. NO CURRENT SETTLEMENT AREA EXPANSION				
	No. of Apartment Buildings	Additional Apartments	Additional units as a (%) of the total housing stock	
			Ground related units	Apartment Units
Existing Apartment Buildings	89			
60% Intensification		+200	46%	54%
No CSA Expansion		+300	27%	73%
<ul style="list-style-type: none"> • Example (No CSA Expansion) 73 out of every 100 units constructed each year would have to be apartment units. • 10 year historic average for the Town is 10 out of every 100 units are apartment units 				

EMPLOYMENT	
	Employment Forecasts
Total 2006	144,800
Additional 2006 to 2031	96,000
Total 2031	240,800
<ul style="list-style-type: none"> • Forecast surpasses Region's planning target of 1 job for every 2 residents. • Largest component = Major Office (39%) 	
	Employment Intensification
Potential Employment Intensification within Built Boundary to 2031	67%
Percentage of all additional jobs being located within the CSA	85%
	Employment Land Budget
Whitebelt proposed to 2031 for employment (2 new employment areas)	+/- 300 ha
Forecast – additional employment growth to 2031 (outside CSA)	15%
<ul style="list-style-type: none"> • Not incorporating a separate land budget for major retail development • Encourage mixed use development • 300 ha is less than recommended by ESA (Phase I) because it does not incorporate an additional recommended land contingency (based on the assumption that there will be no further conversion of designated employment lands within CSA) 	

Date: November 26, 2009

**Town Housing Stock Estimates for Residential Intensification Alternatives
by Unit Type: 2006 to 2031**

Housing Stock		Estimated Units by Type			
		singles	semis and towns	apts	total
Total Town Housing Stock 2006		45530	26240	9060	80830
	Intensification Alternative	56%	32%	11%	100%
Total Additional Housing Stock 2006 to 2031	55%*	15550	19810	34480	69840
		22%	28%	49%	100%
	60%	14935	18040	38480	71455
		21%	25%	54%	100%
	No CSA Expansion	8795	12840	57325	78960
		11%	16%	73%	100%
Additional Housing Stock Inside Current Settlement Area 2006 to 2031	55%	8795	13860	33190	55845
		16%	25%	59%	100%
	60%	8795	12620	37190	58605
		15%	22%	63%	100%
	No CSA Expansion	8795	12840	57325	78960
		11%	16%	73%	100%
Additional Housing Stock Outside Current Settlement Area 2006 to 2031**	55%	6755	5950	1290	13995
		48%	43%	9%	100%
	60%	6140	5420	1290	12850
		48%	42%	10%	100%
	No CSA Expansion	0	0	0	0
Total Town Housing Stock 2031	55%	61080	46050	43540	150670
		41%	31%	29%	100%
	60%	60465	44280	47540	152285
		40%	29%	31%	100%
	No CSA Expansion	54325	39080	66385	159790
		34%	24%	42%	100%

*55% alternative is Markham's version of the Region's 52% alternative incorporating Markham's 2006 and additional housing stock mixes

**The land requirements for the 55% and 60% options are approximately the same. The gross land requirement for development outside the Current Settlement Area is estimated to range between 570 ha and 650 ha depending on the detailed housing mix and the relationship between the required gross and net residential land.

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