



# Markham Growth Strategy



February 16<sup>th</sup>, 2010





## **Province of Ontario – Places to Grow**

- Introduced by the province to create better planned communities and more opportunities for economic prosperity



## **Province of Ontario – Places to Grow**

- Greater Golden Horseshoe expected to grow by 3.7 million people by 2031. Fastest growing metropolitan region in Canada and third fastest growing region in North America



## **Province of Ontario – Places to Grow**

- This growth is positive, improving vitality and quality of life for communities in the Greater Golden Horseshoe and contributes to our future economic prosperity and diversity



## **Province of Ontario – Places to Grow**

- The Growth Plan and the Greenbelt Plan complement each other as part of an overall strategy to support anticipated growth in the Greater Golden Horseshoe



## **Province of Ontario – Places to Grow**

- The Greenbelt Plan has already identified the most significant areas for permanent agriculture and environmental preservation in the GTA



## **Province of Ontario – Places to Grow**

Places to Grow Plan received the following awards:

- American Planning Association – Daniel Burnham Award.  
(Province of Ontario was the first organization outside the USA to receive this award).
  - Canadian Institute of Planners – Award of Planning Excellence
  - Ontario Professional Planners Institute – Award of Distinction
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## **Praise For The Growth Plan**

- Former Mayor Don Cousens – Town of Markham

“The Growth Plan effectively allows the Town of Markham to address our own municipal needs, while at the same time connecting us with a larger vision for the region as a whole.”



## **Praise For The Growth Plan**

- David Crombie, President and CEO, Canadian Urban Institute

“The Places to Grow initiative will lay the foundation for economic opportunity, strong communities, and environmental health for this region. It is an important example of the Province thinking big, which can only lead to greater prosperity.”

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## **Praise For The Growth Plan**

- Parris Glendening, President, Smart Growth Leadership Institute, Washington, D.C.

"This plan will be a model for all North America. In my work as Smart Growth Leadership Institute President, it is among the very best I have seen anywhere."



## **Praise For The Growth Plan**

- John Norquist, President, Congress for the New Urbanism, Washington, D.C.

"I congratulate Ontario for showing leadership to confront urban sprawl and adopt a plan that is focused on revitalizing urban centers' and towns, creating complete communities in new suburban areas, balancing development of jobs and housing and conserving nature. Experience across North America demonstrates that good plans foster communities where people want to live and businesses choose to invest."

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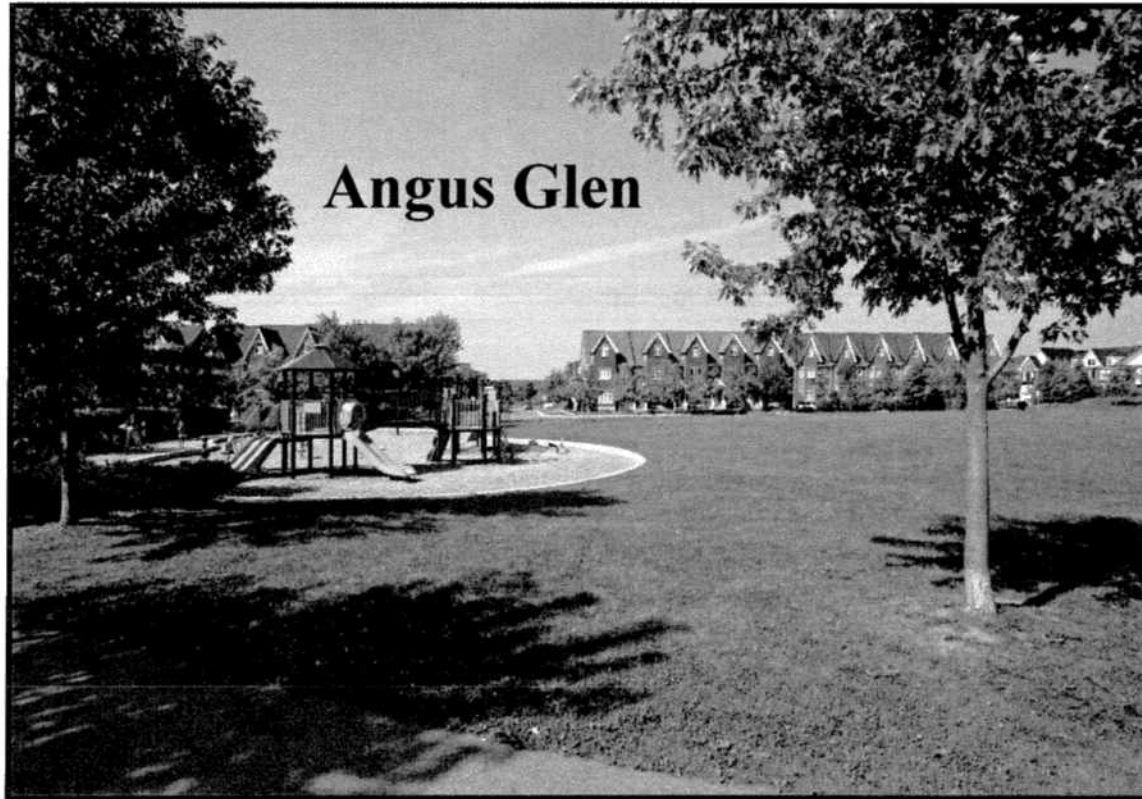


## Province of Ontario – Places to Grow

- Contrary to opinions expressed elsewhere Markham has not been developing sprawl for over 10 years. Examples of this are the new urbanist communities of **Cornell** and **Angus Glen** and the high density apartment growth in Markham Centre and the Leitchcroft Development at Leslie and Highway 7
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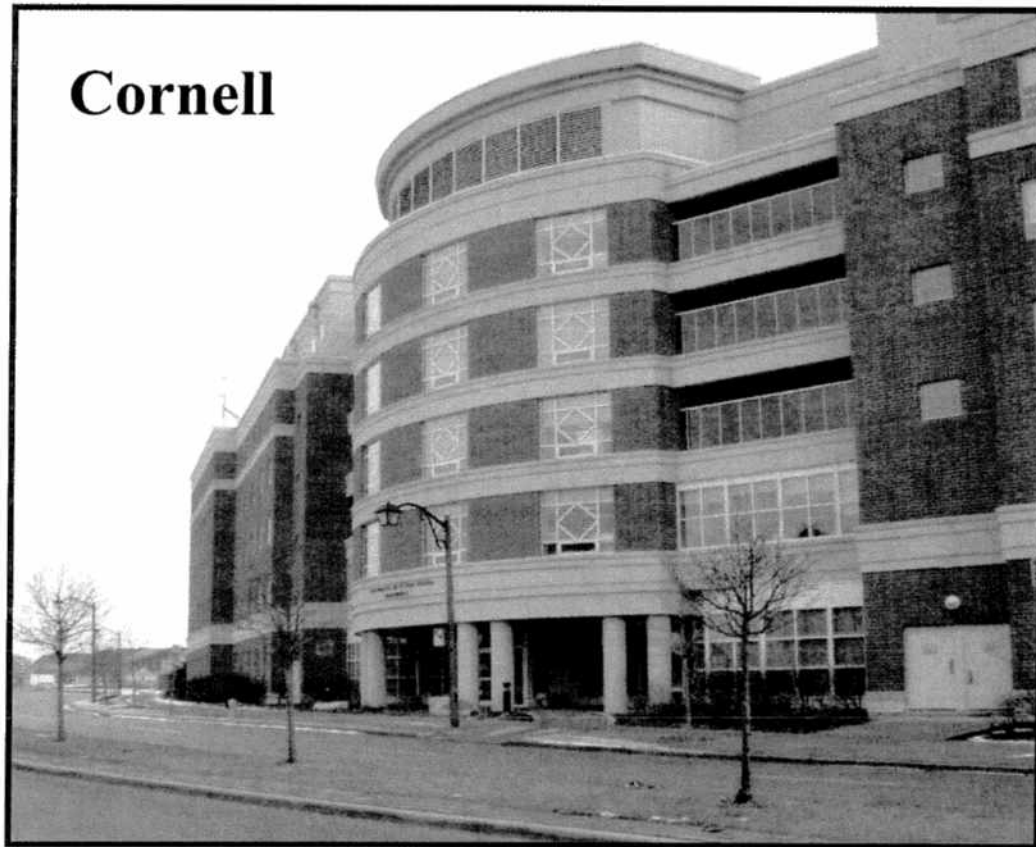
## We Have Stopped Sprawl





## We Have Stopped Sprawl

**Cornell**





## **Province of Ontario – Places to Grow**

- The density in the GTA is currently the highest in persons per square km of developed area of any large metropolitan area in Canada or the USA. Through planning initiatives such as Places to Grow this density continues to rise over time, something that is occurring in few other areas
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## **Province of Ontario – Places to Grow**

- Most growing communities are in a better financial state than those not growing (e.g. Toronto's continuing fiscal problems versus that of the 905 communities, and the City of Mississauga's recent tax hikes to offset loss of reserve funds)



## **Province of Ontario – Places to Grow**

- The 100% Intensification Growth Option is a No Grow option, it is a clever attempt to introduce a No Growth, No Family Housing, No Economic Prosperity Option, which does not comply with the Province's Places to Grow Plan and the Regional Official Plan



## **Growth in York Region**

- Markham Growth Forecasts included in the Region of York's Official Plan provide for an increase of 151,000 residents and 96,000 jobs between 2006 and 2031.



## **Markham within a Regional Context**

	Land Area (hectares)	%
<b>Regional Land Area</b>	<b>177,600 ha</b>	
<b>Lands within the Oak Ridges Moraine and Provincial Greenbelt – Lands not available for Future Urban Development</b>	<b>122,550 ha</b>	<b>69%</b>
<b>Whitebelt Lands (as designated by the Provincial Growth Plan) within Region of York</b>	<b>7,000 ha</b>	<b>3.9%</b>
<b>Whitebelt Lands Proposed for New Development to 2031 York Region</b>	<b>2,800 ha</b>	<b>1.6%</b>
<b>Whitebelt Lands Proposed for New Development in Markham</b>	<b>1,055 ha</b>	<b>0.6%</b>



## Residential Intensification Targets

To ensure a **balanced approach to growth management**, the Provincial Growth Plan envisages increasing **intensification of the built up areas** to make better use of land infrastructure while slowing outward growth

	Intensification Density Target
Province through Growth Plan	40%
York Region (Region Wide)	40%
Markham (as set by the Region of York in the Regional Official Plan)	52%
Markham-Planning Staff Recommendation	60%



## Intensification Alternatives

	40% Intensification	60% Intensification	Foodbelt Proposal 100% Intensification
<b>Proportion of Units within the Current Settlement Area (Existing Neighbourhoods)</b>	65%	82%	100%
<b>Proportion of Ground Related Units (Singles, Semis, Townhouses)</b>	67%	46%	27%
<b>Proportion of New Apartment Units</b>	33%	54%	73%
<b>Number of Additional Apartment Buildings</b>	+/- 100	+/- 200	+/- 300
<b>Number of Additional Apartment Buildings 6 Storey Height Limit</b>	+/- 100	+/- 200	+/- 400



## **Intensification Alternatives**

- 40% Alternative: 33 out of every 100 new units = apartments
  - 60% Alternative: 54 out of every 100 new units = apartments
  - 100% Alternative: 73 out of every 100 new units = apartments
  - **10 Year Historic Average is Markham:**  
**10 out of every 100 units = apartments**
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## **OBSERVATIONS**

1. The Region already has 80% of its total area protected from Future Development, is it fair to target the 0.6% of the land allocated for balanced growth in Markham?
2. Does it make sense to ask Markham residents to accept up to 400 apartments in their communities?
3. If we are one of the densest centers in North America, then why are people continuing to say we are planning for sprawl.



## **OBSERVATIONS**

4. Markham has done a terrific job of concentrating growth in two areas, Langstaff Gateway and Markham centre. Why do we need to go beyond?
    - Who wants that?
    - What is wrong with balanced growth?
    - Why do you want to destroy low-rise communities by placing 400 new apartment buildings in our existing communities?
  
  5. Growth Projections will never be reached in a 100% apartment scenario
    - Your own consultant – HEMSON – has advised council of this
    - Market acceptance is not at these levels
    - Where will our children buy?
    - Our taxes will rise and our services will decrease
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## **OBSERVATIONS**

6. Angus Glen is a perfect example of intensification done right
    - Originally 40% of the East and West Village were purchasers from Markham/Unionville. This represents almost 400 homebuyers
    - People in Markham/Unionville had a choice to go south to Markham Centre or North to Angus Glen.
    - 13 years later we had a balanced community that aged in place. Three condominium buildings are now planned to house primarily our own residents 13 years later our commercial block is underway
    - You cannot dictate dwelling types, as people will simply move away from Markham to find the tenure they desire
    - Instead we must PLAN for peoples choices within a Provincial, Regional and Local scenario
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## **OBSERVATIONS**

7. The Region held 57 public meetings on its official Plan to Plan for New Growth. This was a 3 year process!
  8. Is the 100% intensification option being introduced at the last minute of this process because it is an election year
  9. The Greenbelt & Oakridges Moraine and Places to Grow are great initiative. Do not let political motivations undermine the carefully planed initiatives undertaken by the Province, Region and town staff that seek to maintain this Region's economic prosperity, while planning for balanced sustainable communities. We moved to Markham for balance for our families and their future families. Let us keep that dream alive!
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