



# 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

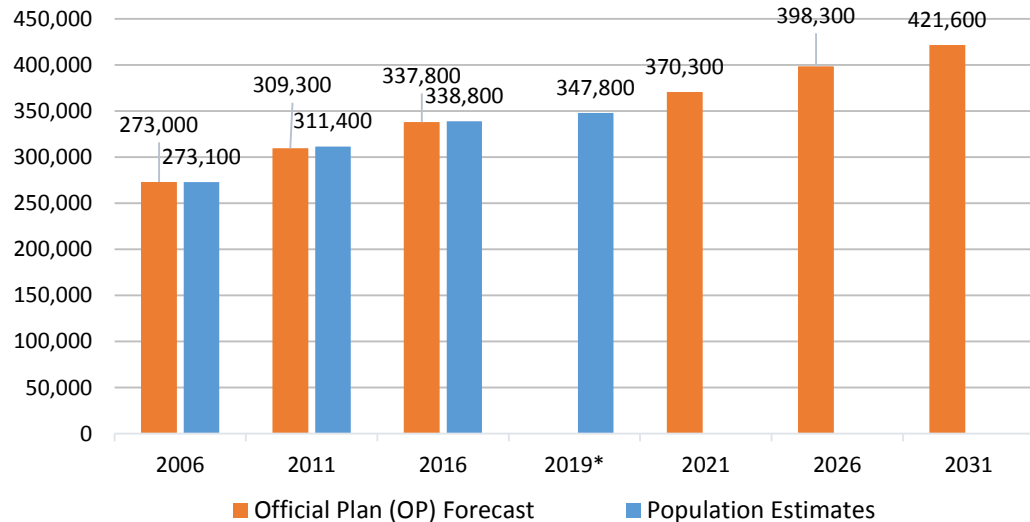
- Modal Split
- Residents Within 800m of Higher Order Transit



## 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

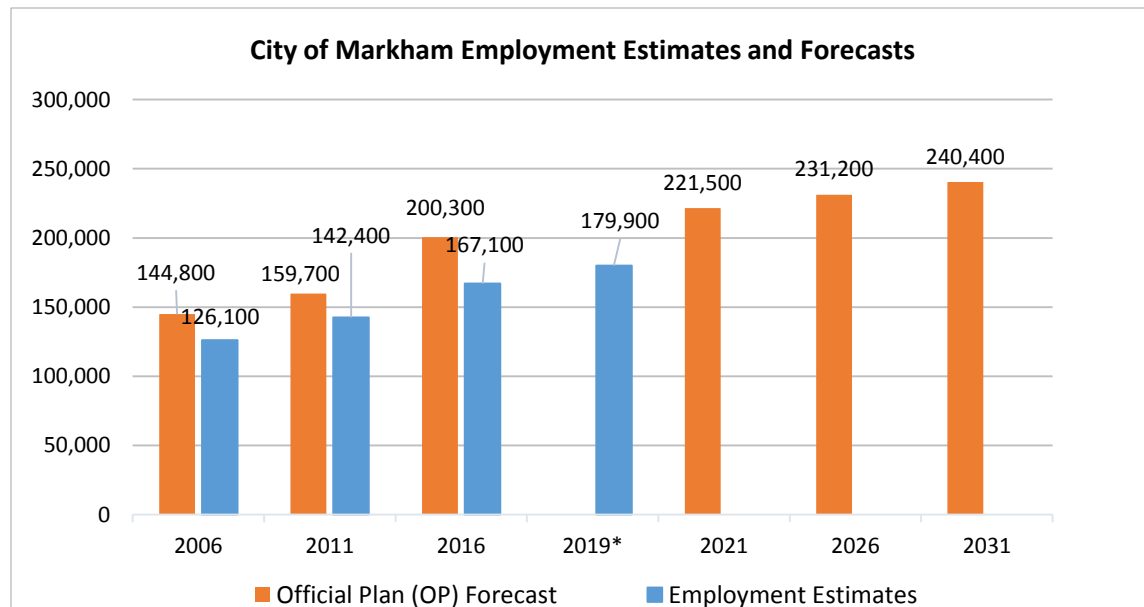
City of Markham Population Estimates and Forecasts





## Sustainable Growth - Employment

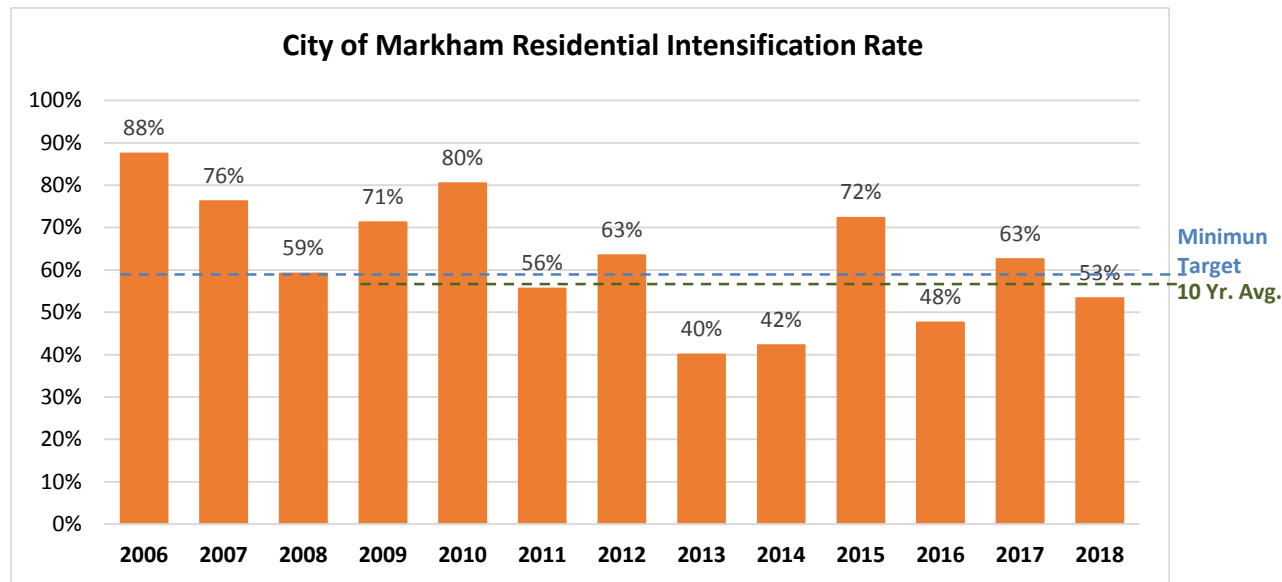
- Markham's employment increased by 41,000 jobs to 167,100 from 2006 to 2016
- Recent trends indicate the 2021 forecast will likely be less than forecasted





## Sustainable Growth – Residential Intensification Rate

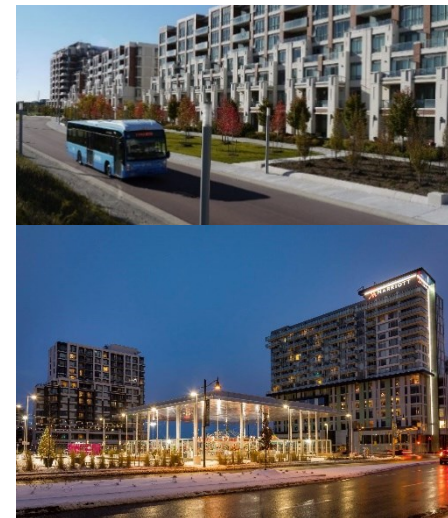
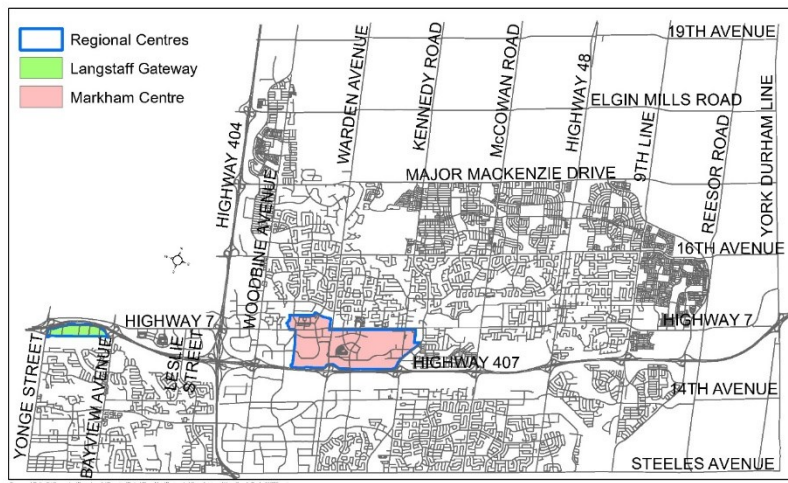
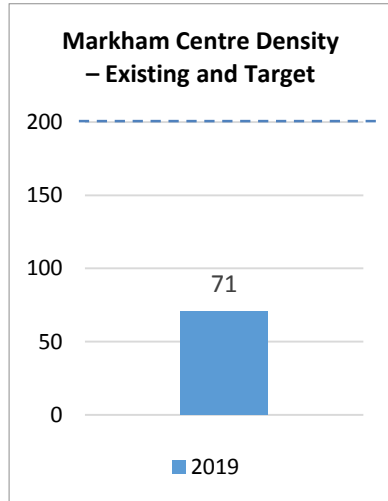
- Intensification within the built-up area was 58% over the 10 year period from 2009 to 2018
- City's Centres and Corridors will continue to contribute to achieving the target





## 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

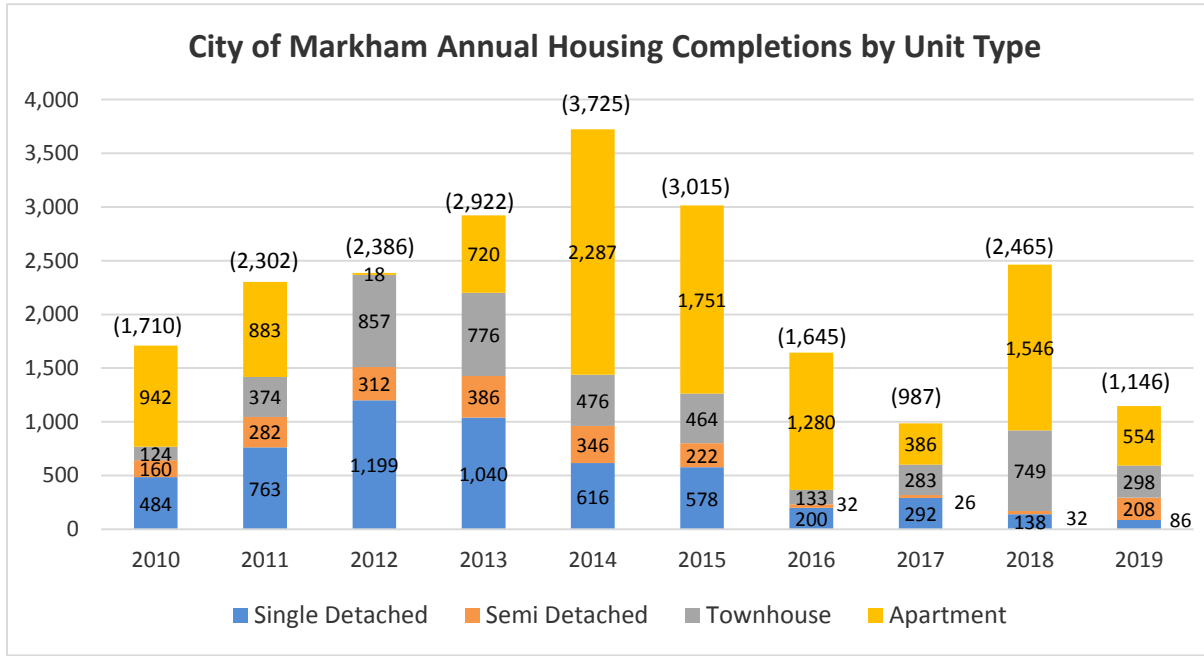






## Building Complete Communities – New Housing Supply by Type

- 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)



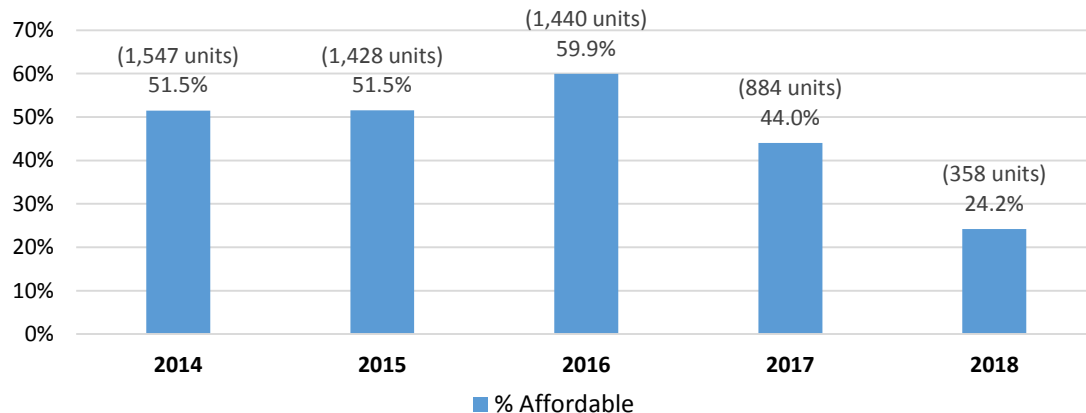




## Building Complete Communities – New Housing Affordability

- 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

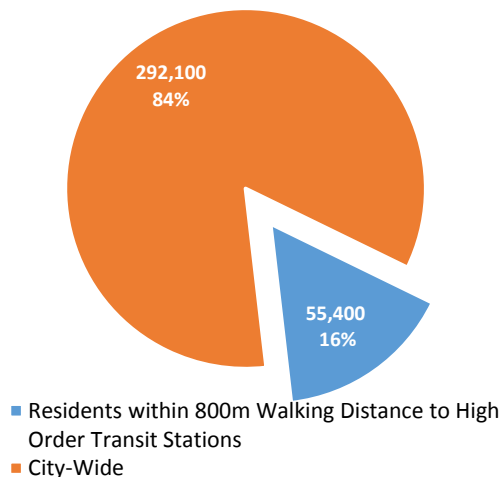




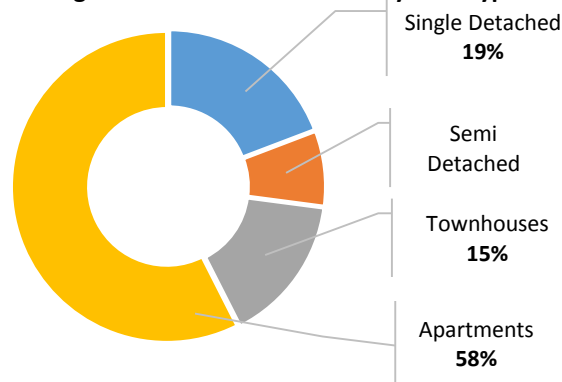
## Increasing Mobility Options – Residents within 800m of Walking Distance of Higher Order Transit Stations

- 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

Residents within 800m Walking Distance to Higher Order Transit Stations



Residents within 800m Walking Distance to Higher Order Transit Stations by Unit Type





## 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