

**Town of Markham Public Information Session**  
**February 16, 2010**

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# **NORTH MARKHAM LANDOWNERS GROUP REQUEST COUNCIL TO SUPPORT 52% INTENSIFICATION**

**Presented by Don Given, MCIP, RPP**  
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On Behalf of the North Markham Landowners Group  
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# YORK REGION WHITEBELT REQUIREMENTS TO ACCOMMODATE GROWTH TO 2031

## East Gwillimbury's Required Expansion

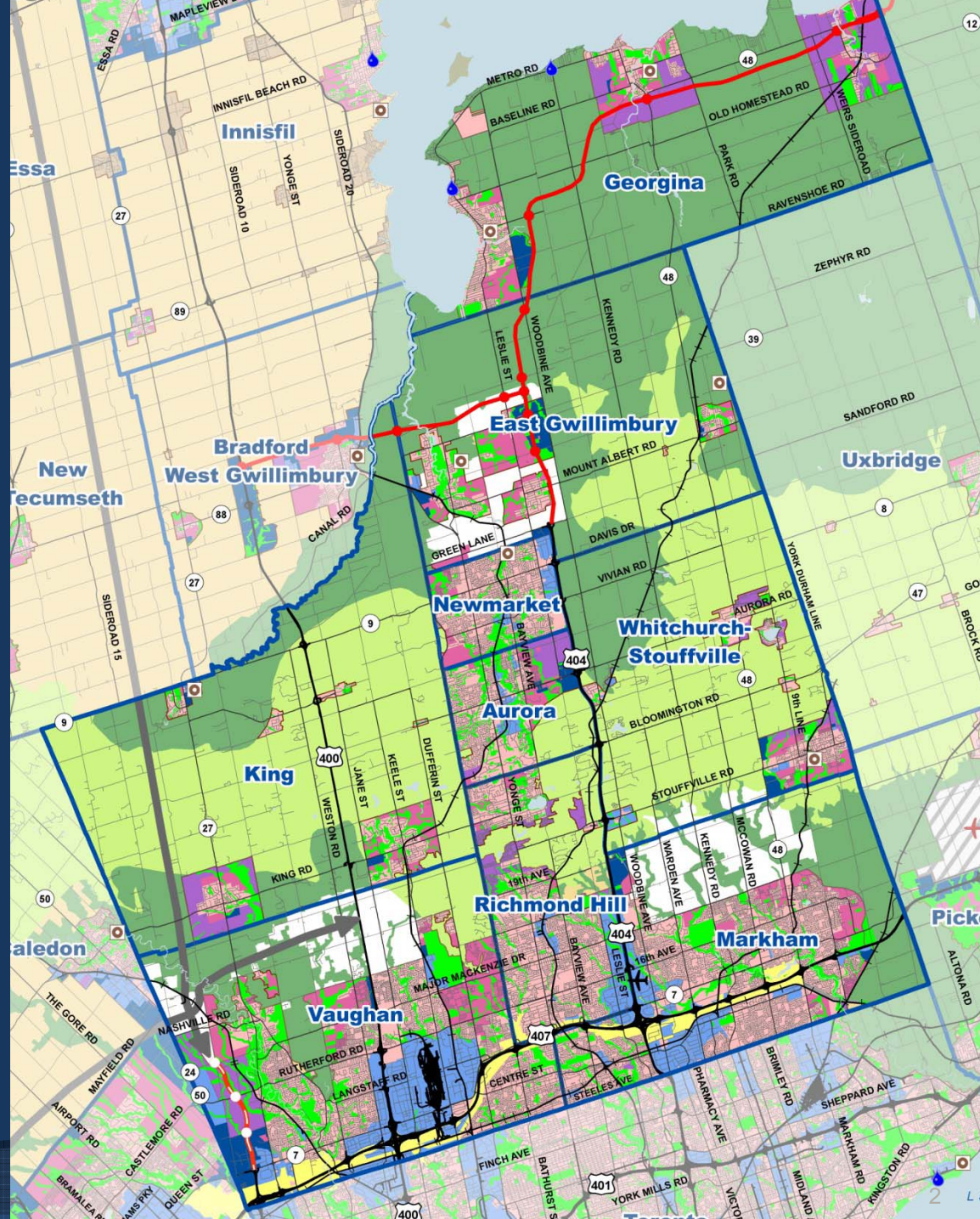
Community Lands	427 ha
Employment Lands	150 ha
<b>Total</b>	<b>557 ha</b>

## Vaughan's Required Expansion

Community Lands	617 ha
Employment Lands	541 ha
<b>Total</b>	<b>1,157 ha</b>

## Markham's Required Expansion

Community Lands	727 ha
Employment Lands	437 ha
<b>Total</b>	<b>1,165 ha</b>



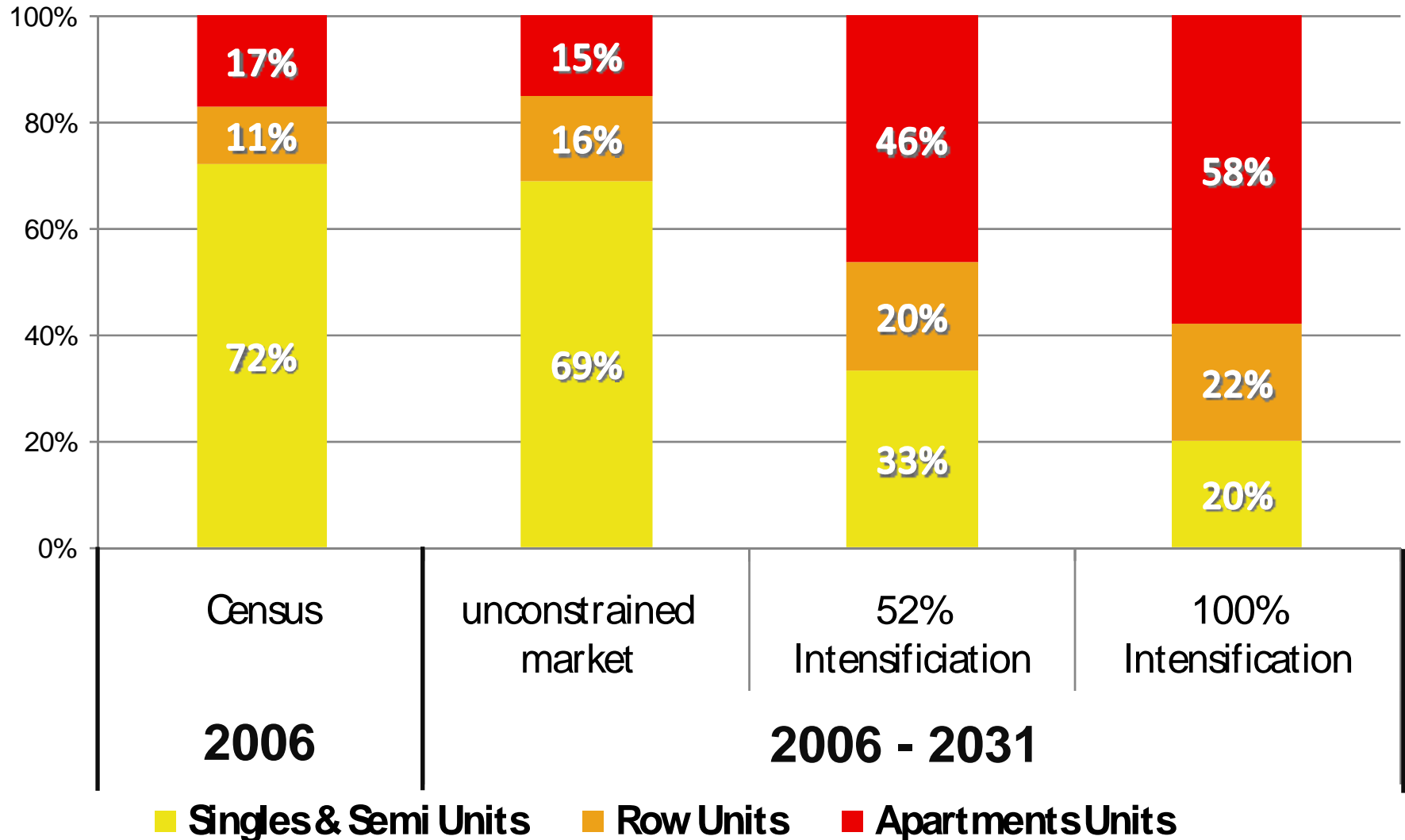


# MARKHAM NEEDS TO PROVIDE A BALANCED SUPPLY OF HOUSING



- Required under the **Provincial Policy**
- **Consistent** with York Region & Town Staff
- Provides a range of **Housing Choices** for all **income** levels
- Provides **Housing for Families**
- Reflects **Market Preferences**

# MARKHAM'S HOUSING MIX UNDER DIFFERENT INTENSIFICATION OPTIONS



# ANY INTENSIFICATION WILL REQUIRE SIGNIFICANT AMOUNTS OF NEW MULTI-FAMILY UNITS TO LOCATE IN EXISTING NEIGHBOURHOODS

52% Intensification = **11,000 – 22,000**  
new multi-family units

100% Intensification = **19,000 – 30,000**  
new multi-family units

# **AS A RESULT, WITHIN THE EXISTING NEIGHBOURHOODS MORE COMMUNITY SERVICES WILL NEEDED**

- parkland
- school capacity
- playing fields
- arenas
- libraries
- recreation and community facilities
- community services
- emergency services

# INTENSIFICATION BEYOND THE REGIONAL TARGET INVOLVES THE FOLLOWING RISKS:

- a large mismatch between family-based demand and a supply of non-family units.
- not achieving Provincial, Regional and Town growth management policies and growth targets
- fiscal and service delivery impacts (reliance on unrealized revenues, inefficient infrastructure investments and difficulty in establishing front-ending agreements).

HEMSON CONSULTING

*"Intensification Options:  
Implications for the Town of Markham"*

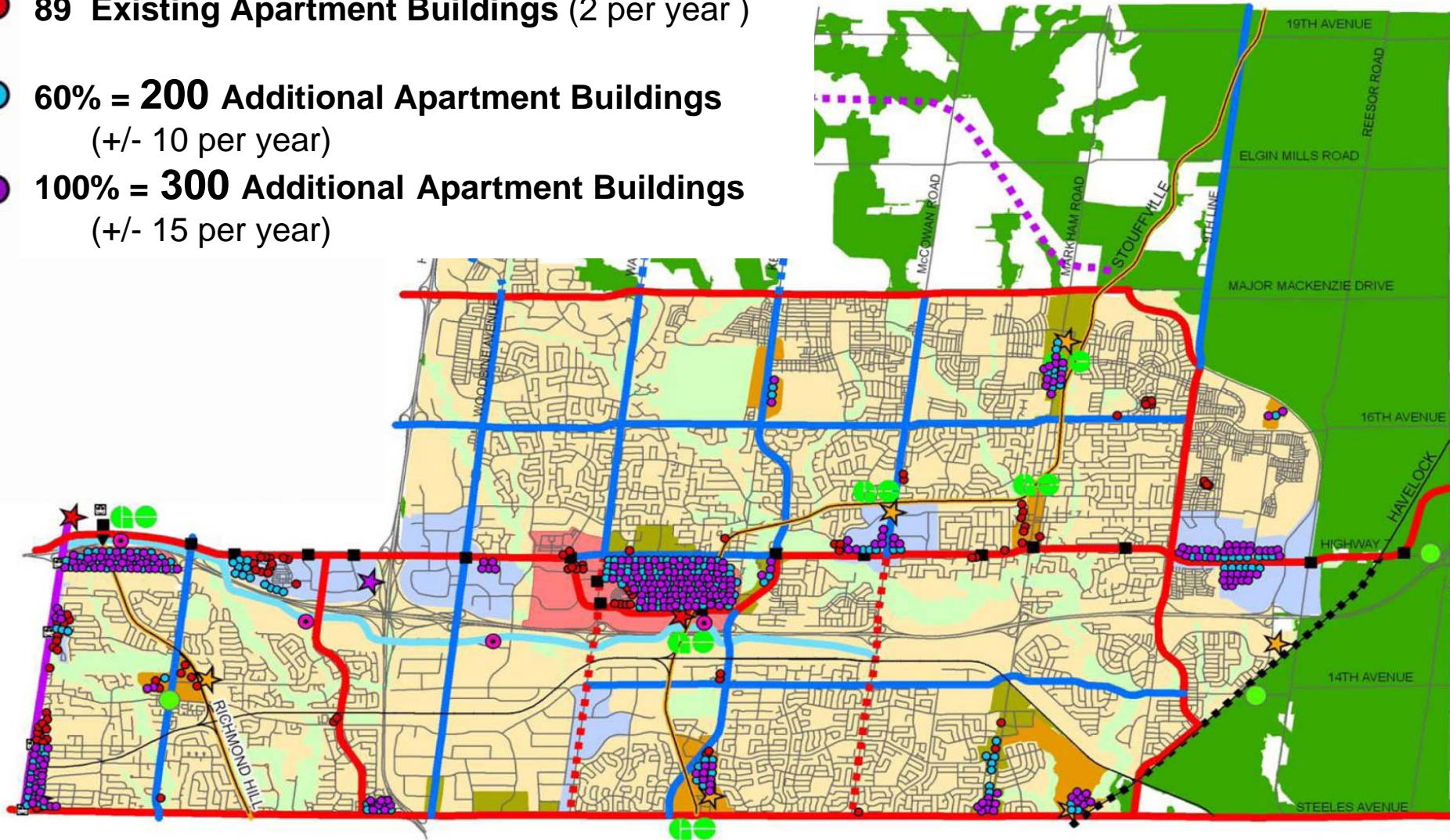
# ACHIEVING THIS LEVEL OF INTENSIFICATION IS COUNTER TO MARKET PREFERENCES

- Requires 10 - 15 Apartment Buildings (@ 200 units) a year which is 5 - 8 times historical rates
- To date, majority of apartment units have been small and not geared to families
- A family-sized apartment will cost \$600,000 compared to equivalent space in a \$400,000 townhouse
- Market preference is for family housing with backyards
- Low density has traditionally been a safer investment
- Restricting choice attempts to force families into multi-units at higher costs with less living space



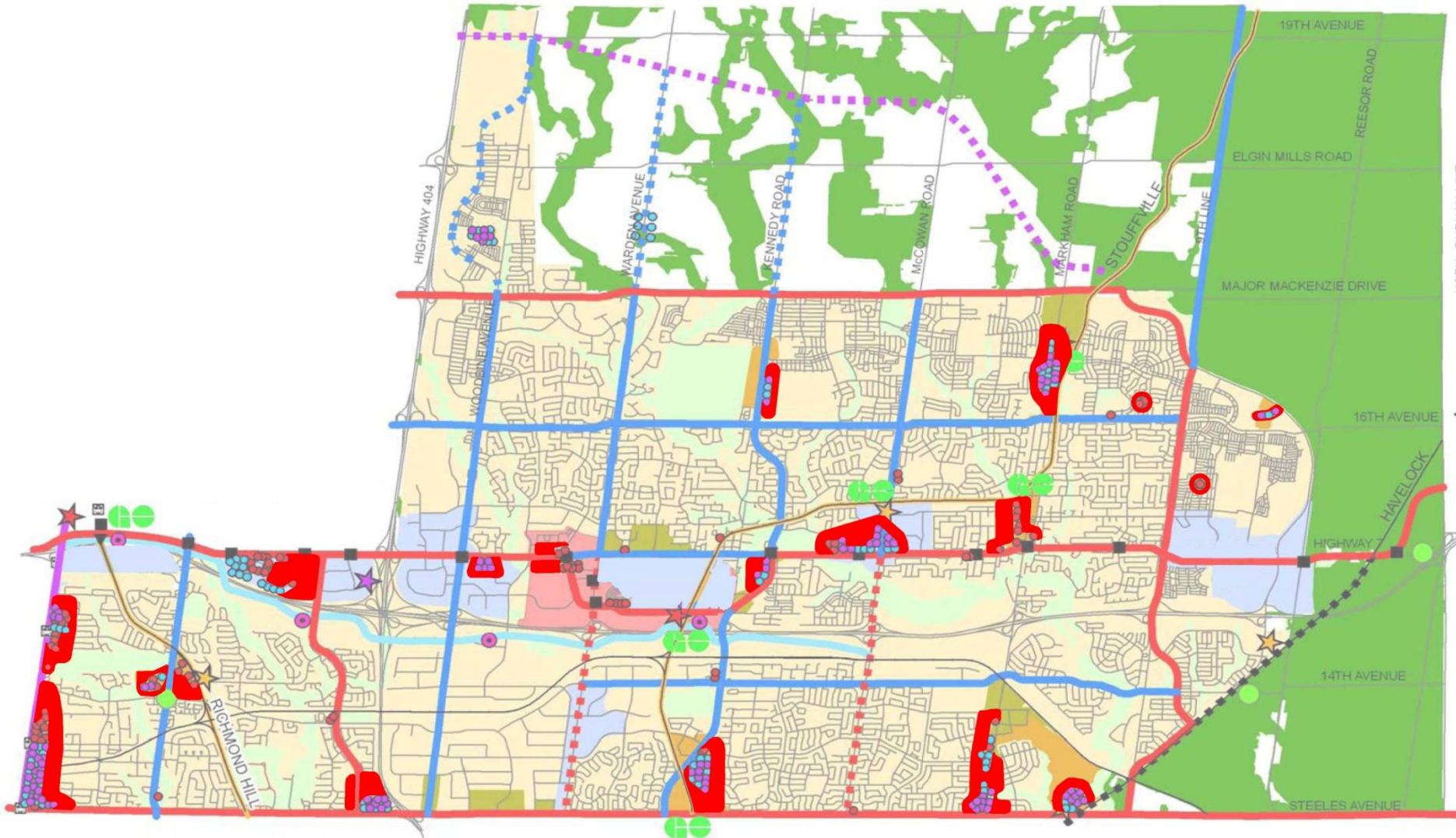
# MARKHAM STAFF ASSESSMENT OF NEW APARTMENT BUILDINGS REQUIRED BY 2031

- 89 Existing Apartment Buildings (2 per year)
- 60% = 200 Additional Apartment Buildings (+/- 10 per year)
- 100% = 300 Additional Apartment Buildings (+/- 15 per year)





# RESTRICTING APARTMENT BUILDINGS TO 6 STOREYS REQUIRES DOUBLE THE LAND AREA



# **SUBURBAN GROWTH DOES NOT MEAN SPRAWL**

## **21<sup>st</sup> Century Communities must include:**

- **Sustainable natural heritage system**
- **Transit supportive through higher densities**
- **High standards of urban design and place-making**
- **Green buildings and infrastructure**
- **Complete, healthy, and compact neighbourhoods**
- **Range of housing choices**
- **Walkable, pedestrian supportive**
- **Live/Work opportunities**
- **Stormwater management**
- **Energy efficiencies**
- **Efficient use of water**
- **Transportation demand management**
- **Efficient land use and infrastructure**

# CONFERENCE BOARD RANKS MARKHAM IN THE TOP 10 PLACES TO LIVE AND WORK IN CANADA

***“Cities that fail to attract new people will fail to stay prosperous and vital.”***

**Markham's current success is attributed to its:**

- Multi-cultural and diverse population
- Highly educated population
- High employment opportunities in the natural and applied sciences
- Demonstrated economic and employment growth
- Affordability
- Range of housing types
- Well-maintained housing stock



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52% INTENSIFICATION AS  
RECOMMENDED BY YORK REGION**

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