



Managing Growth in Markham to 2031

Development Services Committee
April 20, 2010

Agenda

- **Introduction & Summary of Growth Management Strategy**
Jim Baird, Commissioner of Development Services
- **Markham Transportation Strategic Plan**
Brian Hollingworth, Director IBI Group
- **Master Servicing Study**
Stan Holden, Manager of Municipal Infrastructure, Genivar
- **Financial Evaluation**
Cam Watson, Watson & Associates Economists Ltd.

Building Markham's Future Together

Growth - Managing our growth

Transportation/Transit - Improving transportation and transit links in Markham

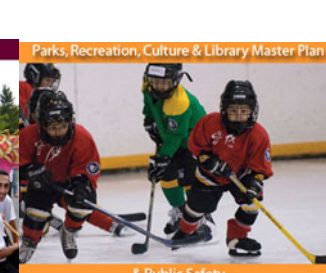
Environment - Protecting our environment

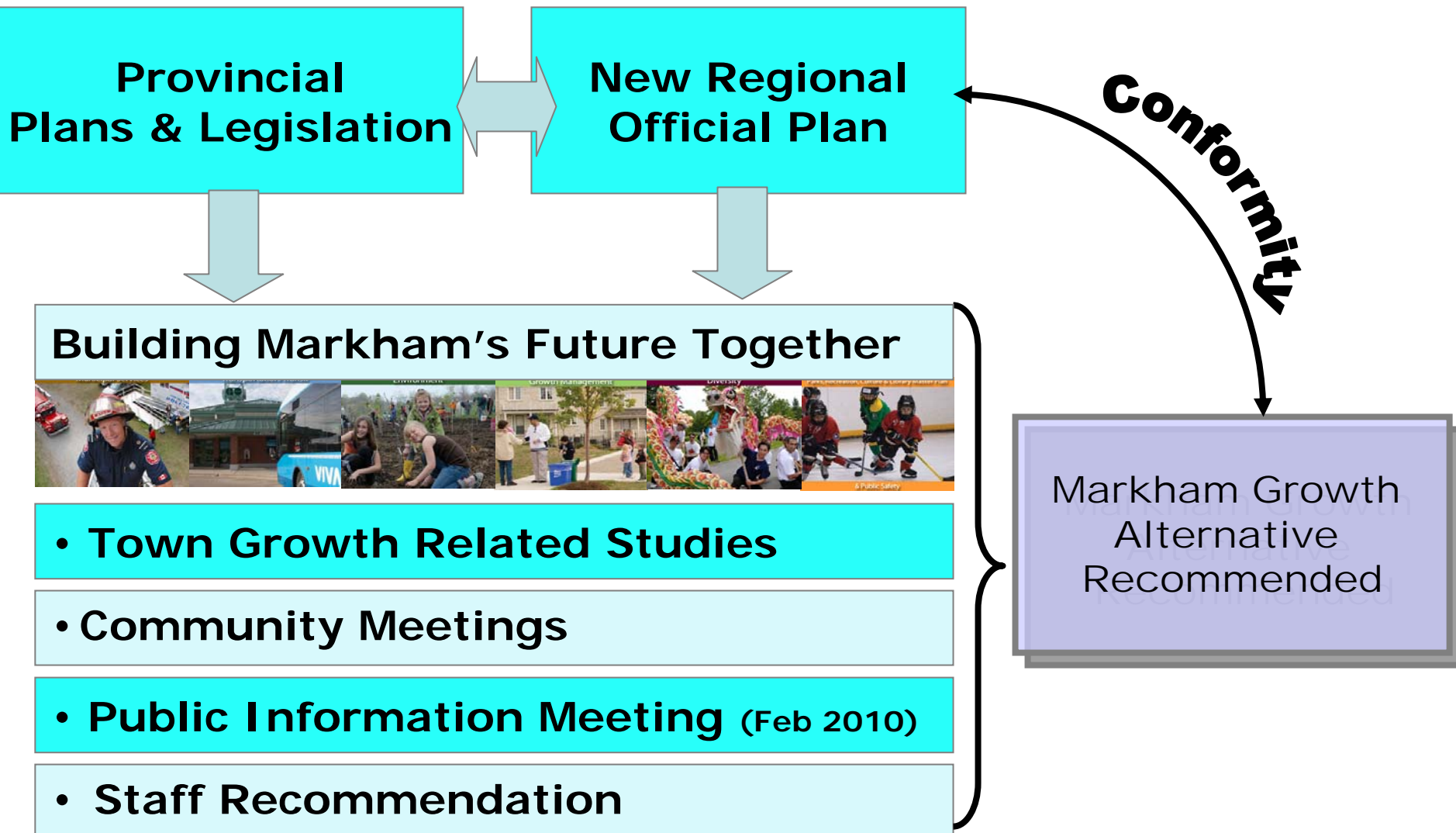
Municipal services

Parks, Recreation, Culture & Library Master Plan & Public Safety

Our parks, recreation, library and cultural services facilities and ensuring public safety

Diversity - Celebrating our diversity.





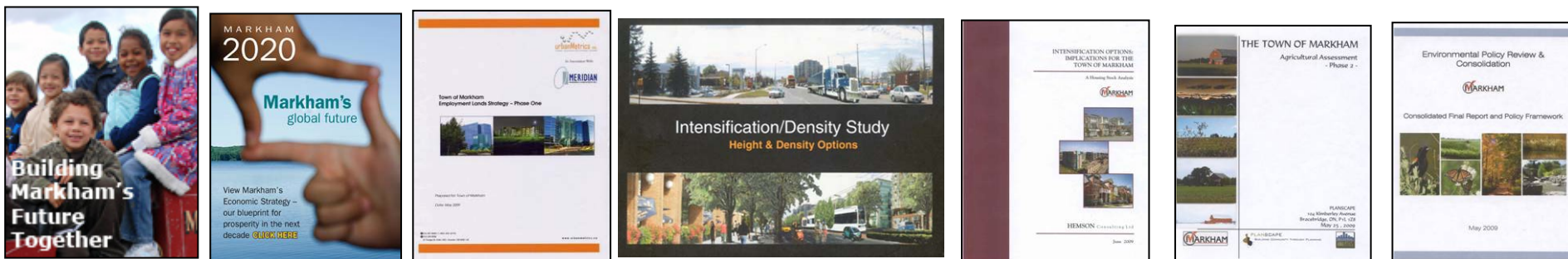
PROVINCIAL



REGIONAL



MARKHAM



**New
Official
Plan**

Summary of Public Consultation to date

Building Markham's Future Together

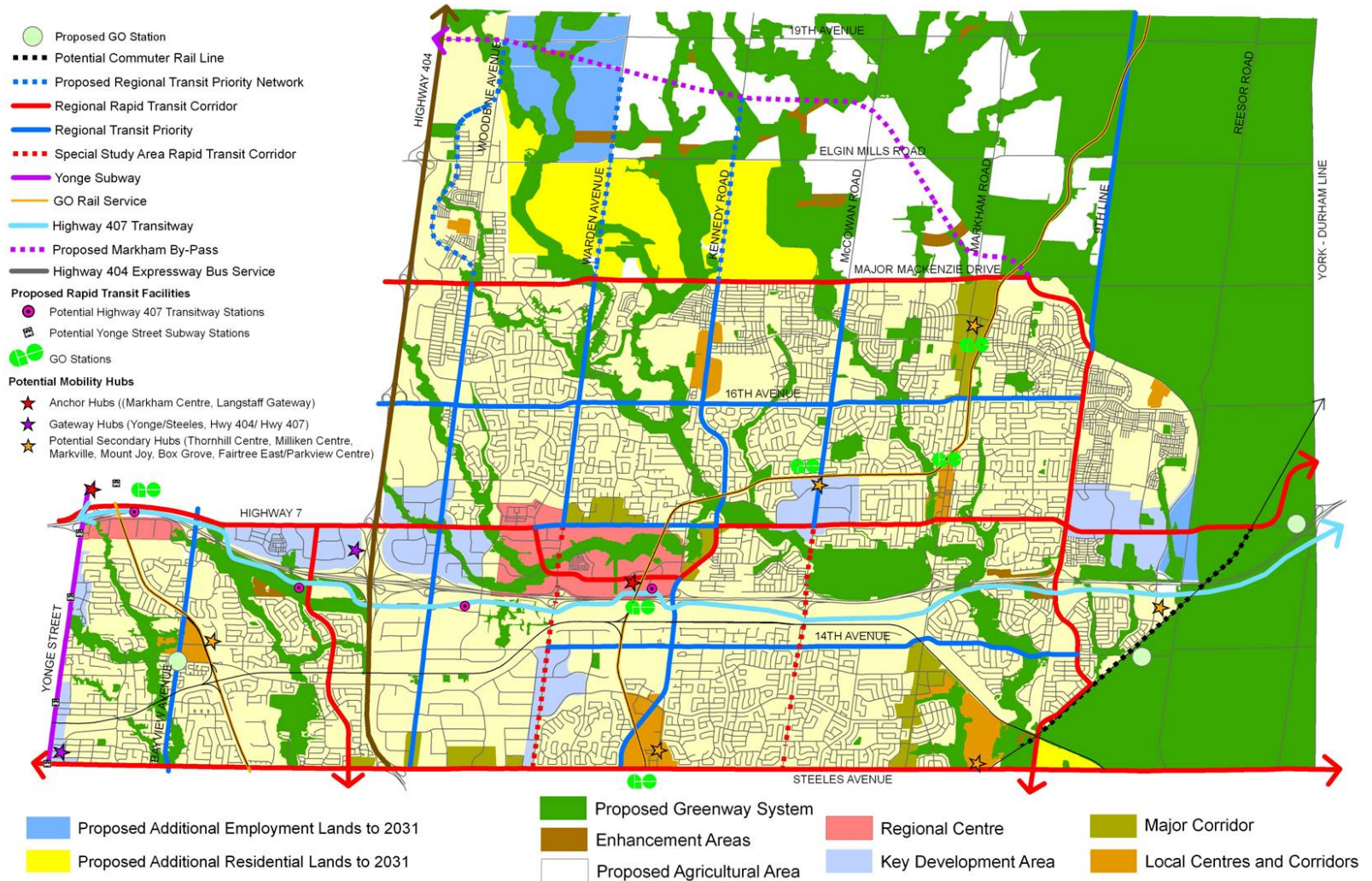


- **22 Public Meetings on individual studies**
 - **Launch Event & 5 Community Meetings (March/April 2009)**
 - **Series of Presentations to Advisory Groups**
 - **Notification Letters/Email ('Click with Markham' respondents, Working Groups, First Nation Groups, Individuals who requested notification, etc.)**
 - **Town page**
 - **Webpage/Dedicated email address**
 - **Workbook**
-
- **Planning for Tomorrow (York Region)**

February 2010 Public Information Meeting

- Key topics of public input
 - Options for managing growth allocation
 - Neighbourhoods/Housing
 - Environmental protection
 - Traffic congestion & transit service
 - Pace and cost of growth
 - Sustainable growth & financial management
 - Timely delivery of infrastructure & community services
- Diversity of opinions expressed
- Significant component of the Meeting focused on the Foodbelt Proposal
- Strong support expressed for retaining agriculture in Markham

Staff Recommended Growth Option





Environment First Approach

- Natural Heritage Network and enhancement areas
- Environmental protection and a Town Greenway System integrated with lands for growth and agriculture
- Greenway System incorporates Provincial Greenbelt and integrates with Regional Greenland System

Support Agriculture in Markham

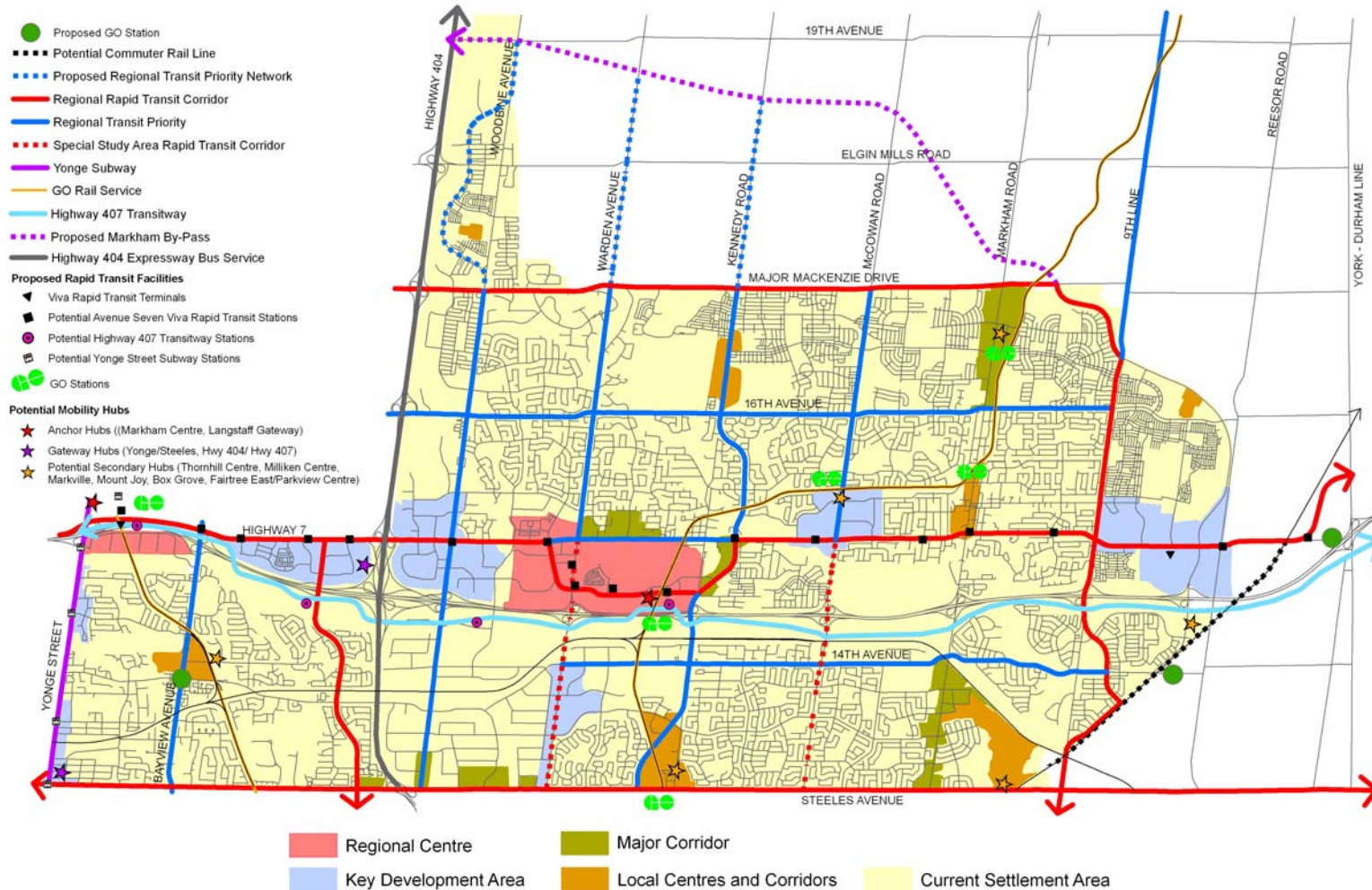
- Creation of a Markham Agricultural Advisory Committee
- Recommended Agricultural strategy endorsed by Council
- Town's agricultural lands protected through Provincial, Regional and Town policies



Intensification

- Hierarchy of intensification areas endorsed
- Significant residential and employment growth focused at priority locations served by rapid transit
- Approximately 60% of new growth located within 'built boundary', and 80% within current settlement area
- Established residential and employment areas protected
- Local area studies will establish appropriate built form in an area context

Intensification Areas & Transit Improvements





Marketability

- Intensification requires a shift in Markham's housing market to move towards medium and higher density housing forms
- Recommended alternative addresses market demand for new family housing, while also shifting towards more intense development
- Balanced approach supports sustainable development, diversity of accommodation, support for better live-work relationship
- Competitive positioning in market supports economic vibrancy in local economy
- Need to monitor market performance in regard to residential and business accommodation

Diversifying the housing stock

	Single Detached	Semi-detached & Townhouse	Apartment	TOTAL
Units Added 2000-2009 *	53%	33%	14%	100%
Total Town Housing Stock 2009	55%	32%	13%	100%
Recommended Growth Alternative				
Forecast units to be added 2006-2031	21%	25%	54%	100%
Total Town Housing Stock 2031	40%	29%	31%	100%

* Building Permits issued



Sustainable Development

- Link to BMFT initiatives including Markham's Green Print
- Provides for housing mix and jobs supportive of improved live-work opportunities within the Town
- Integration of land use and transportation – infrastructure focused on rapid transit routes
- New, sustainable communities, leading the GTA in water and energy management, wellness, accessibility, biodiversity, equity and choice
- Green buildings and infrastructure
- Greenhouse gas reduction strategies



Addressing Potential Risk

- Managing growth and responding to market demand reduces risk
- Ongoing monitoring of market & financial performance essential
- Link development approvals to delivery of infrastructure and community services
- Phasing and release of lands for development

Next Steps for Markham

Council decision on Recommended Growth Option



Finalize implementation strategies



Begin work on new Official Plan



Public Consultation on draft Official Plan in 2011



**Work with all levels of government to deliver
infrastructure & sustainable growth**

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