Monitoring Growth in the City of Markham Performance Indicators

July 13, 2020 Development Services Committee
Importance of Performance Indicators

• Policy direction in Markham Official Plan

• Measure progress in meeting growth objectives and targets

• Identify and address trends

• Informs future update of Markham Official Plan
Official Plan Themes and Indicators

**Sustainable Growth**
- Population and Employment
- Residential Intensification Rate
- Regional Centre Density
- Future Urban Area Density

**Building Complete Communities**
- New Housing Affordability
- New Housing Supply by Type
- Protection of Cultural Heritage Resources

**Increasing Mobility Options**
- Modal Split
- Residents Within 800m of Higher Order Transit
Sustainable Growth - Population

- Markham's population increased by 66,000 residents to 338,800 from 2006 to 2016
- Recent trends indicate the 2021 forecast will be a challenge to meet
Sustainable Growth - Employment

- Markham's employment increased by 41,000 jobs to 167,100 from 2006 to 2016
- Recent trends indicate the 2021 forecast will likely be less than forecasted
Sustainable Growth – Residential Intensification Rate

• Intensification within the built-up area was 58% over the 10 year period from 2009 to 2018
• City’s Centres and Corridors will continue to contribute to achieving the target
Sustainable Growth – Regional Centre Density

• Existing density of 71 jobs and residents per hectare is measured across the entire Markham Centre
• For lands developed in Markham Centre, the density is 180 jobs and residents per hectare
2015 to 2019 there were 7,444 higher density new units (80% of all new units in that period) while from 2010 to 2014 there were 7,457 units (57% of all new units in that period)
Building Complete Communities – New Housing Affordability

- Affordability of new ownership housing has been declining with a high of 60% of new units in 2016 and decreasing to 24% in 2018
- Family sized apartment units are increasingly unaffordable as new 2 or more bedroom units decreased from 526 in 2015 to 3 in 2018

City of Markham Percentage of Affordable New Ownership Housing Units

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>(1,547)</td>
<td>51.5%</td>
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<tr>
<td>2015</td>
<td>(1,428)</td>
<td>51.5%</td>
</tr>
<tr>
<td>2016</td>
<td>(1,440)</td>
<td>59.9%</td>
</tr>
<tr>
<td>2017</td>
<td>(884)</td>
<td>44.0%</td>
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<tr>
<td>2018</td>
<td>(358)</td>
<td>24.2%</td>
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</tbody>
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Increasing Mobility Options – Residents within 800m of Walking Distance of Higher Order Transit Stations

- Approximately 55,400 residents or 16% of residents live within 800 metres of the VIVA Bus Rapid Transit Line on Highway 7 and Stouffville GO Train line.
- The share of residents living near higher order transit is expected to increase.

Source: City of Markham
Next Steps

- Expand future reports to other thematic areas of the Official Plan
- Review indicators and update as needed
- Future reports will occur on an annual basis where information can be obtained regularly
- Results to inform future update of Markham Official Plan