



Monitoring Growth in the City of Markham Performance Indicators

September 27, 2021 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

Protecting the Natural Environment

- Tree Canopy Cover
- Area of Wetland and Woodland Cover
- Public Ownership of Greenway Designated Land

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
- Active Transportation Infrastructure

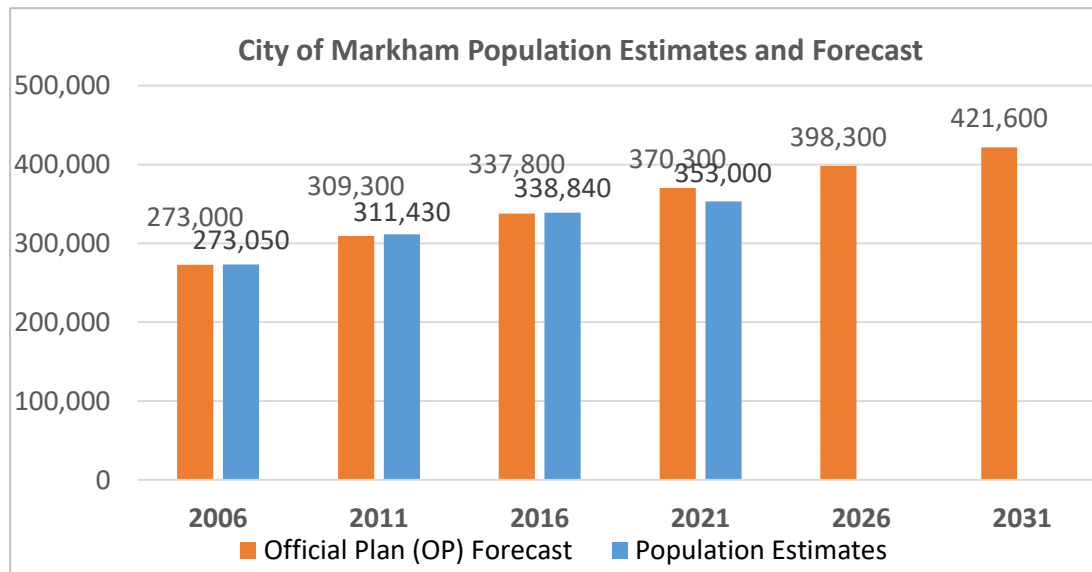
Maintaining a Vibrant and Competitive Economy

- Inventory of Employment Spaces
- Assessed Value of Commercial and Industrial Spaces
- Building Permit Activity



Sustainable Growth - Population

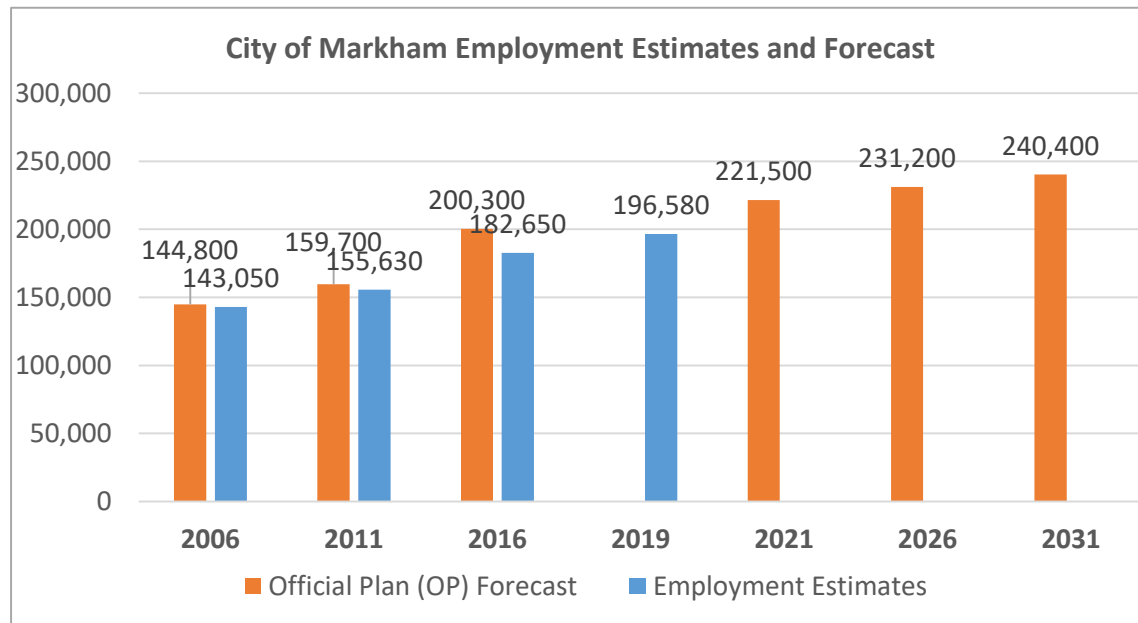
- Markham's 2021 population is about 17,300 less than the forecasted population
- Recent trends indicate the 2026 forecast may be a challenge to meet





Sustainable Growth - Employment

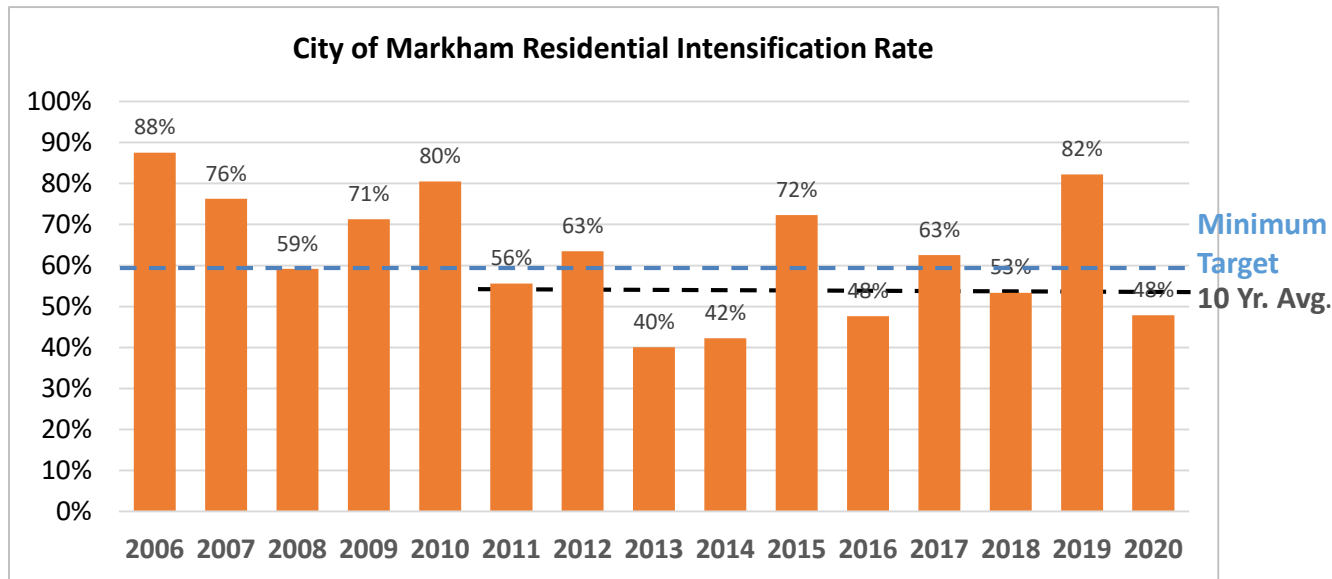
- Markham's employment increased by 41,000 jobs to 167,100 from 2006 to 2016
- Recent trends indicate the 2021 estimate will likely be less than forecasted





Sustainable Growth – Residential Intensification Rate

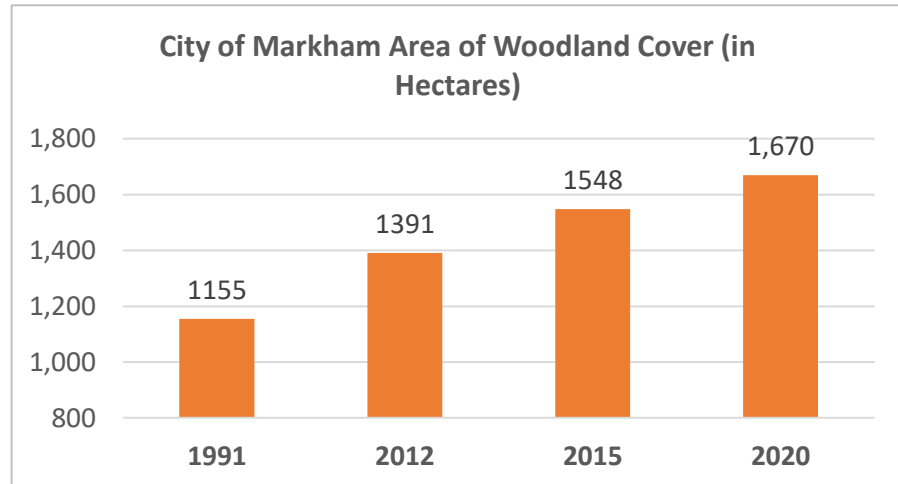
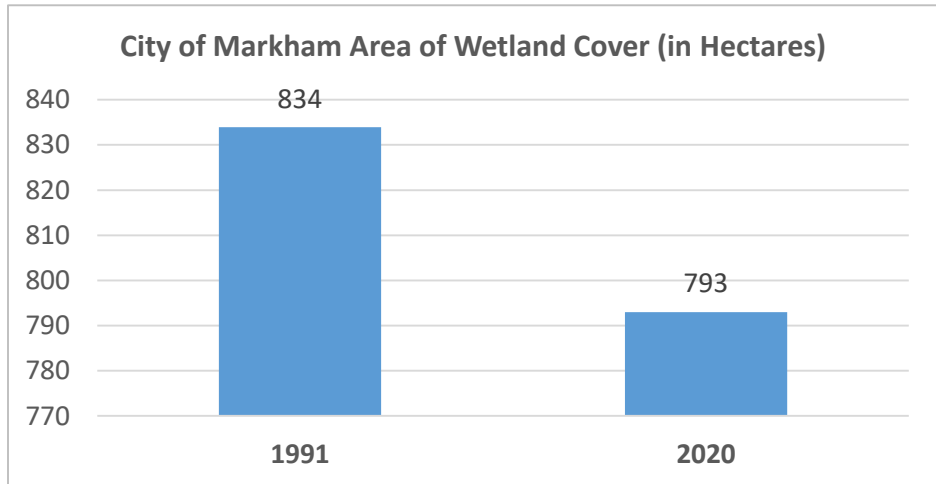
- Intensification within the built-up area was 55% over the 10 year period from 2011 to 2020
- City's Centres and Corridors will continue to contribute to achieving the target





Protecting the Natural Environment – Wetland and Woodland Cover

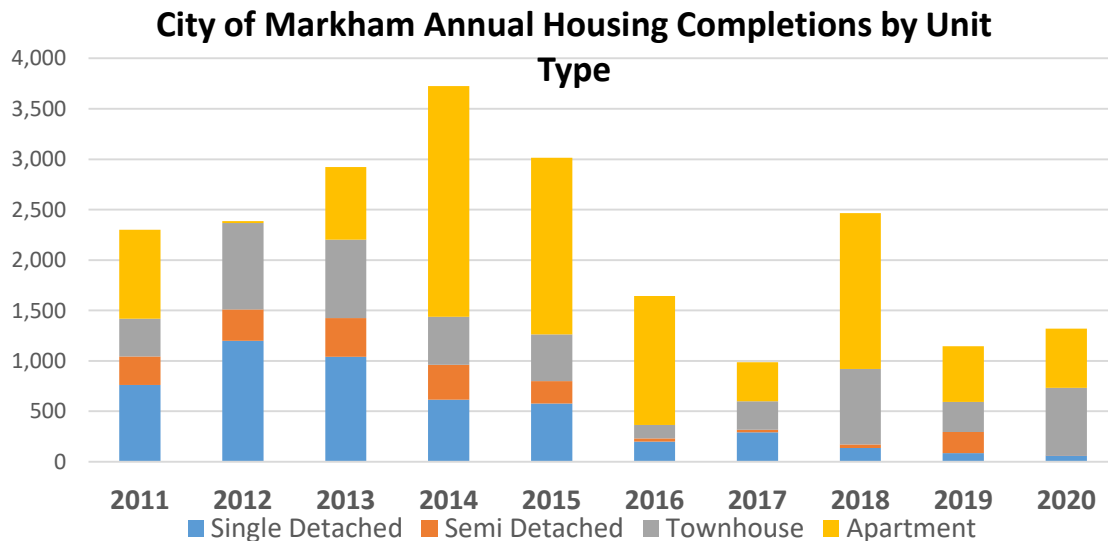
- 1991 to 2020 there has been a decline of 41 hectares to 793 hectares of wetland cover
- Over the same period, there was an increase in woodland cover by 515 hectares to 1,670 hectares





Building Complete Communities – New Housing Supply by Type

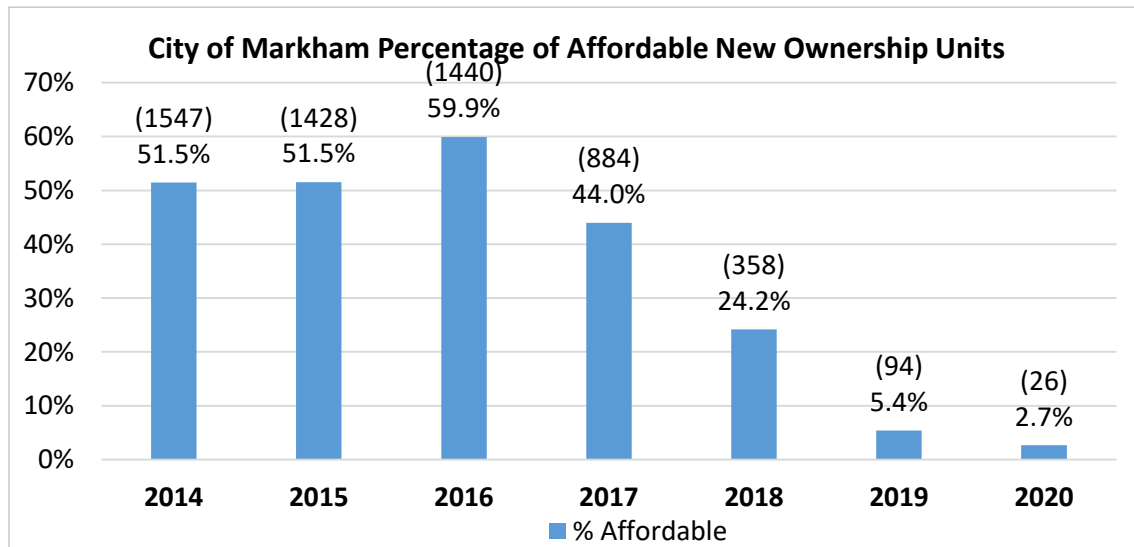
- 2016 to 2020 there were 6,482 higher density new units (86% of all new units in that period) while from 2011 to 2015 there were 8,606 higher density new units (60% of all new units in that period)
- In 2020 higher density units were 32% of the total housing stock





Building Complete Communities – New Housing Affordability

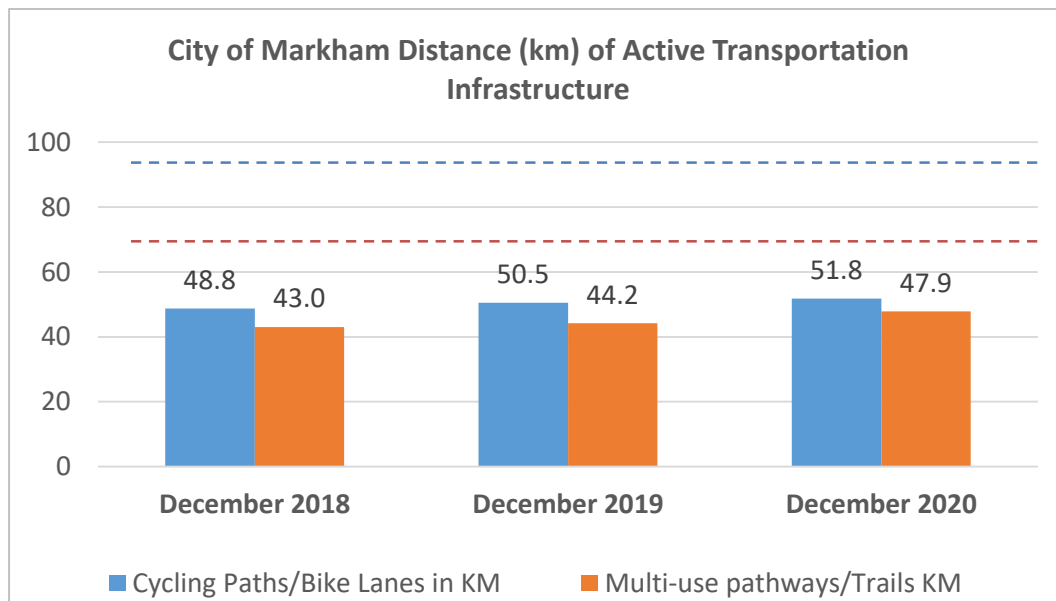
- Affordability of new ownership housing has been declining with a high of 60% of new units in 2016 and decreasing to 3% in 2020
- 37 affordable rental units were built in 2020 (36 private market and 1 second unit), an increase from the average of 5 units a year between 2015 and 2019





Increasing Mobility Options – Active Transportation Infrastructure

- Active transportation network growing but not meeting targets
- Upcoming Active Transportation Master Plan Workshop



Cycling Path Target
93 KM

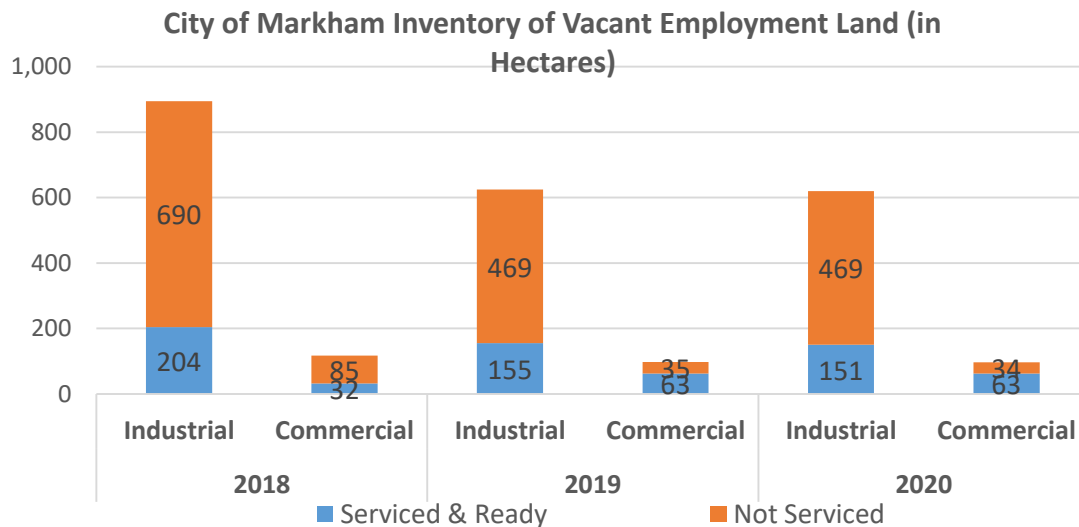
Multi-Use
Pathways Target
70 KM





Maintaining a Vibrant and Competitive Economy – Vacant Employment Lands

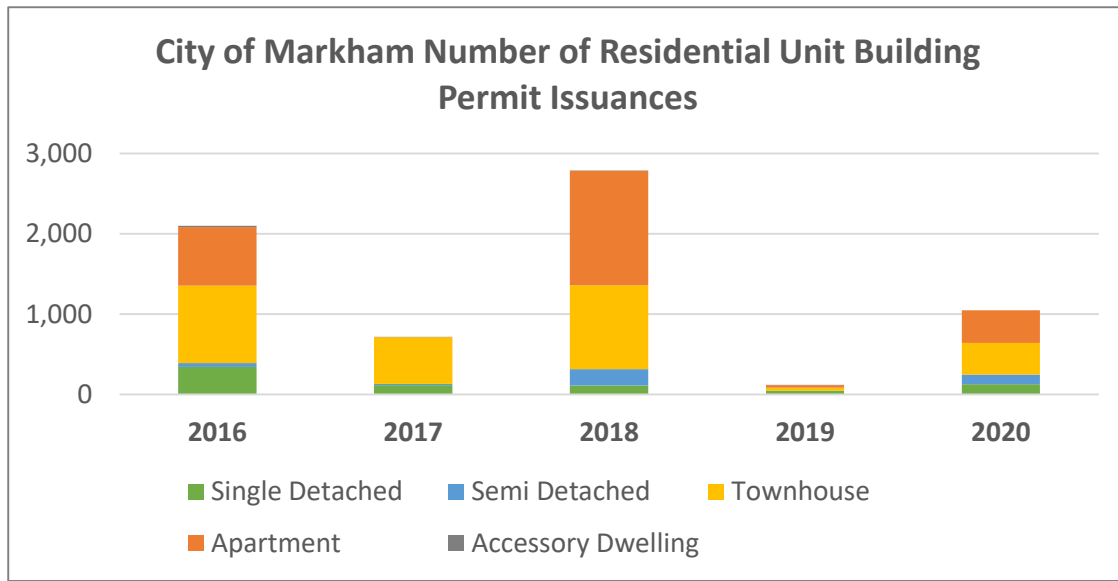
- Supply of serviced vacant industrial land decreased from 2018 to 2020 to 151 hectares while the supply of serviced vacant commercial land increased 63 hectares
- In the same time period, unserviced industrial land decreased to 469 hectares and unserviced commercial land decreased to 34 hectares.





Maintaining a Vibrant and Competitive Economy – Building Permit Activity

- In the past five years the number of residential permits issued reached a high of 2,783 units in 2018 and averaged 1,349 units in the same period
- In the same period building permit issuances for non-residential building spaces had a high of 269,281 m² in 2017 and averaged 203,000 m² in the same period





Next Steps

- These indicators inform municipal processes including Official Plan updates and growth monitoring
- Regular annual reports on monitoring will continue
- Currently addressing development review process improvements and will update DSC in October 2021
- Development Fee and Building By-laws update for November 2021 DSC