

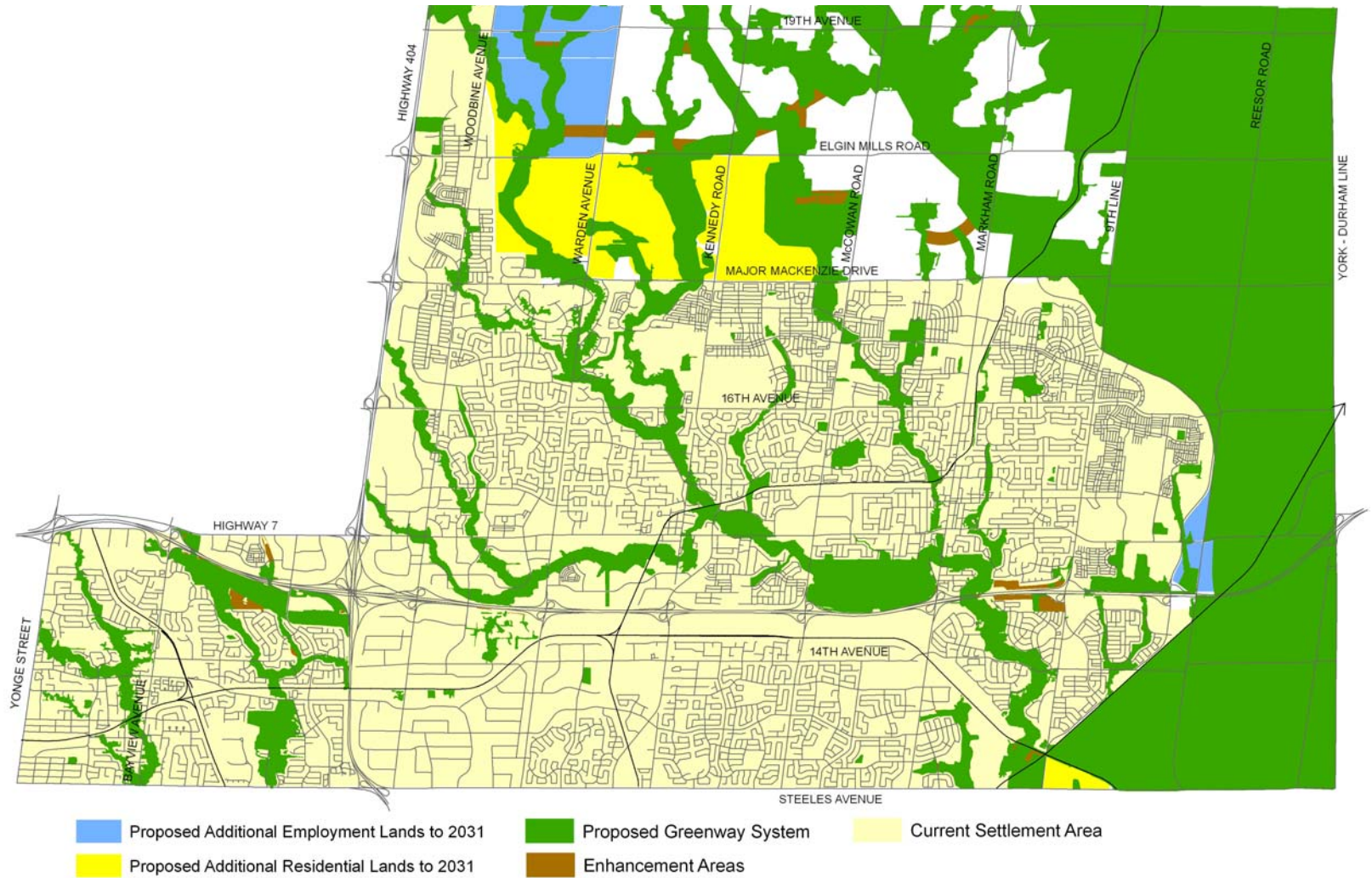
Growth Management Strategy



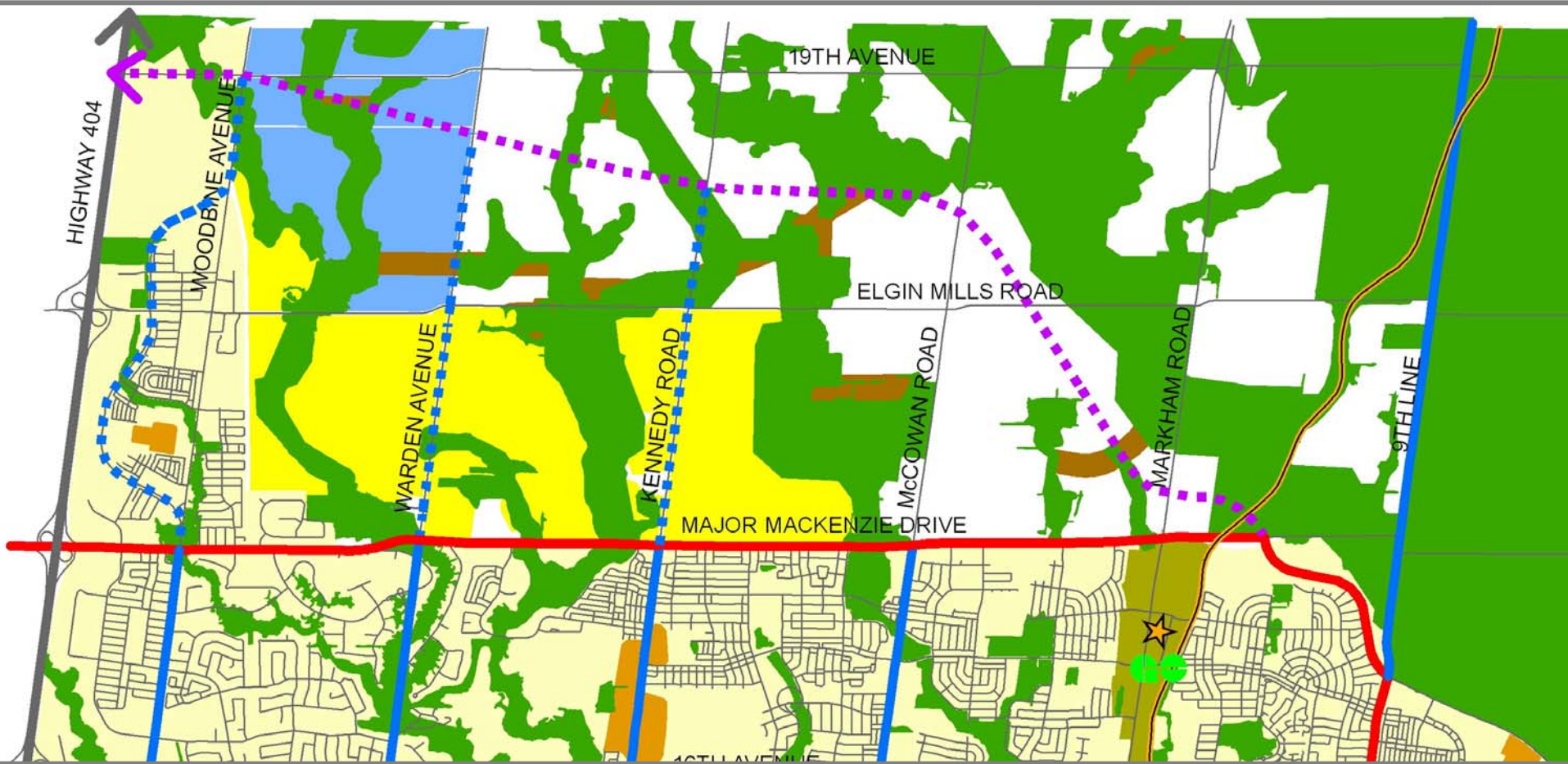
North Markham Landowners Group

- **DSC April 20 2010: submission commenting on amount and location of lands recommended for addition to current settlement area**
- **Insufficient land for housing and employment**
 - Red Side Dace Recovery Strategy
 - Additional natural features
 - Angus Glen Golf Course phasing
 - Region and Town owned lands
 - Land for major retail and business park development
- **Location of recommended lands in relation to servicing infrastructure**

Staff Recommended Growth Alternative to 2031

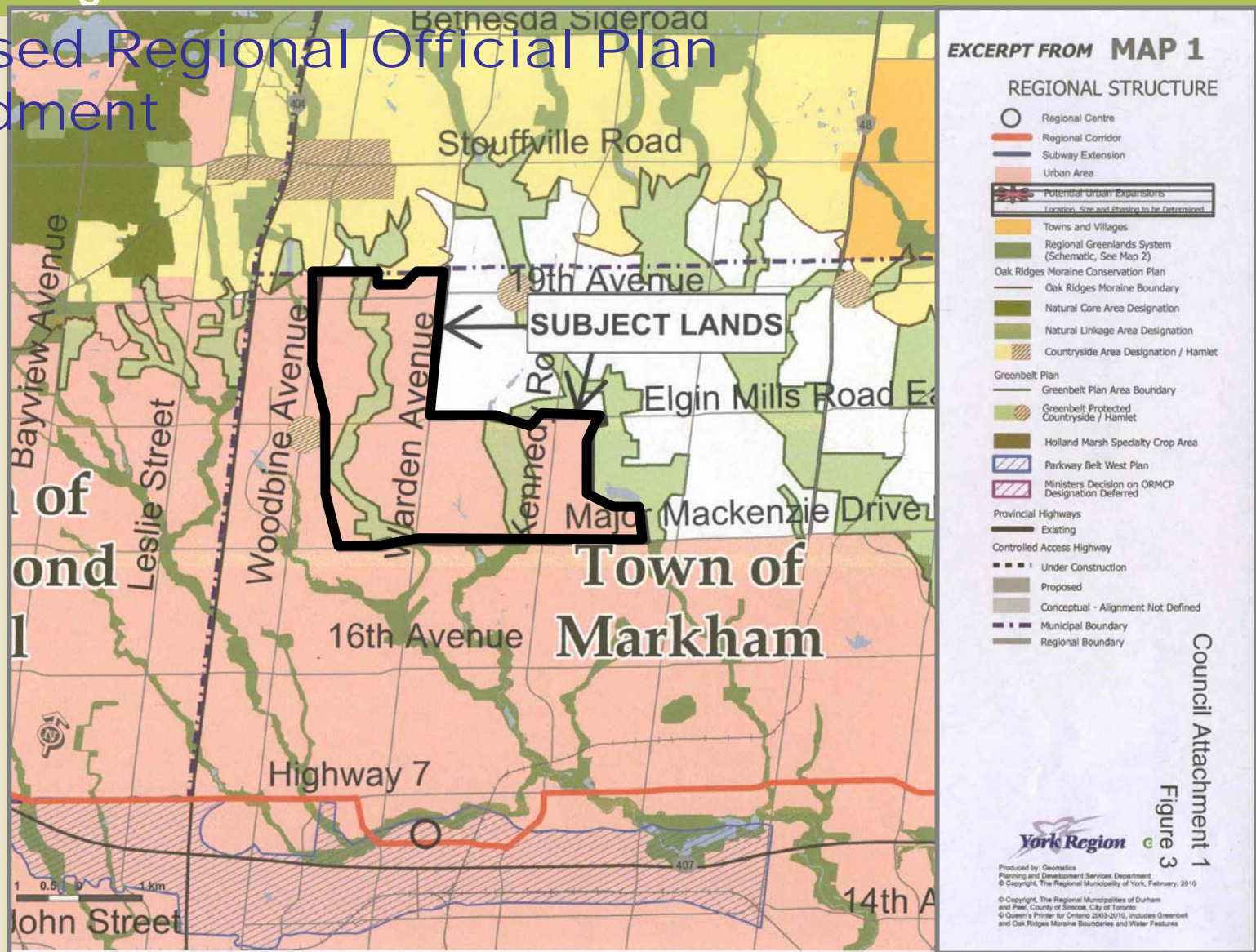


Staff Recommended Growth Alternative to 2031

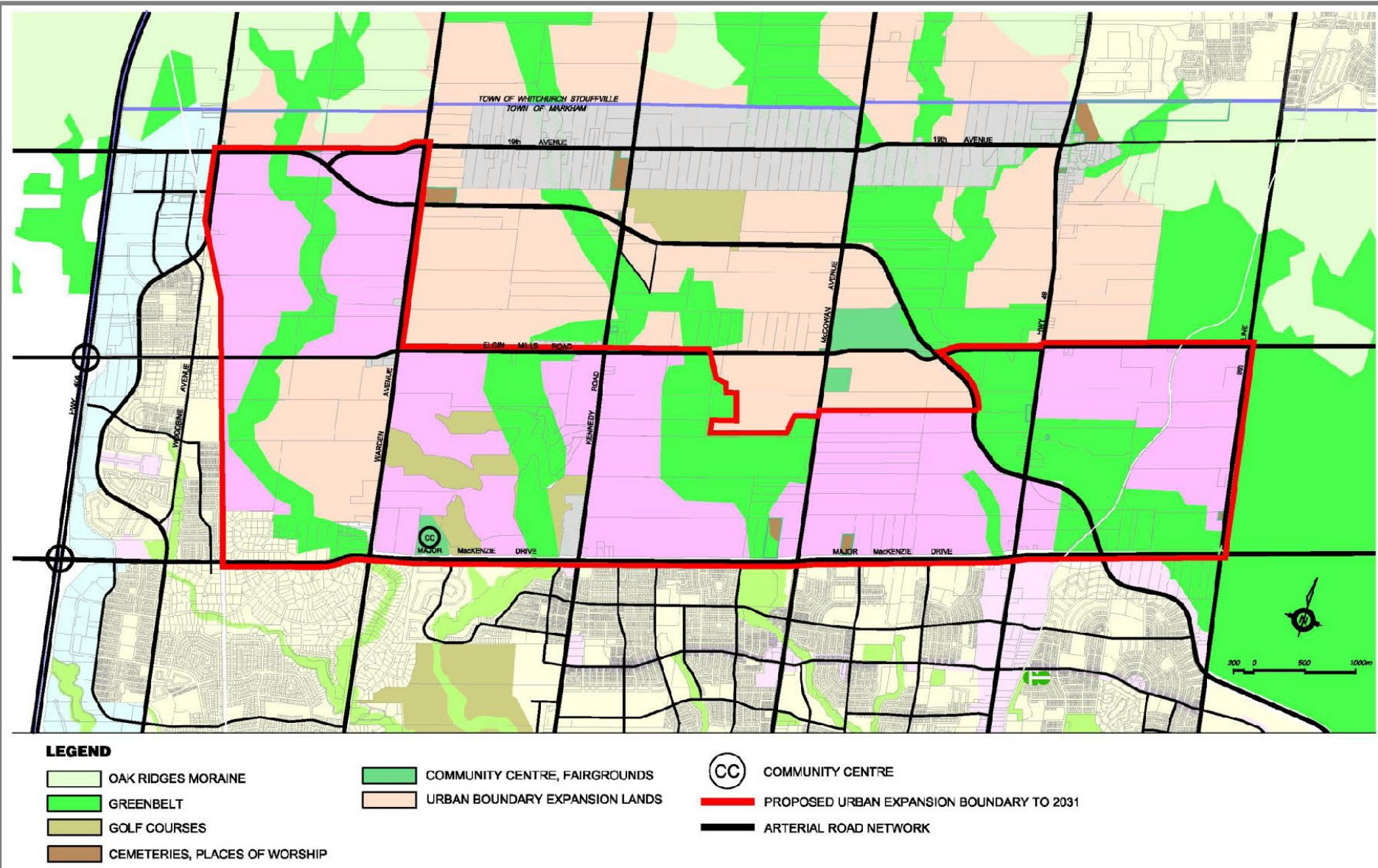


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|----------------------------|--------------------------|---|
| Current Settlement Area | Proposed Greenway System | Proposed Additional Employment Lands to 2031 |
| Proposed Agricultural Area | Enhancement Areas | Proposed Additional Residential Lands to 2031 |

Proposed Regional Official Plan
Amendment



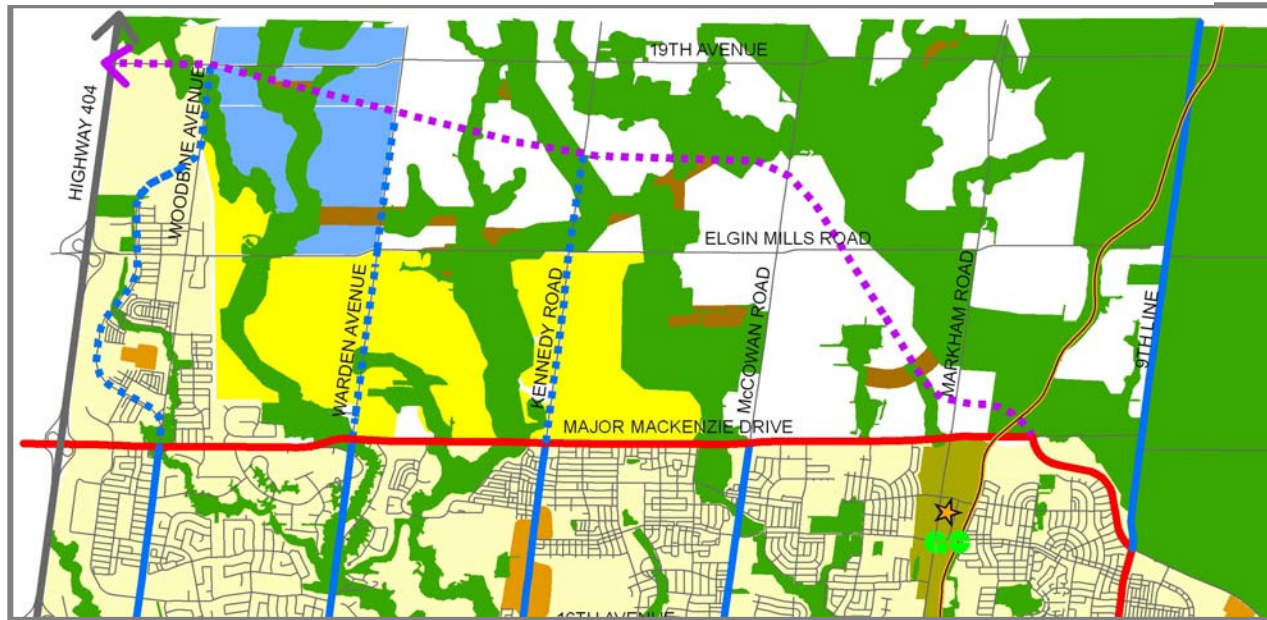
North Markham's Landowners Group Proposal



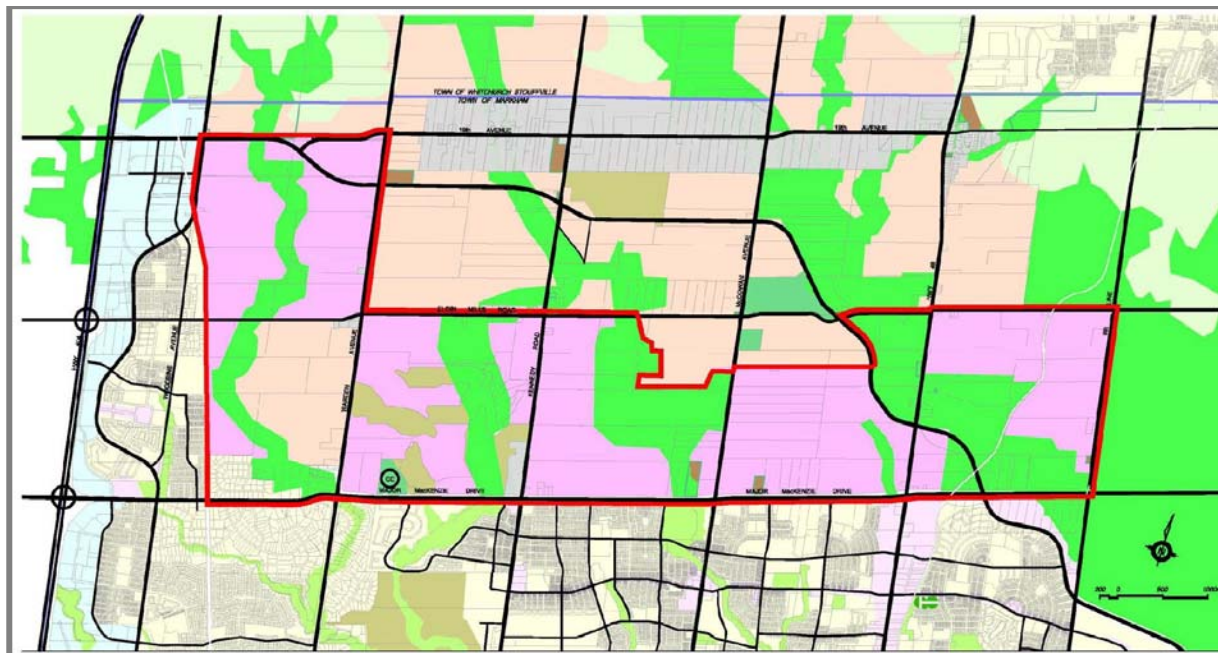
Apparent Differences: NMLG Proposal and Staff Recommendation

- NMLG proposal 1150 ha total; recommendation target +/- 900 ha
- NMLG proposal based on 52% residential intensification; Staff recommendation is based on 60% residential intensification
- NMLG proposal excludes Provincial Greenbelt; Staff recommendation excludes entire Town Greenway System including Greenbelt lands
- NMLG proposal differs from ROY proposed OPA; Staff recommendation is consistent with ROY proposed OPA
- NMLG proposal does not account for lands in southeast Markham; Staff recommendation includes these lands
- NMLG proposal excludes lands in northern Markham incorporated into Staff recommendation
- NMLG proposal does not identify location of lands for employment; Staff recommendation identifies employment lands consistent with ROP
- NMLG proposal includes additional lands, east of those included in the Staff recommendation

Staff Recommended Growth Alternative



NMLG Proposal



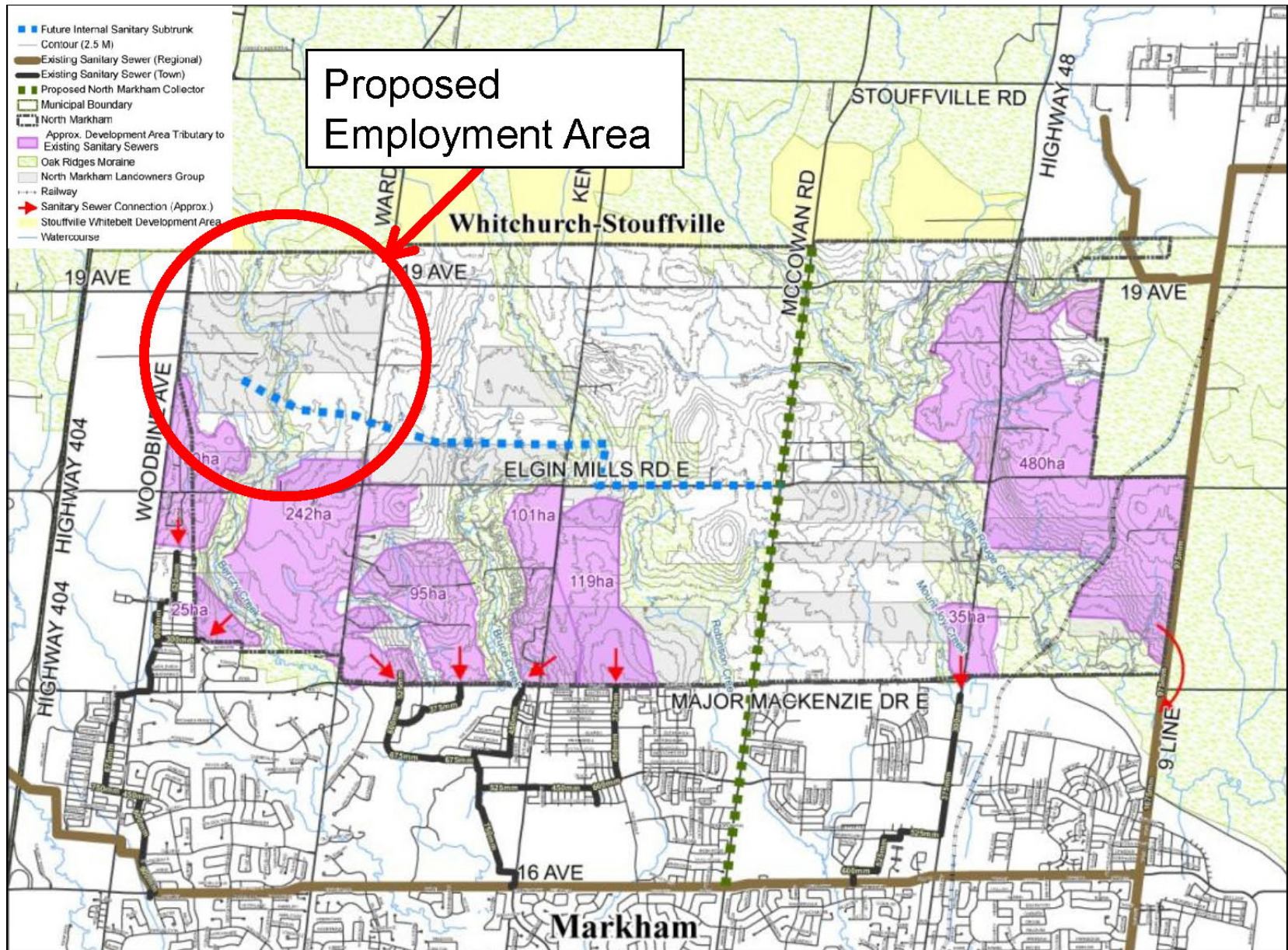
NMLG Land Budget...

- Red Side Dace Recovery Strategy requires 72 ha
- ***Town's proposed Greenway System encompasses requirements for Red Side Dace***
- Allowance for Natural Heritage Features in the Official Plan requires 96 ha
- ***Town's proposed land budget excludes lands identified as proposed Greenway System, including potential enhancement lands; the area of land recommended provides for the protection of additional identified features***
- Not all lands owned by Angus Glen Golf Course should be considered for inclusion as development by 2031
- ***Angus Glen has advised that all tablelands currently associated with the golf course can be considered for supporting future urban expansion; Staff has excluded lands for clubhouse and parking***
- York Region and Town properties should be excluded as not developable
- ***Town properties within recommended extension of current settlement area are excluded from the land budget in the recommended growth alternative***

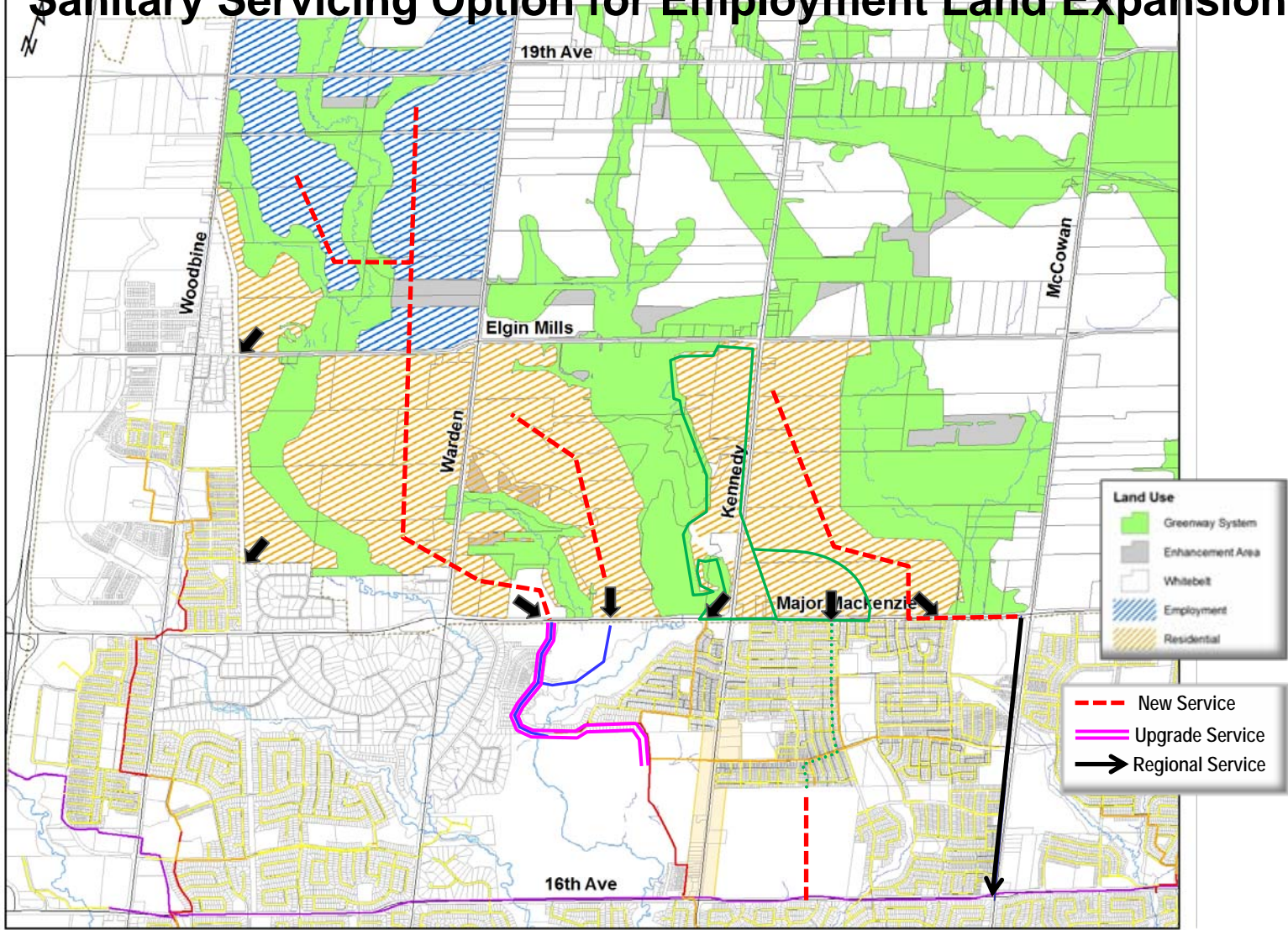
NMLG Land Budget.....

- Land for new Major Retail Development
- Land for new employment
- NMLG does not identify locations for employment land but proposes 400 ha for employment compared to +/- 300 ha in the growth alternative recommended by Staff
- ***Recommended growth alternative proposes that retail development will be accommodated within the residential land budget, preferably in mixed-use forms to serve new population, and on the proposed employment lands in forms suited to serving employee and business requirements***
- ***Recommended land budget is based on Employment Lands Strategy Study***
- ***In both cases the land supply will be monitored relative to market needs and can be adjusted if needed***

North Markham Landowners Group



Sanitary Servicing Option for Employment Land Expansion



Conclusion

- **Staff recommended land budget is similar to Region of York; reflects recommendations of completed Town studies and Region's budget methodology**
- **Servicing analysis indicates viable solutions are available to service extension of current settlement area recommended by Staff**
- **Staff will continue to coordinate land budget analysis with the Region and in regard to Regional studies**
- **Further analysis in preparing the New Official Plan might identify new requirements that affect currently proposed land budget; Staff will report on these to DSC as needed**
- **DSC can expect further submissions from landowners during preparation of the New Official Plan**
- **DSC might consider adjustments in the land budget, if warranted, in conjunction with adoption of New Official Plan**