

# Agenda

- |             |  |
|-------------|--|
| 7:00 -7:10  | Opening Remarks - Mayor Frank Scarpitti  |
| 7:10 – 7:30 | Presentation - Provincial & Regional Context<br><i>by John Waller, Director of Long Range &amp; Strategic Planning<br/>Regional Municipality of York</i> |
| 7:30 – 8:00 | Presentation - Markham's Growth Management Strategy<br><i>by Valerie Shuttleworth, Director of Planning &amp; Urban Design<br/>Town of Markham</i>       |
| 8:00 – 8:30 | Questions  |
| 8:30 – 9:30 | Deputations  |

**Building Markham's Future Together**

# Growth Management Strategy



**Public Information Meeting**

**February 16, 2010**

### Presentation Format

- **Why does Markham need a Growth Strategy?**
- **What is the status of the Growth Strategy?**
- **Where is Markham today?**
- **What are the Growth Parameters/Principles?**
- **What are the Growth Alternatives?**
- **Foodbelt Proposal**
- **What is the status of Town wide studies?**
- **How will Growth be monitored and phased?**
- **Next Steps**

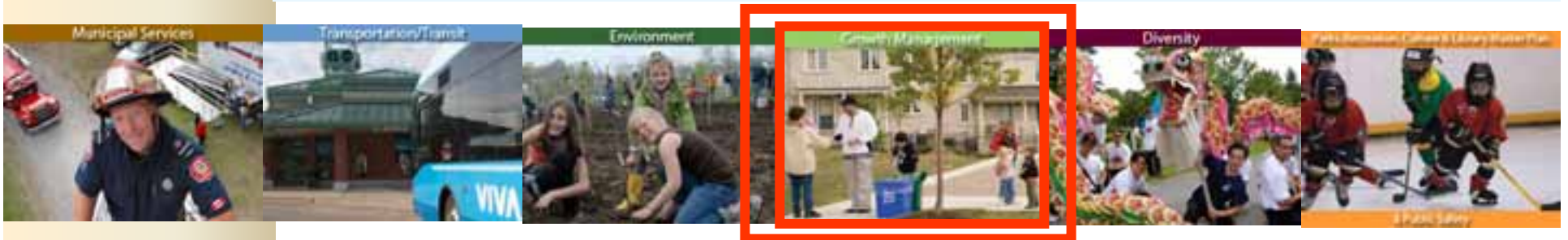


Why does Markham need a Growth Strategy?



# Building Markham's Future Together

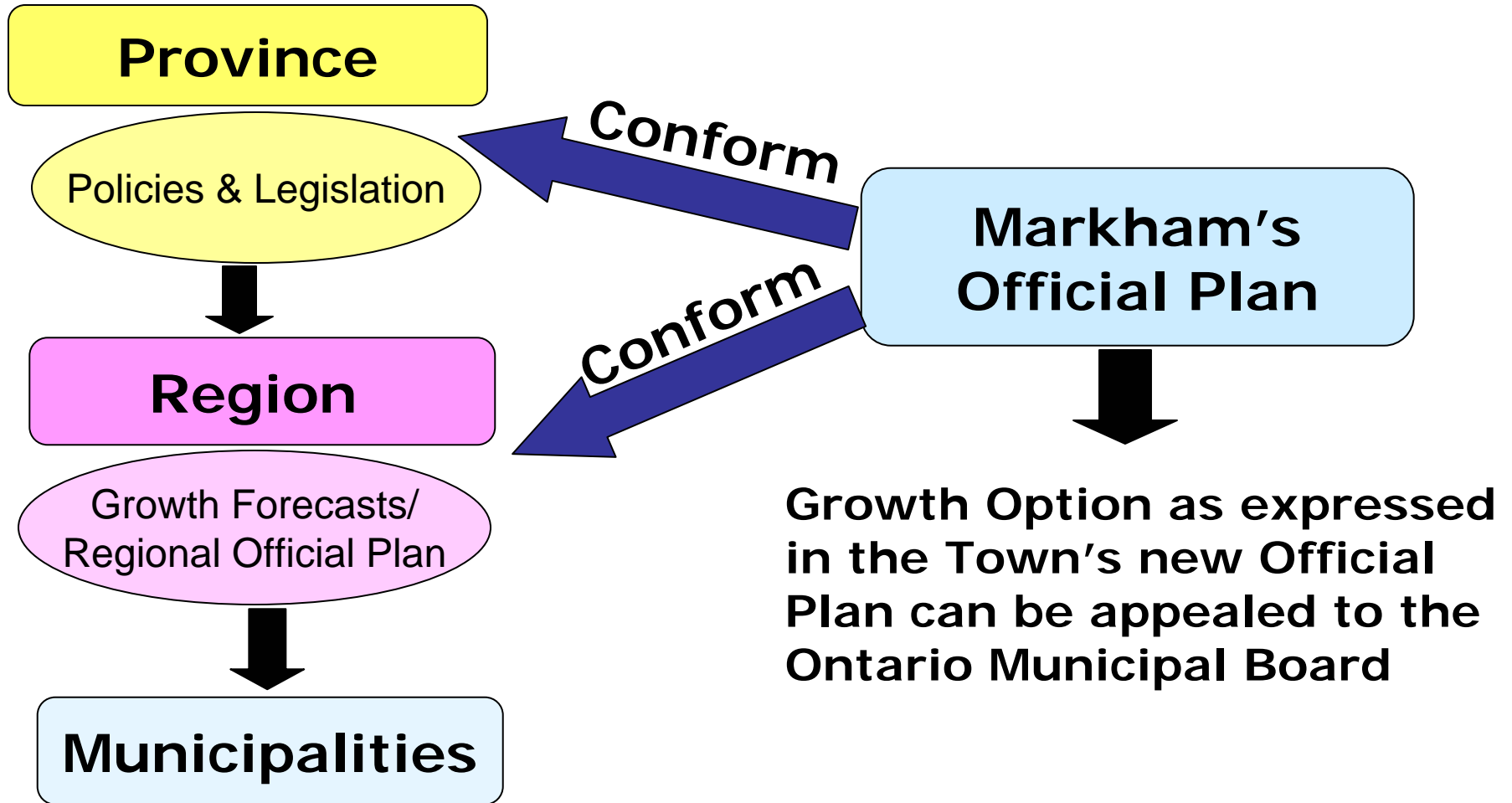
- 'Click with Markham' campaign
- **Growth Management – one of Markham Council's six priorities**
- Growth Strategy is closely linked to other initiatives
- Residents recognize Markham is a growing municipality
- Long term community vision of well managed growth is needed



### Growth Forecasts (2031)

|                   | Region of York |             | Markham |         |
|-------------------|----------------|-------------|---------|---------|
|                   | 2009           | 2031        | 2009    | 2031    |
| <b>Population</b> | 1,02 million   | 1.5 million | 303,000 | 423,500 |
| <b>Households</b> | 350,000        | 510,000     | 88,000  | 153,000 |
| <b>Jobs</b>       | 493,000        | 780,000     | 160,000 | 240,800 |

### What is the process?

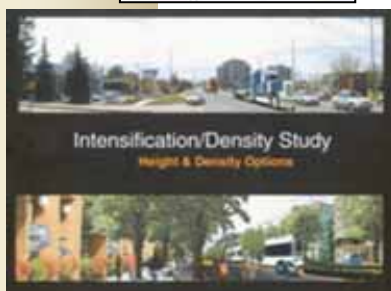
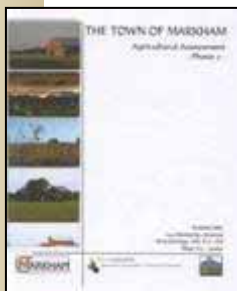
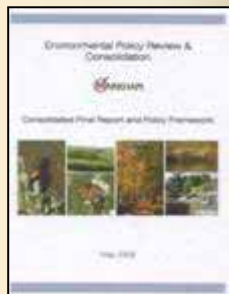




What is the status of the Growth Strategy?



# Growth Management Strategy Planning Studies



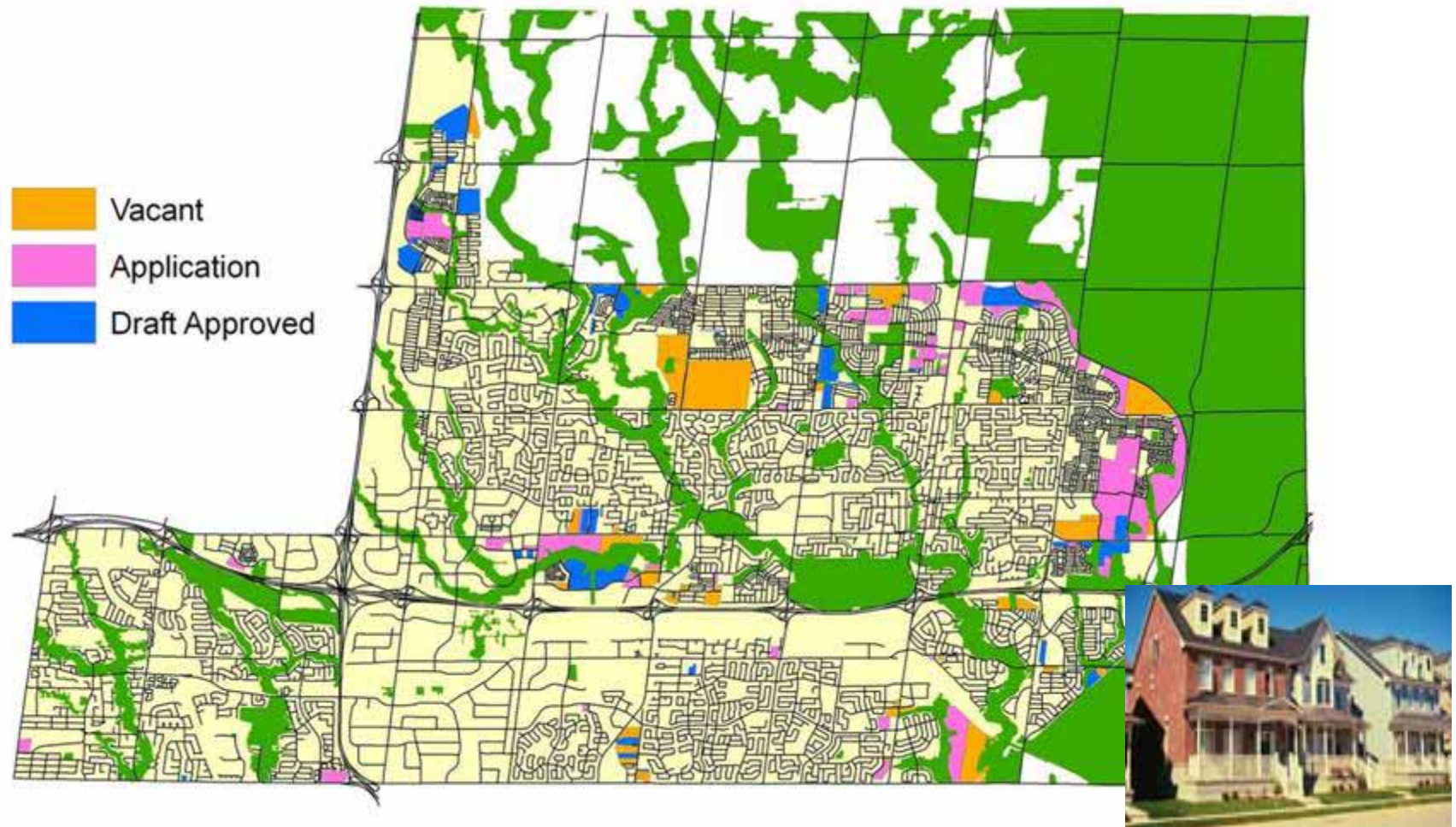
- Greenway Strategy (Endorsed)
- Small Streams Study (Endorsed)
- Employment Land Strategy (Phase 1) (Complete)
- Housing Stock Analysis (Complete)
- Agricultural Assessment Study (Endorsed)
- Intensification Strategy (Framework endorsed)
- Built Form & Massing Study (Nearing completion)
- Sustainable Development Standards & Guidelines (Nearing completion)
- Greenhouse Gas Emissions Analysis (Underway)
- Affordable Housing Strategy (Underway)
- Employment Intensification Strategy (Underway)



Where is Markham today?



# Residential Development Potential

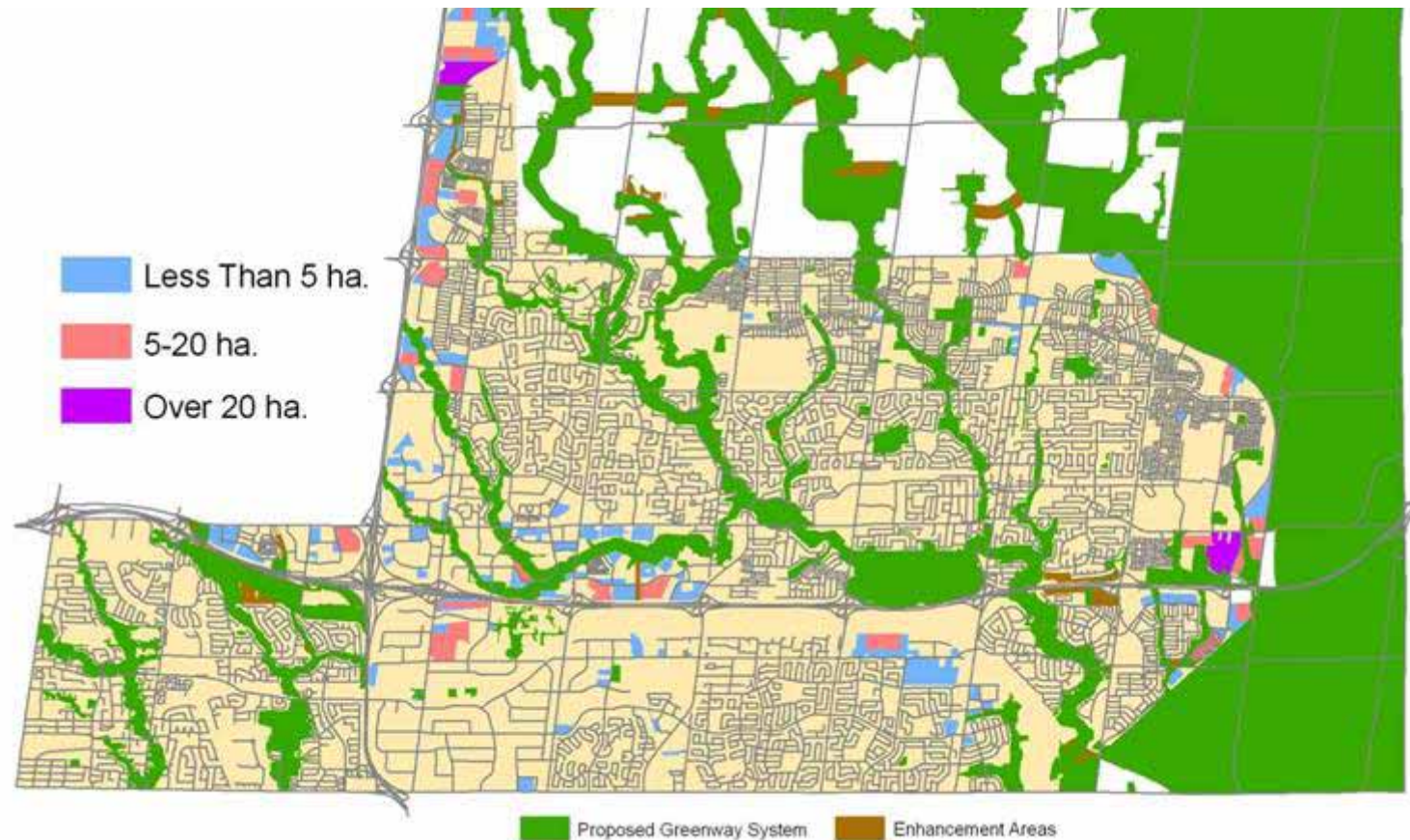


**Supply of land within Urban Boundary = Ground oriented units 4-6 years**

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**Towards a Sustainable Community**

# Vacant Employment Land *Site Size Profile (2008)*

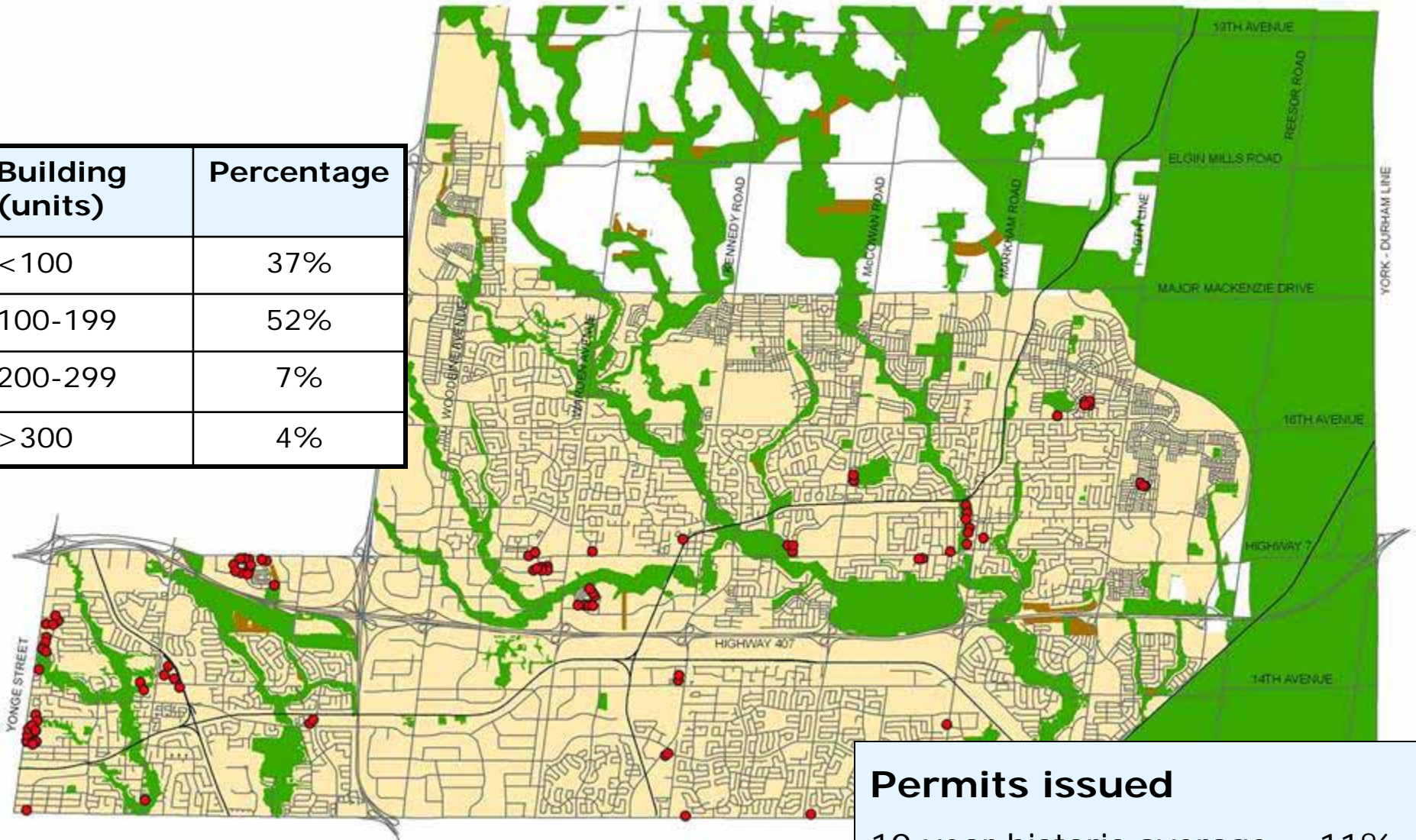


Competitive shortfall of employment land by 2016



# Existing Multi-Storey Buildings

| Building (units) | Percentage |
|------------------|------------|
| < 100            | 37%        |
| 100-199          | 52%        |
| 200-299          | 7%         |
| > 300            | 4%         |

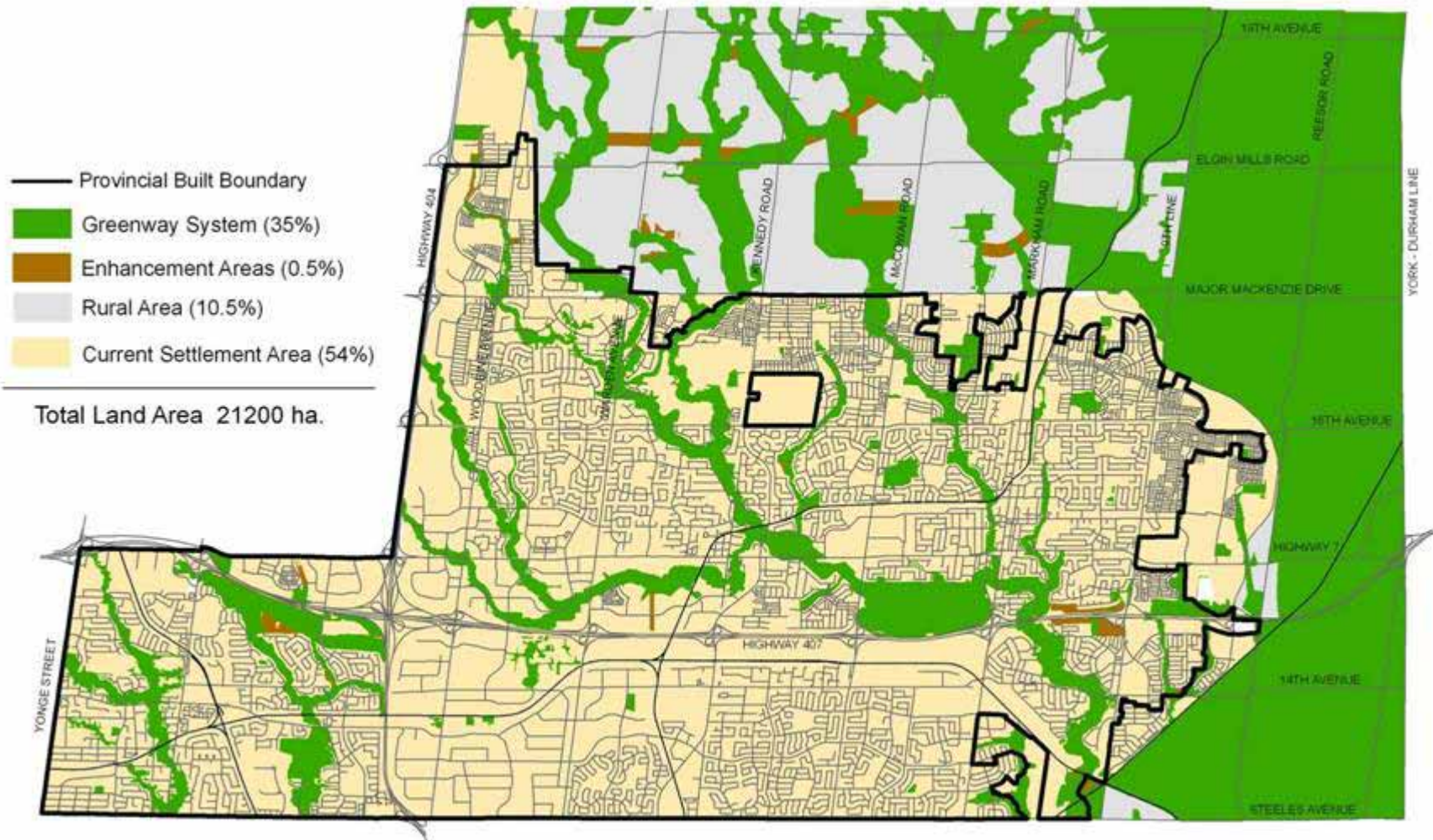


### Permits issued

10 year historic average = 11%  
5 year historic average = 13%



# Context for Growth





What are the Growth Parameters/Principles?





# Markham's Growth Parameters/Principles

- Environment First Approach
- Definition, protection and enhancement of a Natural Heritage Network
- Preservation of established residential and employment areas
- Addition of new development within the existing urban boundary (intensification) to minimize outward growth

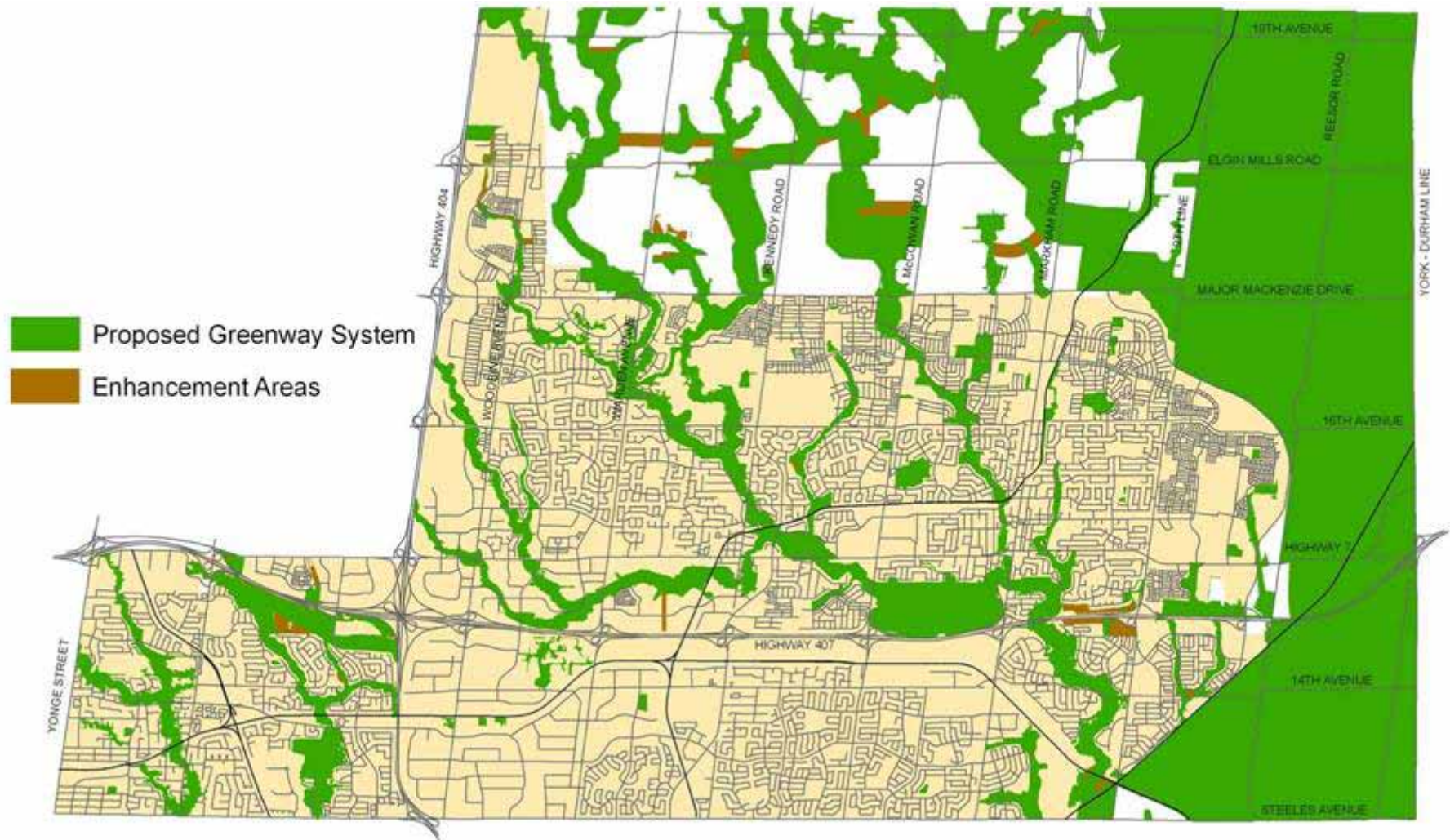




# Markham's Growth Parameters/Principles

- Links to Green Print
- Directing intensification to priority locations served by rapid transit
- Building compact, complete, sustainable and transit supportive communities
- Maintaining Markham's economic sustainability and competitiveness
- Identification of infrastructure needed to support growth, and to deliver phasing and funding requirements to deliver the infrastructure

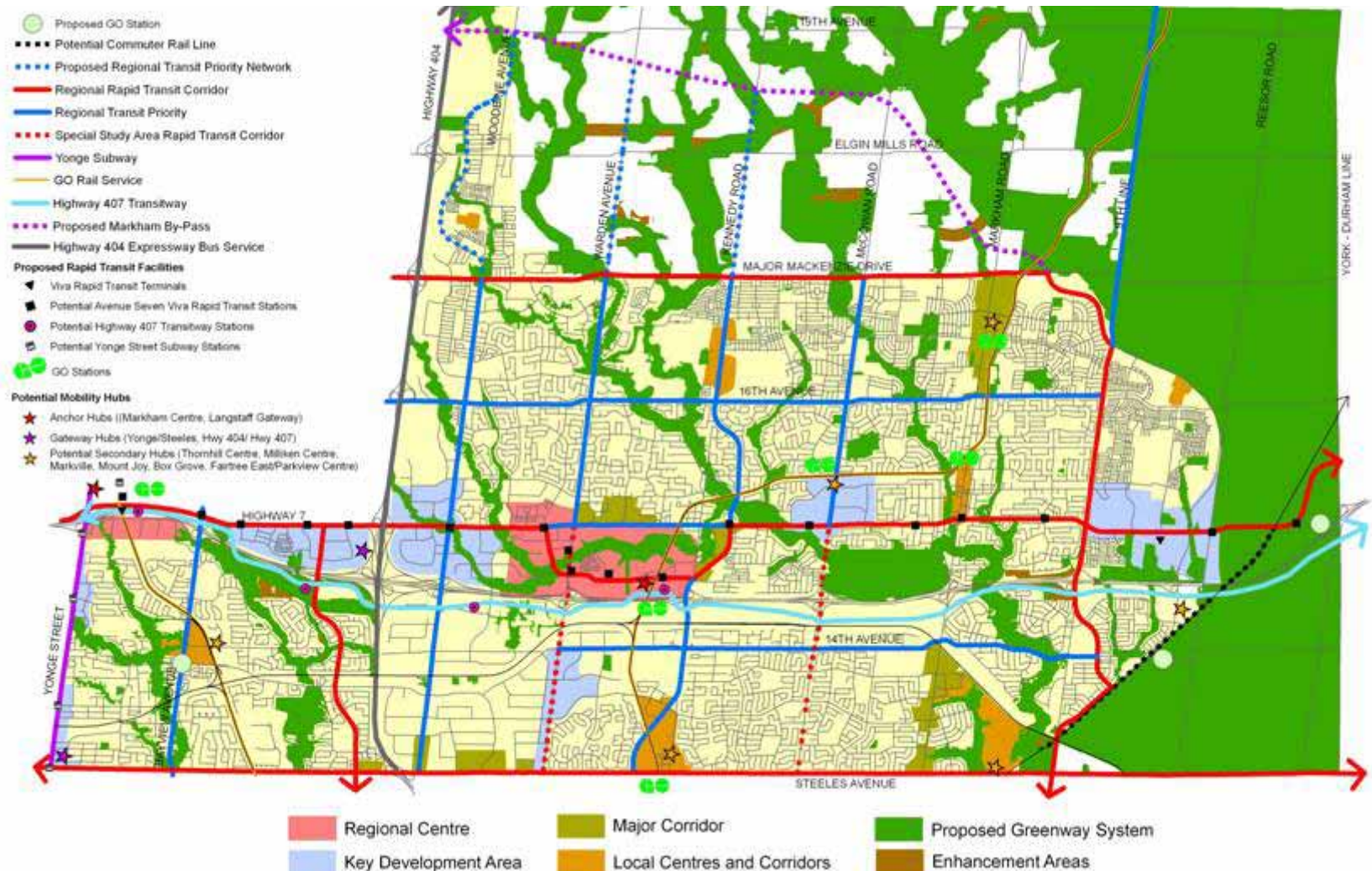
# "Environment First"





## Growth Management

# Intensification within Current Settlement Area

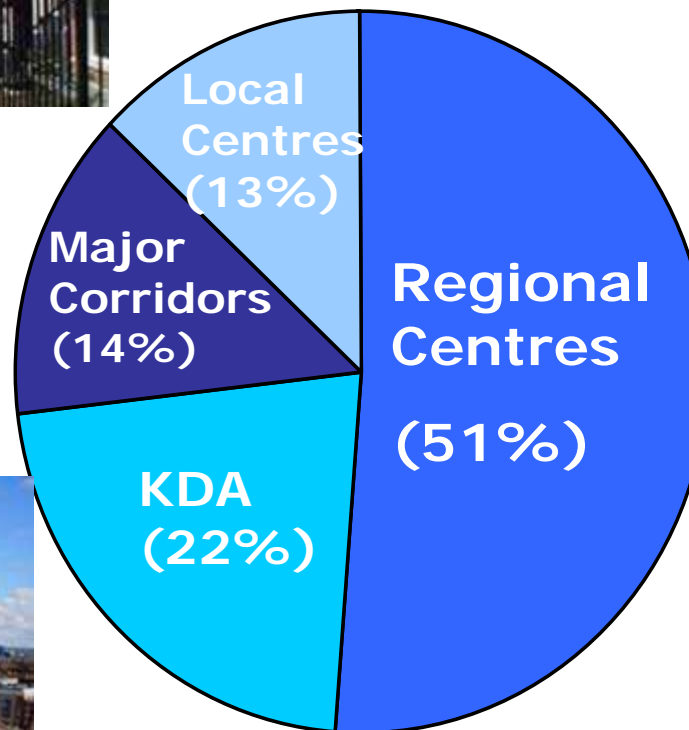


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# Residential Intensification





## Langstaff (*Regional Centre*)



## Yonge/Steeles (*Key Development Area*)



## Cornell Centre (*Key Development Area* )





# York Region Proposal

- **Distributes growth across Region**
- **52% residential intensification target for Markham**
- **Outward expansion for Markham (approx. 1164 ha)**
- **Housing mix differs from Staff preferred option**
- **Incorporates land for forecast employment growth**

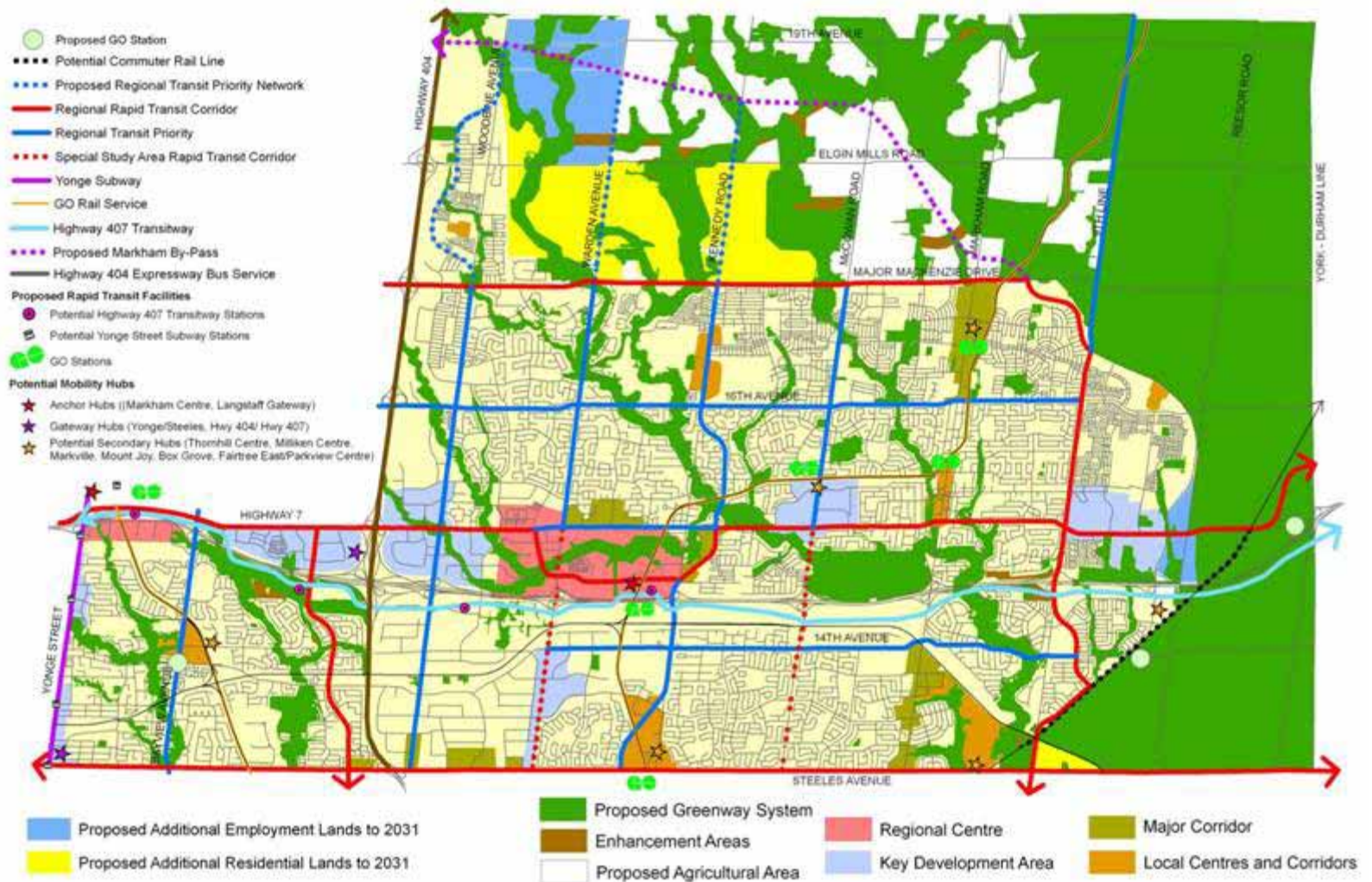




# Staff Preferred Growth Option

- **Balanced approach to managing residential & employment growth**
- **Incorporates a 60% residential intensification target**
- **Housing mix that realistically addresses housing needs and forecasts**
- **Recommends residential land expansion of +/- 600 ha**
- **Recommends +/- 300 ha land area to accommodate employment to 2031**
- **Does not incorporate a separate land budget for major retail development**
- **Accommodates Greenway System and retains lands for agriculture**

# Staff Preferred Growth Option



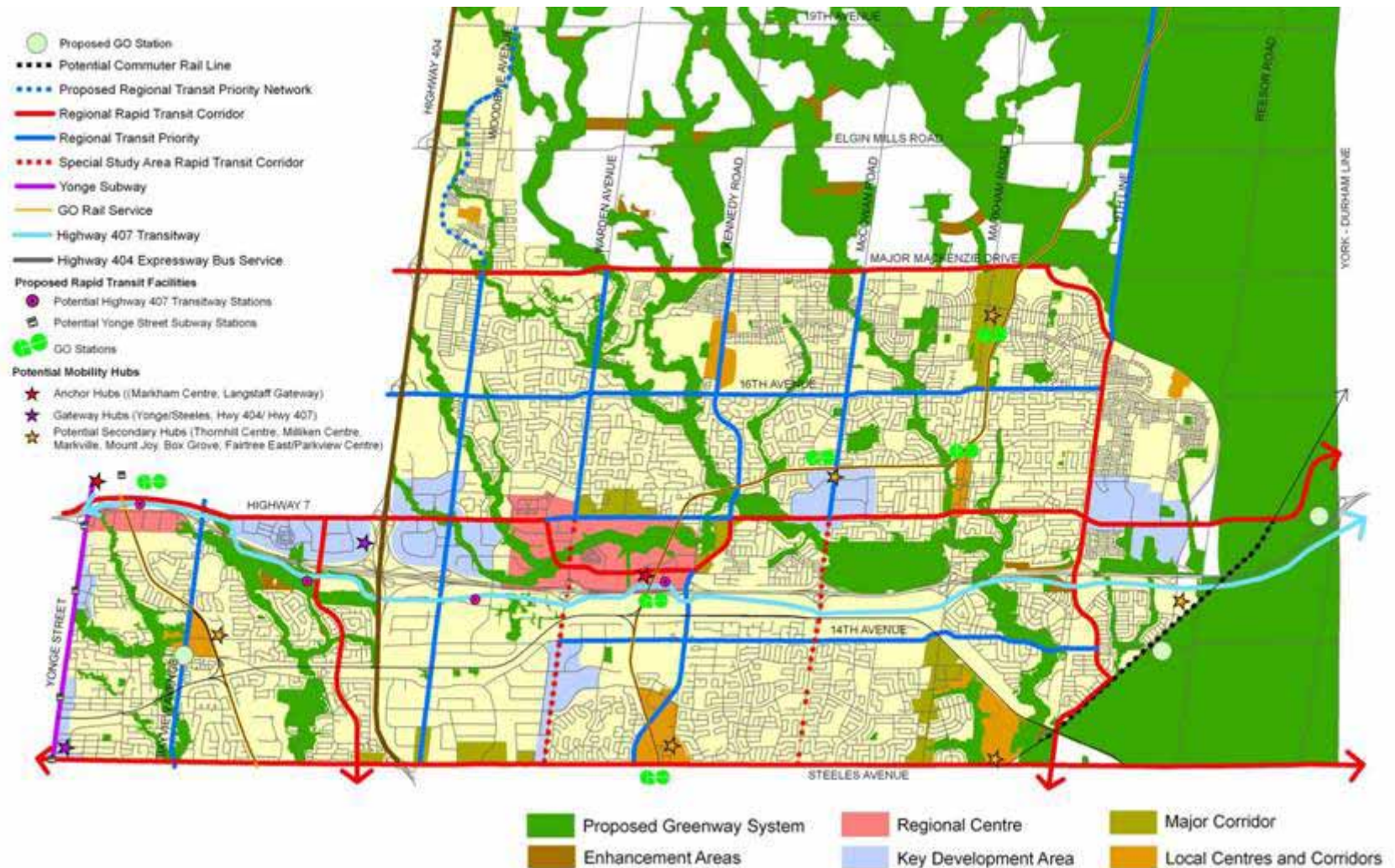




# No Urban Boundary Expansion

- Residential and employment growth must be accommodated entirely within existing urban boundary
- Relies on significant increase in residential and employment intensification to accommodate forecast growth
- Relies on a major shift in market preferences
- Accommodates proposed Greenway System and reserves additional lands for agriculture
- Decreases competitive opportunity to accommodate employment growth

# No Urban Boundary Expansion Option







# Housing Market Considerations

|   | Region  | Staff   | No Urban Expansion |
|---|---------|---------|--------------------|
| Proportion of Units within Current Settlement Area            | 80%     | 82%     | 100%               |
| Proportion of Ground Related Units (2006 - 89%)               | 54%     | 46%     | 27%                |
| Apartment Units (2006 -11 %)                                  | 46%     | 54%     | 73%                |
| No. of Additional Apartment Buildings (90 Existing Buildings) | +/- 150 | +/- 200 | +/- 300            |

**Staff alternative:** 54 out of every 100 new units = apartments

**No urban expansion:** 73 out of every 100 new units = apartments

**10 year Historic average:** 11 out of every 100 units = apartments

**5 year Historic average:** 13 out of every 100 units = apartments



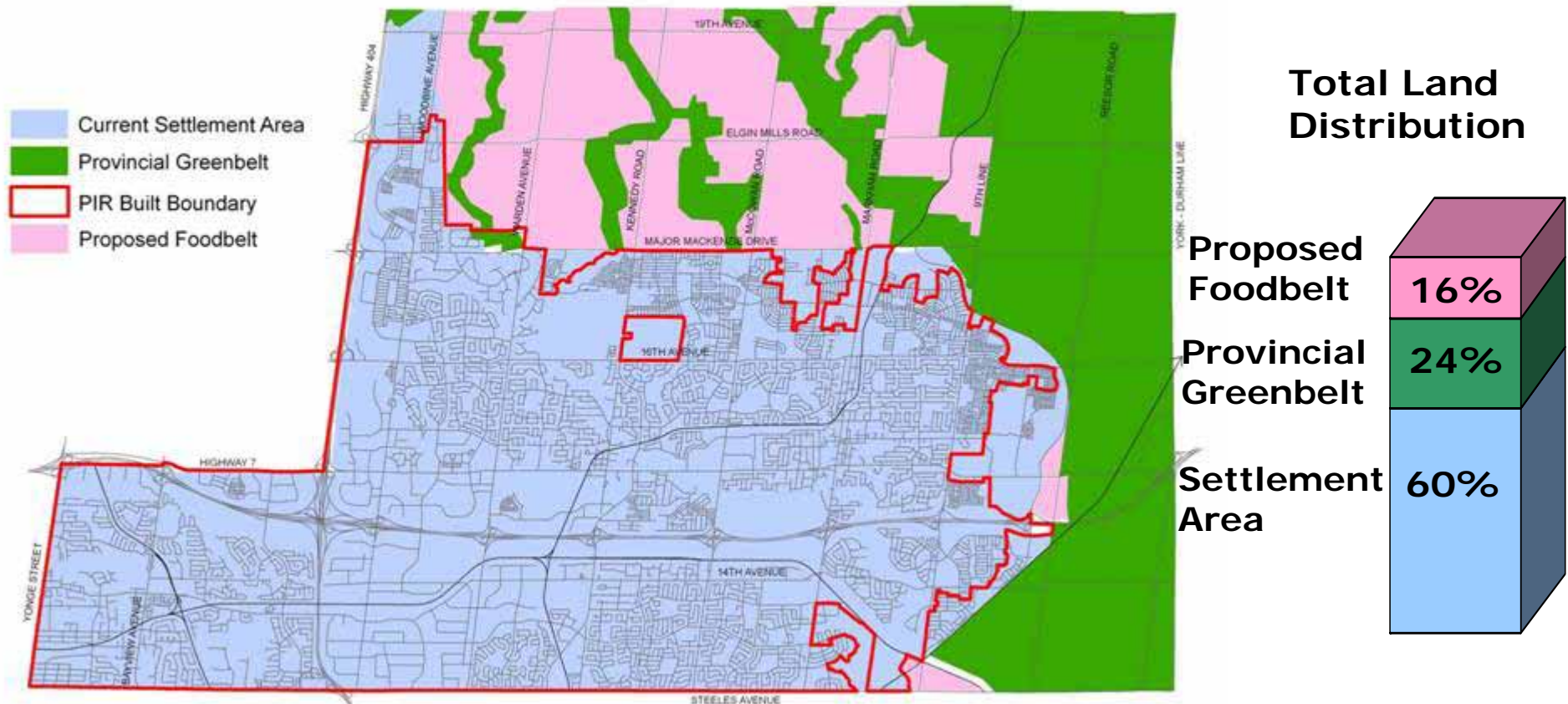


## Markham Permanent Foodbelt Proposal

- Presented by Councillors Shapero and Burke on December 1, 2009
- Proposal founded on the information contained in Markham's Agricultural Assessment Study & the Rouge Watershed Task Force Final Report
- Proposal aims to protect farming, access to local food, job protection & creation in the agricultural sector, bio-diversity and open space in context of climate change, rising fuel costs and food security

# Proposed Permanent Land Use In the Town of Markham

Total Size of Markham's Class 1 Foodbelt: 2,000 ha (4,940 acres)



Source: December 1, 2010 presentation by Councillor Erin Shapero & Councillor Valerie Burke

# Vision & Goal



## Our Vision:

- Markham's Local Foodbelt will be a special place in the GTA consisting of beautiful productive farmland
- Its' long term future as a vibrant rural community will be permanently protected
- It will profitably produce diverse, healthy, local, sustainable foods/products & will co-exist in harmony with the surrounding natural heritage system & urban communities in perpetuity.

## Our Goal:

- To protect, restore & enhance the agricultural, cultural, historical, natural, scenic, recreational and economic values of Markham's northern farmscape
- To promote public responsibility, understanding, appreciation & enjoyment of this heritage
- Promote new innovations in farming, encouraging a new generation of farmers to thrive
- In future all progressive, resilient communities will have food and farmland as an aspect of sustainable municipal planning, as part of a complete community, to ensure food security, local economic farming viability & a strong local economy.



# Next Steps

1. Council endorse in principle the Markham Foodbelt Proposal, and present it as part of the Growth Management Study for public consultations
2. That Council request the Province of Ontario to expand the Greenbelt to include permanent protection for all Markham's Foodbelt Class 1 agriculture lands as outlined in the Markham Foodbelt Proposal report presented December 1, 2009, from the Oak Ridges Moraine to Major Mackenzie Drive
3. Council creates a Blue Ribbon Taskforce of existing farm families and ratepayers and other relevant stakeholders to create a plan with the goal of expanding agricultural employment and local food procurement in the Town of Markham
4. Council creates a Blue Ribbon Task Force of existing industrial landowners and ratepayers and other relevant stakeholders to create a plan with the goal of revitalizing existing industrial areas and creating 40,000 new jobs
5. Council creates a Blue Ribbon Task Force of developers and residents and other relevant stakeholders to create a plan with the goal of creating a healthy, vibrant, liveable, urban village environment in the Town south of Major Mackenzie Drive
6. Further that the Blue Ribbon Task Force exploring residential growth consider placing a 6 story height limit on future development excluding major nodes served by high order transit
7. Council creates a Blue Ribbon Task Force of developers, industrial landowners, green renewable energy companies, farmers and residents and other relevant stakeholders to create a plan with the goal of having a Carbon Neutral Markham by 2020
8. Council creates a Blue Ribbon Task Force of naturalists, residents and natural heritage agencies such as Toronto and Region Conservation Authority (TRCA) and Environment Canada to achieve the Town's natural heritage policies including 30% forest cover



Possibility grows here.





What is the status of Town wide studies?

# Schedule

| STUDIES  | STATUS                                      |
|--|---|
| Master Servicing Study                         | Report to Council in Spring                 |
| Markham Transportation Strategic Plan          | Report to Council in Spring                 |
| Integrated Master Leisure Plan                 | To be completed early Spring                |
| Community Sustainability Plan<br>"Green Print" | To be completed early Spring                |
| Financial Analysis                             | Report to Council prior to<br>summer recess |





How will Growth be monitored & phased?



# Phasing Future Growth

- Greenfield & Intensification
- Phasing Objectives:
  - Pace of Growth
  - Location of Growth
  - Infrastructure Financing & Timing
  - Community Services
  - Economic Well-Being
- Phasing Controls:
  - Development Completion
  - Hold Zoning
  - Servicing Allocation
  - Modal Split
  - Infrastructure delivery





## Next Steps for Markham

**Report back to Council on public input &  
Submit Preferred Growth Option to Council**



**Council decision on Preferred Growth Option**



**Begin work on new Official Plan**



# Questions