

# Growth Management

Town of Markham:  
Growth Management Strategy  
Public Information Meeting



John Waller  
Feb 16, 2010



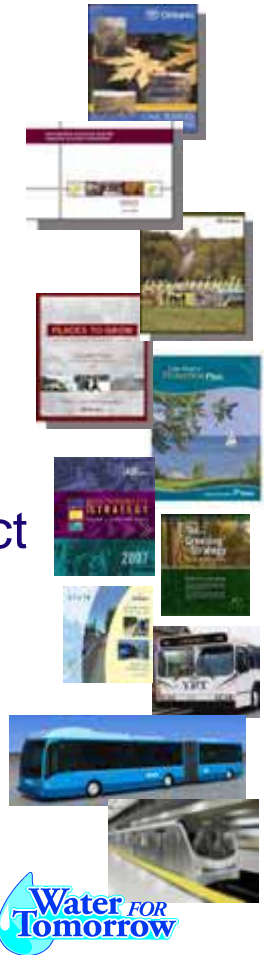
# Presentation Outline

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- ❑ Provincial Context
- ❑ Regional Official Plan
- ❑ Managing Growth

# Provincial and Regional Planning Context has changed

- ❑ Provincial Planning Context
  - ❑ Oak Ridges Moraine Conservation Plan
  - ❑ Updated Population & Employment Forecasts
  - ❑ Greenbelt Plan
  - ❑ Places to Grow Plan
  - ❑ Source Water Protection
  - ❑ Metrolinx
  - ❑ Lake Simcoe Protection Plan
- ❑ Provincial Growth Plan emphasises intensification, compact development and environmental protection
- ❑ Many Regional Successes
  - ❑ Sustainability Strategy, VIVA, Water for Tomorrow, Greening Strategy
- ❑ *Places to Grow* has provided an opportunity to update the Regional Official Plan



# Provincial Forecasts (2006 – 2031)

- ❑ Provincial forecasts for Greater Toronto and Hamilton Area:
  - ❑ Increase of 2.3 Million to 8.6 Million people
  - ❑ Increase of 1.1 Million to 4.3 Million jobs
- ❑ All municipalities must conform to the Provincial Growth Plan



# 2031 York Region Forecast Summary

	<b>2006</b>	<b>2031</b>	<b>2006-2031 INCREASE</b>
<b>POPULATION</b>	930,000	1,507,000	577,000
<b>EMPLOYMENT</b>	462,000	780,000	318,000
<b>HOUSING</b>	276,000	510,000	234,000



# Region's Official Plan Update *"Planning for Tomorrow"*

- ❑ Extensive series of technical reports since 2005
- ❑ *Planning for Tomorrow* Consultation Program – ongoing over past 3 years
- ❑ Over 100 Town Hall, stakeholder, and local municipal meetings



# Options Considered

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- ❑ Regional Council considered requesting that growth be stopped or directed elsewhere
- ❑ Regional Council also considered several growth options or scenarios:
  - ❑ 30% intensification
  - ❑ 40% intensification
  - ❑ 50% intensification
  - ❑ No urban expansion
- ❑ Council decided to conform to Provincial Legislation and pursue “a minimum 40% intensification”

# A New Approach to Planning

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- ❑ A more sustainable approach
- ❑ Full integration of land use, infrastructure, environment and fiscal policy
- ❑ Creating more complete, compact, well designed communities
- ❑ Minimum 40% intensification
- ❑ Protect and enhance environment
- ❑ Focus on economy and jobs
- ❑ Providing Human Services



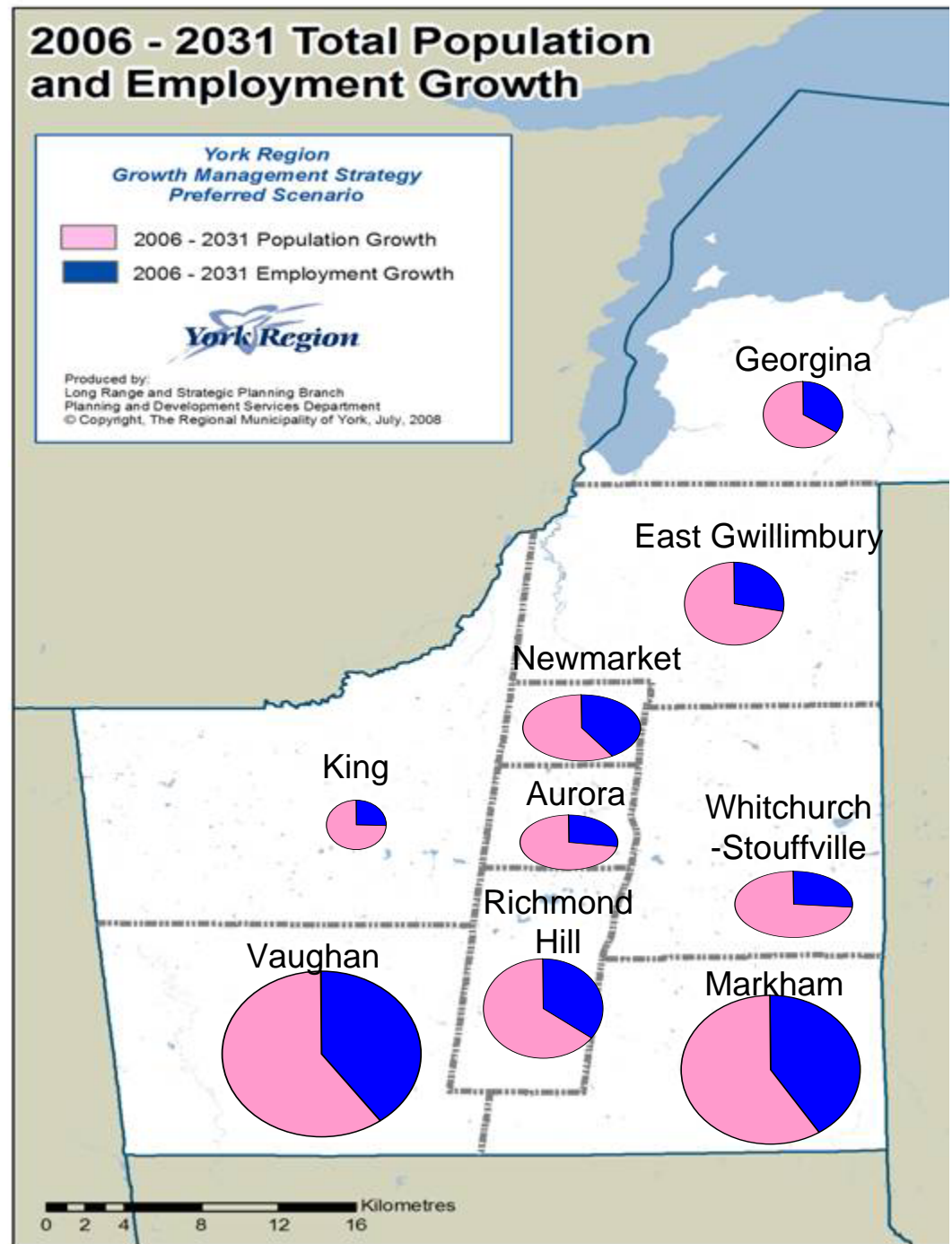


**Table 1**  
**York Region Population and Employment**  
**Forecast by Local Municipality**

	2006	2016	2021	2026	2031
<b>Aurora</b>					
Population	49,700	63,700	68,200	69,700	70,400
Employment	20,300	29,000	32,400	33,500	34,200
<b>East Gwillimbury</b>					
Population	22,000	34,700	48,300	66,800	88,000
Employment	5,900	11,600	18,700	26,500	34,400
<b>Georgina</b>					
Population	44,600	52,800	58,000	64,100	70,700
Employment	8,000	11,000	13,900	17,300	21,200
<b>King</b>					
Population	20,300	27,000	29,900	32,600	35,100
Employment	7,100	9,700	11,000	11,500	11,900
<b>Markham</b>					
Population	273,000	337,800	370,500	399,100	423,500
Employment	144,800	200,300	221,500	231,300	240,600
<b>New market</b>					
Population	77,600	88,700	91,900	94,600	97,300
Employment	42,100	47,600	48,700	49,100	49,400
<b>Richmond Hill</b>					
Population	169,800	216,900	231,500	239,400	242,800
Employment	61,100	86,100	94,300	97,400	99,400
<b>Vaughan</b>					
Population	249,300	329,100	360,600	389,700	418,800
Employment	162,200	226,000	248,900	257,600	266,100
<b>Whit church-Stouff ville</b>					
Population	25,500	49,400	55,800	59,200	60,800
Employment	10,900	19,200	22,000	22,700	23,000
<b>York Region</b>					
Population	931,900	1,200,100	1,314,700	1,415,200	1,507,500
Employment	462,300	640,500	711,300	746,900	780,300

# 2031 Population and Employment Growth

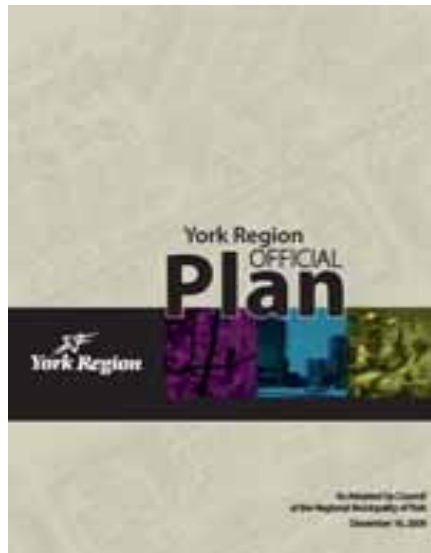
- Each local municipality will share in population and employment growth



# Regional Official Plan

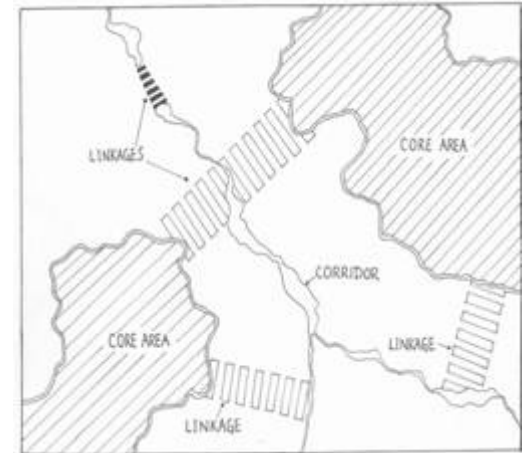
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- ❑ ROP adopted by Regional Council in December 2009
- ❑ Based on the theme of Sustainability



# A Sustainable Natural Environment

- ❑ 69% of Region in ORM and Greenbelt
- ❑ Emphasis on a linked Greenlands System
- ❑ Continued investment in Greenlands System – Region Securement Program
- ❑ Significant Woodlands protected



# Healthy Communities

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- ❑ Promotion of Healthy, Active Lifestyles
- ❑ Emphasise walking, cycling and transit
- ❑ Coordination of Human Service Delivery with community design
- ❑ Require a mix and range of housing types and tenures
- ❑ Require 25% of new housing units be *affordable*



# Economic Vitality

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- ❑ Job growth to match population growth
- ❑ Identify a 20 year supply of employment lands
- ❑ Conversion of employment lands not permitted
- ❑ Identify and protect strategic employment lands beyond 2031
- ❑ Integrate retail into community design



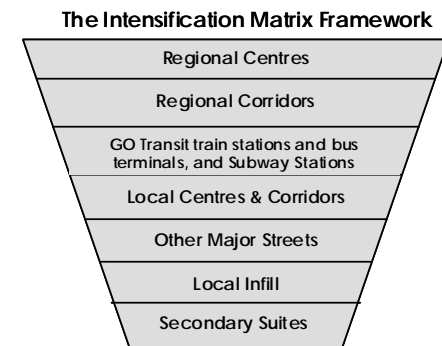
# Countryside Protection

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- ❑ Oak Ridges Moraine, Greenbelt and Lake Simcoe policies included in the Plan
- ❑ Very little development permitted in these areas
- ❑ 77,000 ha of Agricultural Land, 43% of the Region

# Intensification

- ❑ Minimum of 40% intensification
  - ❑ 90,720 new units
- ❑ Focus Intensification in Regional Centres & Corridors
  - ❑ Markham Centre, Langstaff and Highway 7
- ❑ Intensification in Markham is 52% of new units

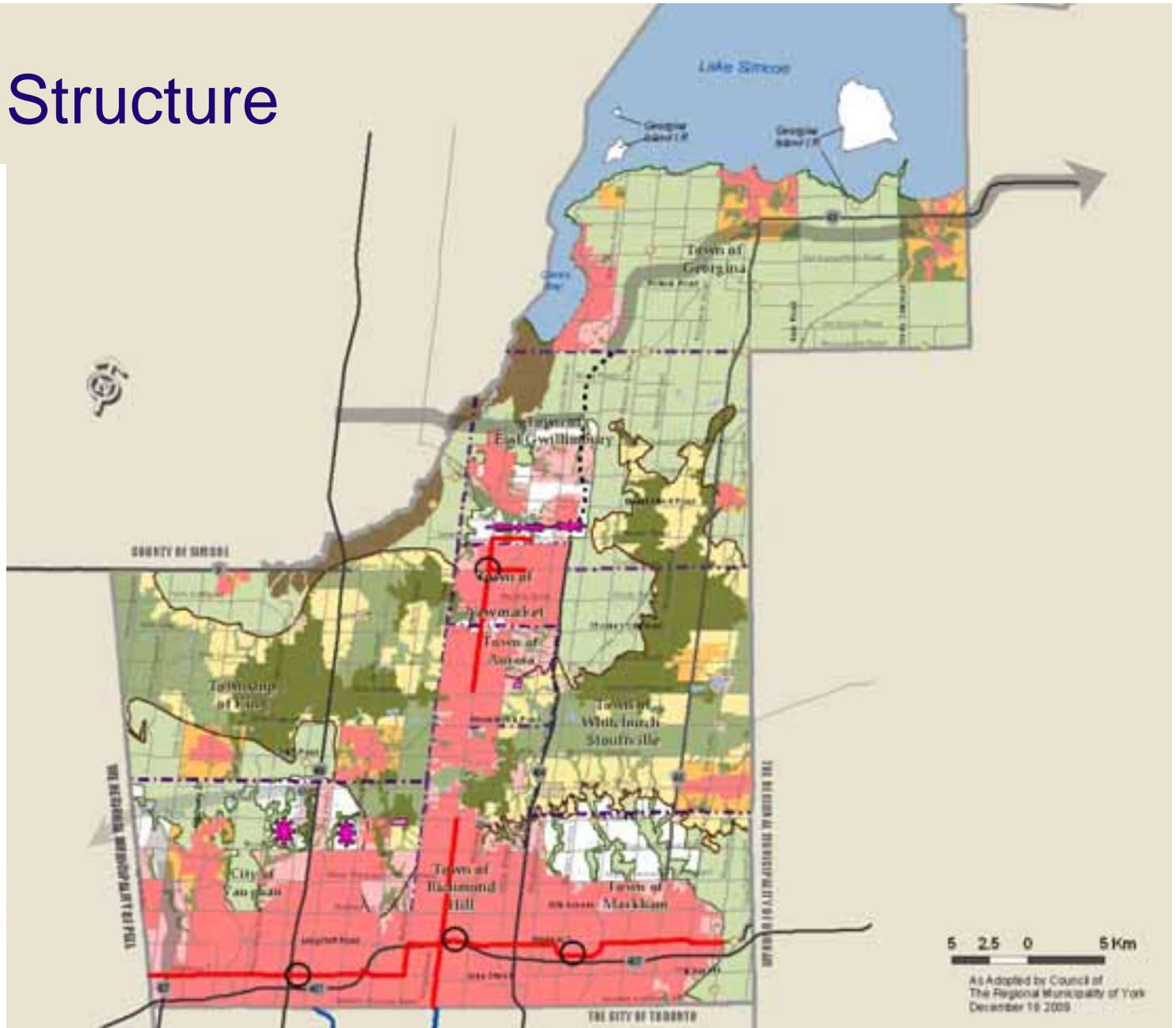


**Table 2: York Region Residential Intensification Targets by Local Municipality 2006-2031**

	Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	31,590
New market	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
<b>York Region</b>	<b>90,720</b>



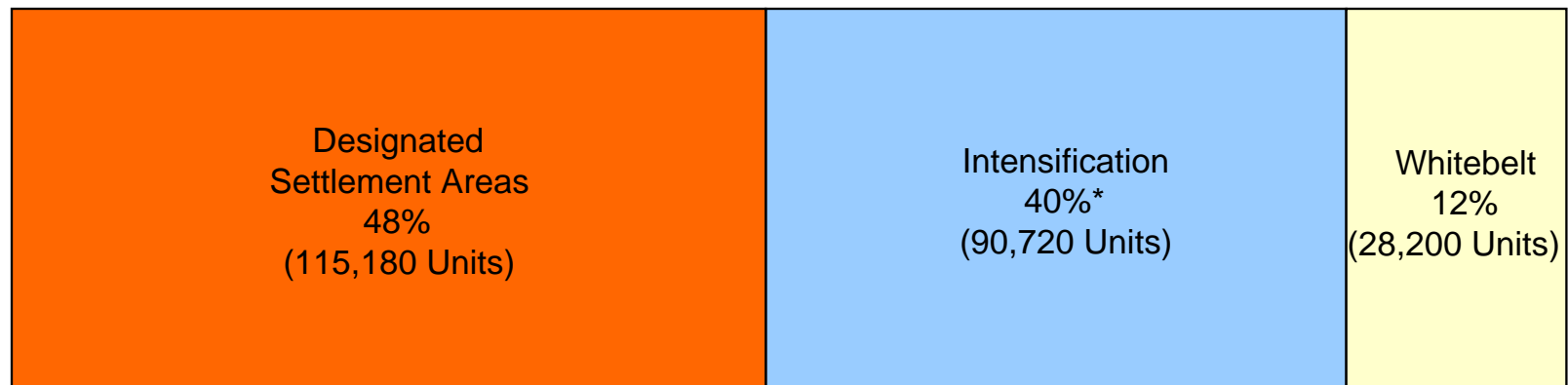
# Regional Structure



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# York Region Household Growth 2006 to 2031 Areas

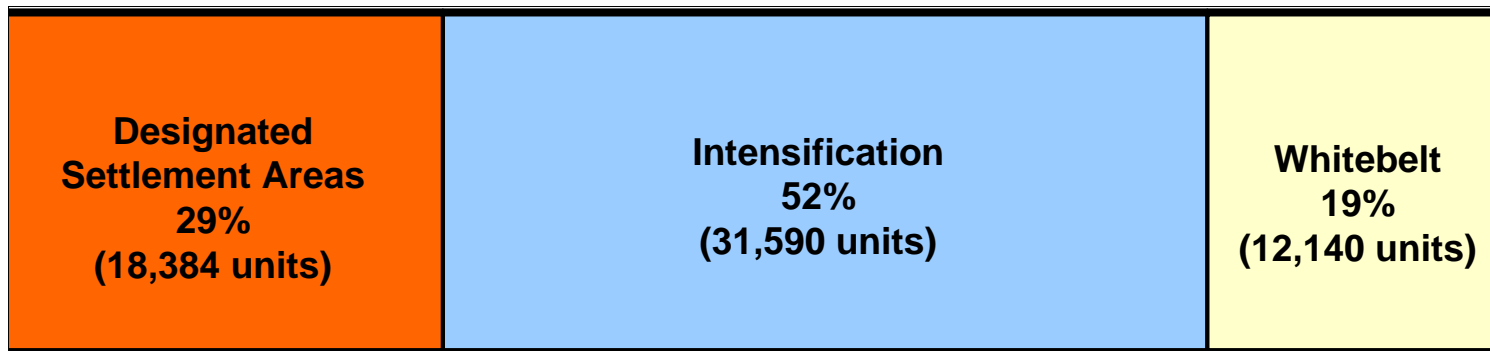
- ❑ Intensification will ramp up to a minimum of 40%
- ❑ 88% of growth will be accommodated in existing urban areas
- ❑ Urban area boundary expansions required into Whitebelt



\*Note: Includes a ramp-up period from existing levels to 40% by 2015. 40% is maintained from 2015 to 2031.

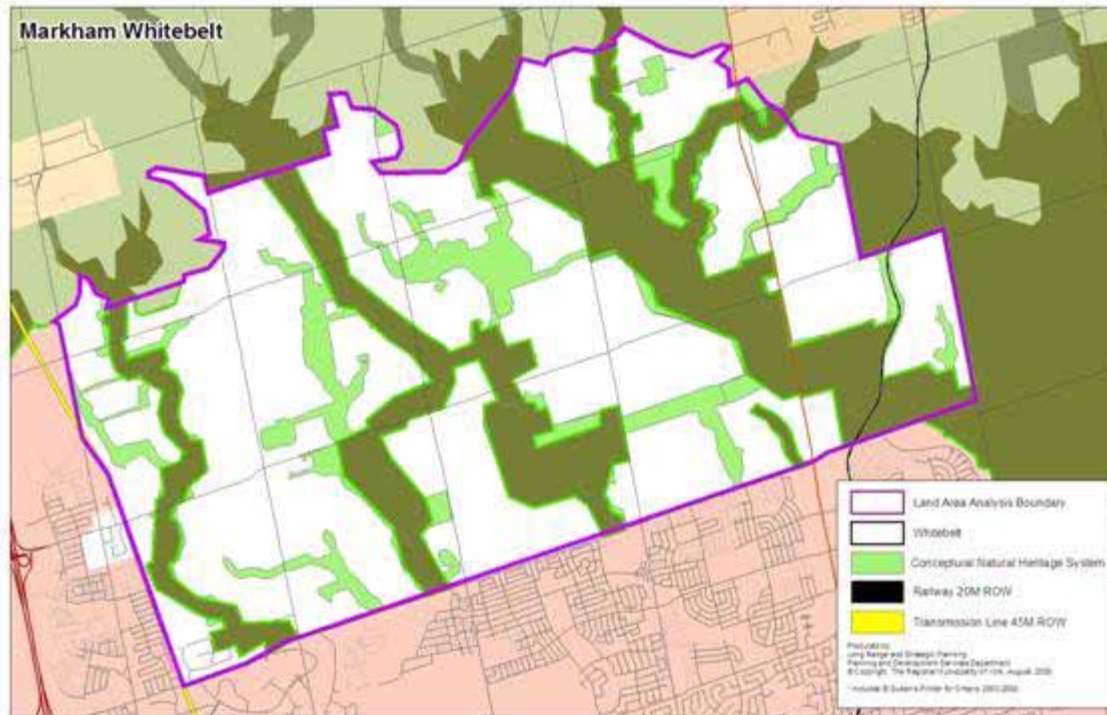
# Markham Housing Growth 2006 to 2031

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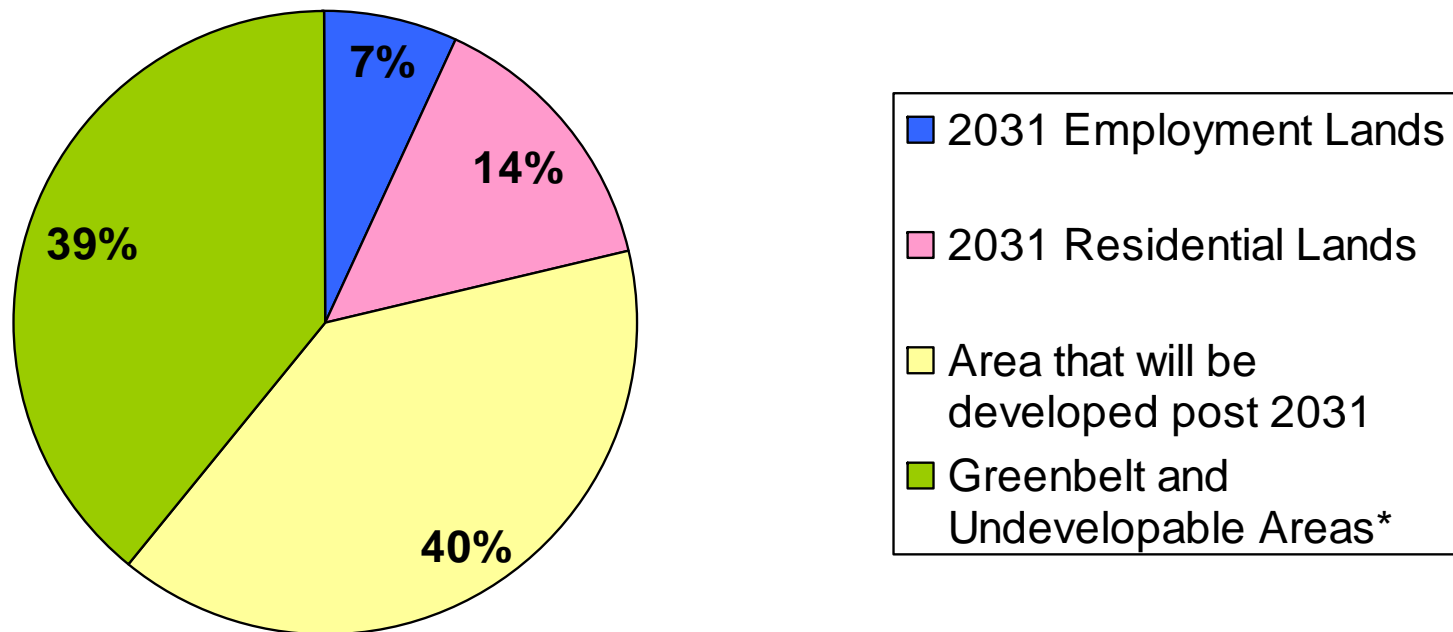
# 2031 Whitebelt Land Requirements

- ❑ A portion of the Whitebelt will be required to accommodate residential and employment growth to 2031



# York Region Whitebelt Lands

**Markham Whitebelt Lands**



\* Includes Green areas (greenbelt & natural heritage) and existing uses (e.g. cemeteries, estate lots)

# Regional Land Supply

- ❑ Two different housing markets
  - ❑ Ground related (new development areas)
  - ❑ Multiples (apartments-intensification)



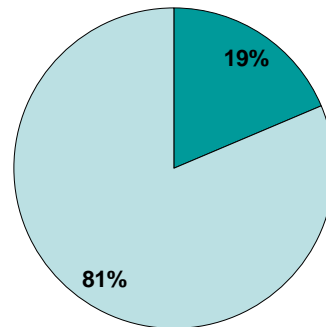
## Residential Supply

Supply Detail	Unit Supply 2008	Current Years Supply (2008)	
		Forecast Demand	Historical Demand
<b>Total Ground-Related Supply</b>	<b>87,900</b>	<b>14.5</b>	<b>9.0</b>
<b>Southern York Region</b>	<b>44,400</b>	<b>11.5</b>	<b>5.3</b>
<b>Northern York Region</b>	<b>43,500</b>	<b>18.9</b>	<b>25.9</b>

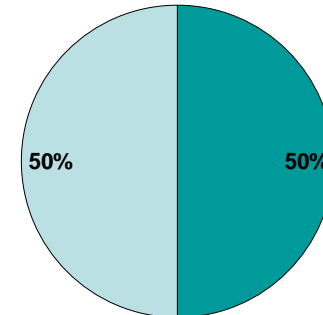
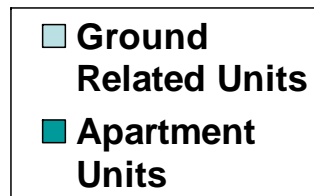


# Markham Housing Mix – Housing Choice

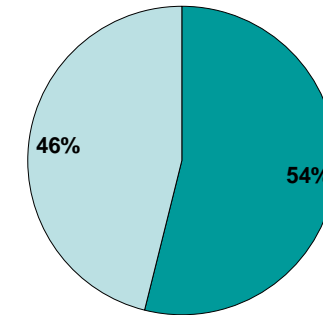
**Current Total  
Housing Stock  
Year-End '09**



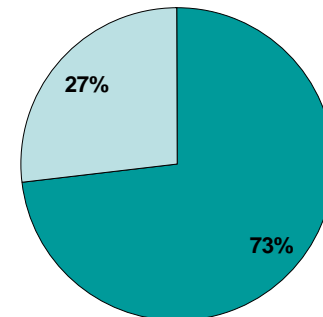
**Forecast  
New Units  
2006 - 2031**



**52% Option**

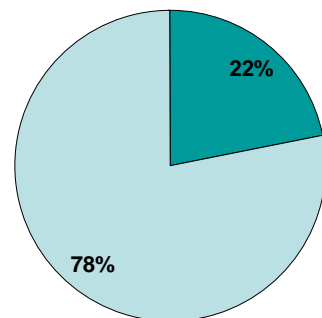


**60% Option**



**No Boundary  
Expansion**

**Recent  
New Units  
2005 - 2009**



# New Generation of Communities

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- ❑ New communities will be compact
  - ❑ 20 units/ha or 70 jobs & residents/ha
- ❑ Protect natural heritage areas
- ❑ Transit supportive
- ❑ Energy efficient buildings and communities
- ❑ High level of urban design
- ❑ Carefully phased

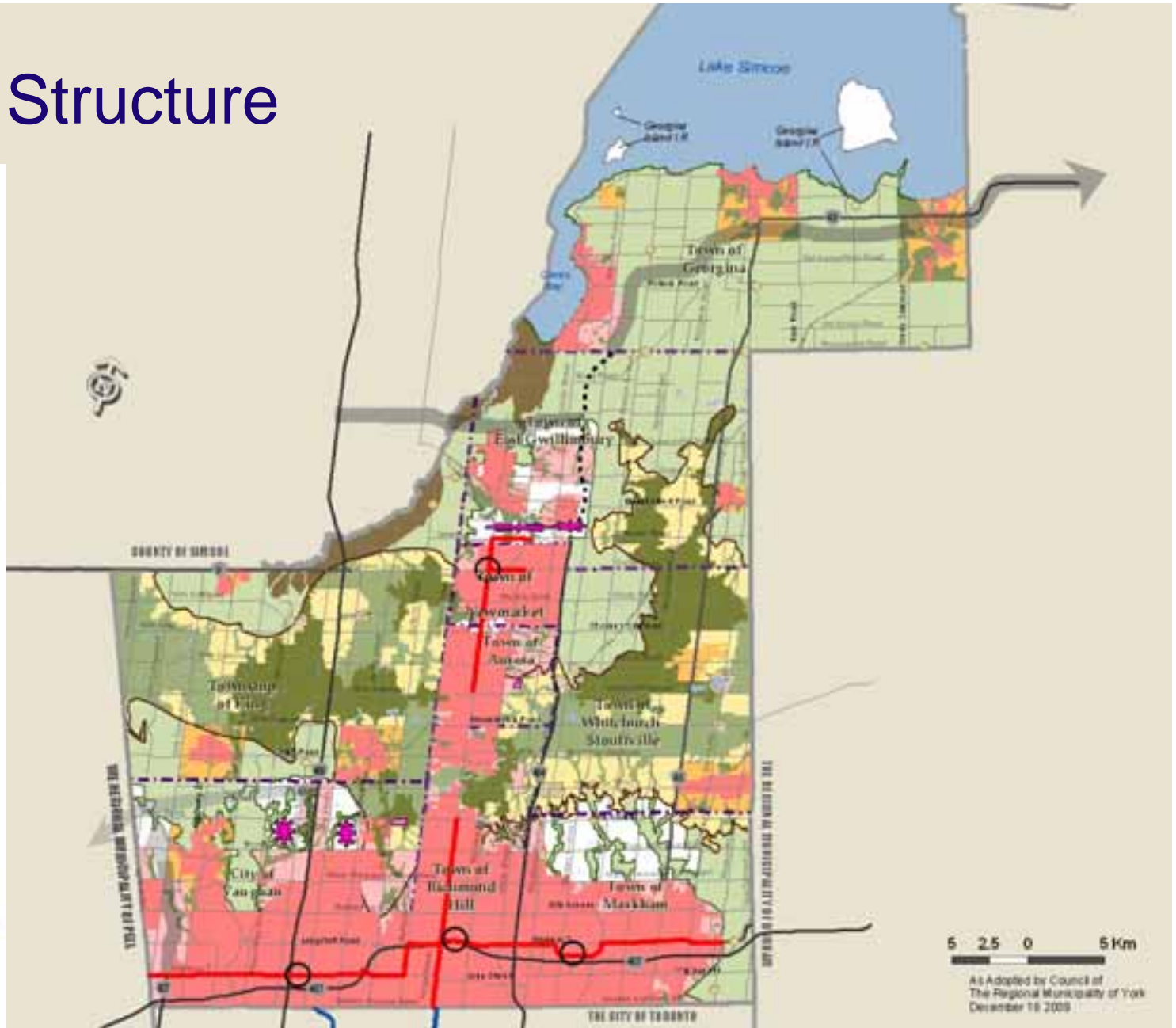


# Conclusions

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- ❑ Growth Management Approach Includes:
  - ❑ Natural Heritage protection
  - ❑ Planning for job growth
  - ❑ Significant intensification targets
  - ❑ Compact, phased new development
  - ❑ Limited amount of new urban areas

# Regional Structure



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