

GROWTH MANAGEMENT STRATEGY (GMS)

February 16, 2010 Public Information Meeting - Summary

WHAT ARE MARKHAM'S OPTIONS FOR GROWTH?

Markham Facts

Current 2009 Estimates

Population	303,000
Households	88,000
Jobs	160,000

Growth Forecasts (2031) Based on Previous York Region Official Plan

Population	370,000
Households	121,000
Jobs	226,000

Growth Forecasts (2031) York Region—New Official Plan (Adopted Dec, 2009)

Population	423,500
Households	153,000
Jobs	240,800

Total Land Area

Urban Area	11,500 ha (54%)
Greenway System	7,420 ha (35%)
Rural Area	<u>2,280 ha (11%)</u>
TOTAL	21,200 ha

Markham is developing a strategy for sustainable community growth to 2031. The Growth Management Strategy (GMS) will address provincial legislation and regional growth requirements and set out Markham's planning goals and objectives. It will also form the basis for Markham's new Official Plan—a document that will implement the policies needed to manage and direct growth in Markham, to be adopted by Council under the Planning Act.

Alternatives for Accommodating Growth

Markham staff have examined alternatives to accommodate residential and employment growth, which include:

Option 1 - Staff's Preferred Growth Option

60% residential intensification within the built boundary

Option 2 - York Region's Adopted Official Plan Option

52% residential intensification within the built boundary

Option 3 - No Urban Boundary Expansion Option

Full intensification to accommodate new residential and employment growth

Options 1 and 2 would also accommodate part of the new residential and employment growth by extending the current settlement area. All three options are described in more detail on pages 2 and 3.

Note: A 40% intensification alternative was examined for comparison purposes only, as this alternative does not meet the minimum requirements for residential intensification (52%) as established by the Region for Markham.



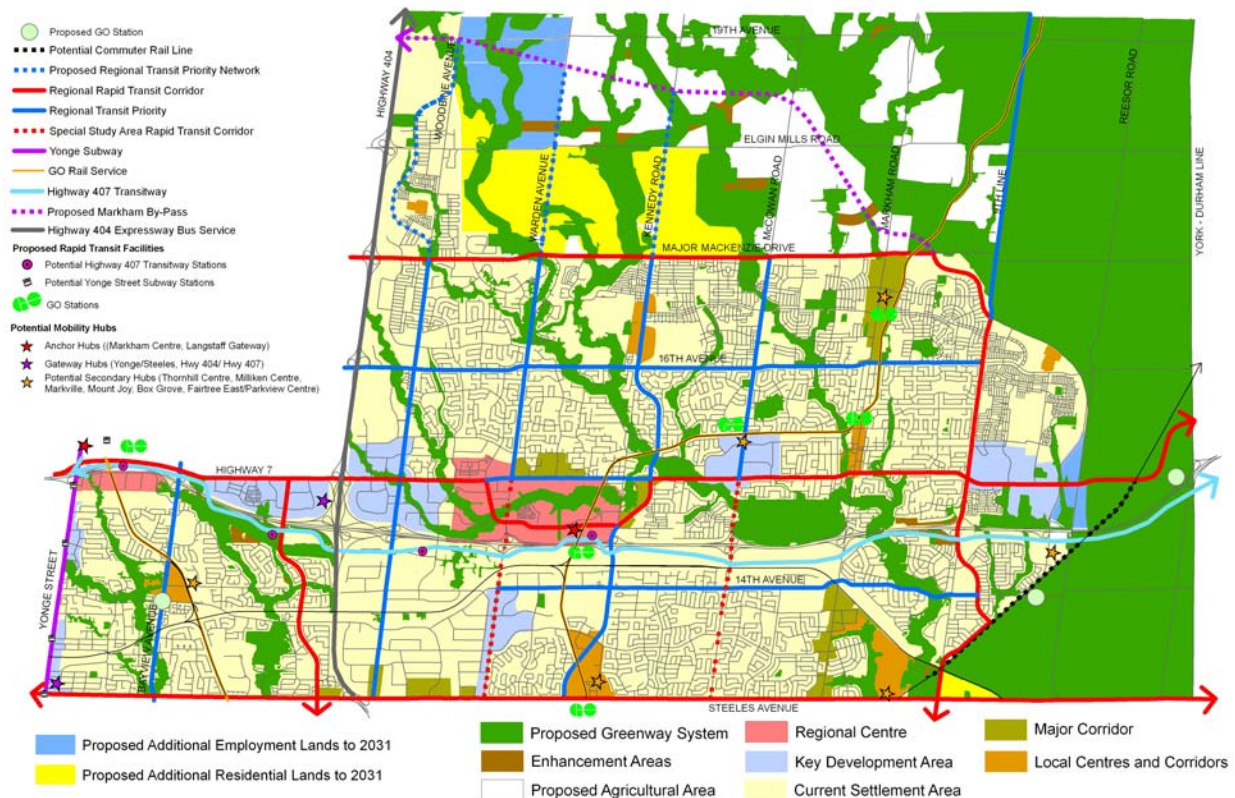


Figure 1: Option 1—Staff Preferred Growth Option

Option 1— Staff Preferred Growth Option

- Represents a balanced approach to managing residential and employment growth
- Incorporates a 60% residential intensification target within the built boundary
- More than 80% of Markham's new dwelling units would be within the current settlement area
- Provides for a housing mix that realistically addresses housing needs and forecasts, and meets provincial and regional growth objectives
- Recommends residential land expansion of +/- 600 ha (see Figure 1). The +/-600 ha will provide for a full range of housing types, incorporating land for housing and associated uses (parks, schools, local service and retail etc.) in new residential communities.
- Locates employment opportunities predominantly within the current settlement area (90%+) with the balance strategically located with access to 400 series Highways and arterial road and transit systems
- Recommends +/- 300 ha (see Figure 1) land expansion to accommodate a range of employment in new business parks
- Incorporates the proposed Markham Greenway System
- Supports Markham's Economic Development Strategy

Option 2 — York Region's Adopted Official Plan Option

- Similar to the Staff Preferred Growth Option in terms of balanced distribution of new growth and a variety of housing and employment options
- Recommends an intensification target of 52%
- Recommends a residential land expansion of +/- 607 ha
- Recommends an employment land expansion of +/- 437 ha for new business parks and +/- 120 ha for major commercial

Option 3 — No Urban Boundary Expansion Option

- Residential and employment growth accommodated completely within the existing built boundary (see Figure 2)
- Focuses on higher density and mixed use development
- Assumes earlier and sustained market absorption of multi-storey residential and office development, to meet growth forecasts
- Accommodates proposed Markham Greenway System and reserves additional lands for agriculture

Foodbelt Proposal

- Closely aligns with the No Urban Boundary Expansion Option
- Accommodates proposed Markham Greenway System and proposes to reserve additional lands for agriculture on a permanent basis (Figure 2)

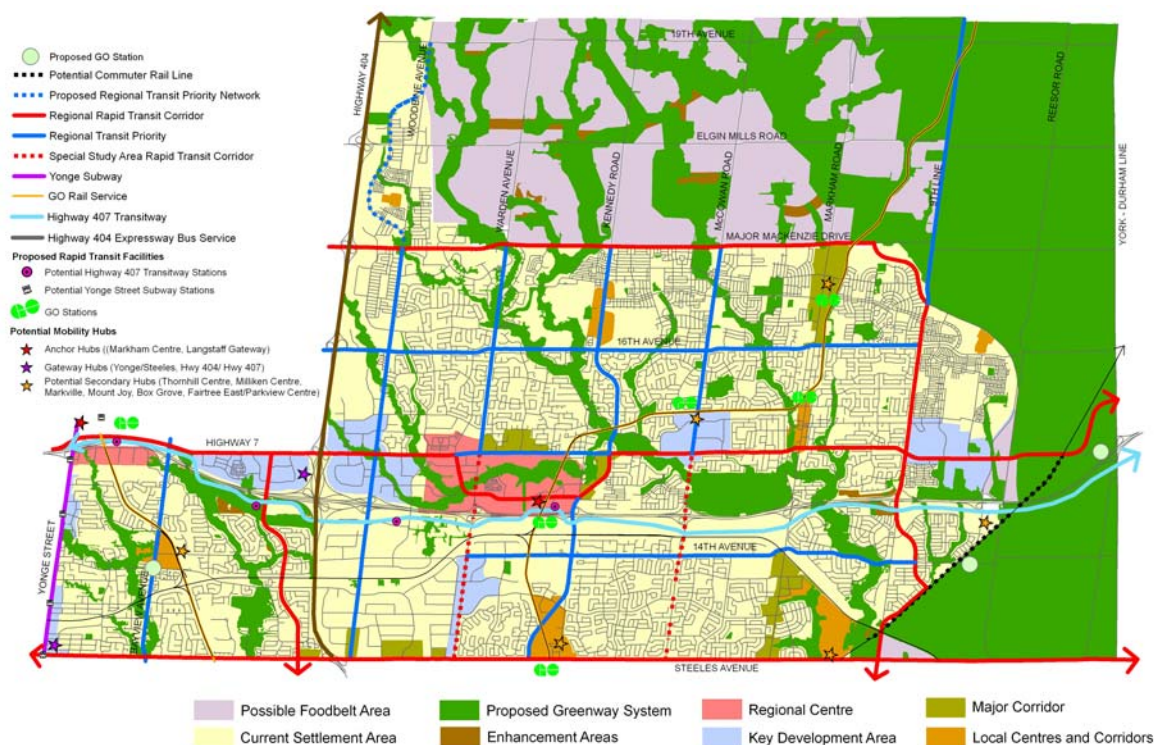


Figure 2: Option 3 — No Urban Boundary Expansion Option

DEFINITIONS

Built Boundary

The limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in June 2006, used to measure provincial intensification target. Future development within this boundary counts towards “*intensification*”.

Complete Communities

Complete communities are compact, well-designed, accommodate a mix of housing types and a range of jobs, and have convenient access to public transportation.

Current Settlement Area (CSA)

Commonly refers to lands currently within Markham’s urban boundary as shown in the *Official Plan*. This includes the “built boundary” but also lands within the urban boundary that are not yet developed.

Intensification

The development of a property, site or an area at a higher density than currently exists through redevelopment, including the reuse of brownfield sites; development of vacant/or underutilized lots within previously developed areas; infill development; or expansion or conversion of existing buildings. Markham has identified the following areas for future intensification:

- Regional Centres (Markham Centre and Langstaff Gateway),
- Key Development Areas (KDA) along Highway 7 and Yonge Street (Cornell Centre, Yonge/Steeles Corridor, Commerce Valley/Galleria, Markville, Woodbine/404 and the Yonge North Corridor)
- Major Corridors of Markham Road, Steeles Avenue and Kennedy Road
- Local Centres and Corridors (Fairtee East-Parkview Centre, Milliken Centre (Main Street), Thornhill Centre, Cathedraltown Centre, Cornell North Centre and Kennedy Corridor—Berzy)

Official Plan

A document that sets out the policy objectives to manage and direct growth in Markham, adopted by Council under the Planning Act. The Region of York is the approval authority for the Markham Official Plan.

Urban Boundary

A land use boundary that establishes where within a municipality development is permissible.

Next Steps

Following this public information meeting on February 16, 2010, staff will prepare a report to Council in early Spring.

If you would like to be added to our notification list, please email your contact information to growth@markham.ca.

If you would like additional information, please visit our website at www.markham.ca or contact us at (905) 477-7000, ext 4480, growth@markham.ca Alternate formats are available upon request.