



Monitoring Growth in the City of Markham Performance Indicators

Development Services Committee
October 17, 2023



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

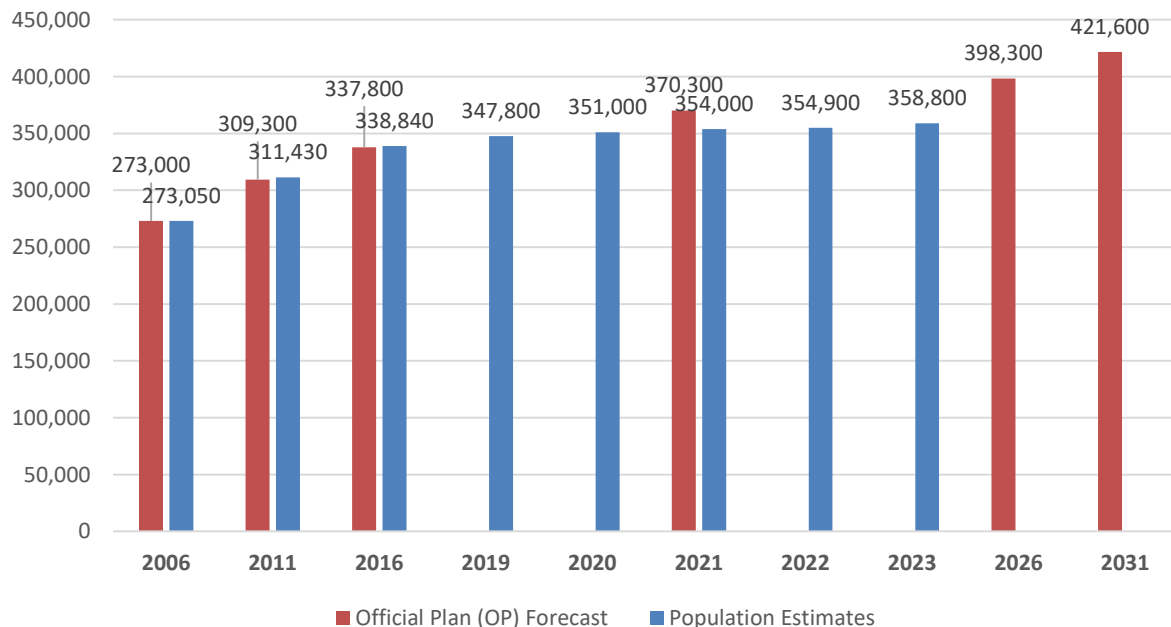
- Inventory of Employment Spaces
- Assessed Value of Commercial and Industrial Spaces
- Building Permit Activity



Sustainable Growth - Population

- Markham's 2023 population is about 22,700 less than the forecasted population
- Recent trends indicate the 2026 forecast will likely not be met

City of Markham Population Estimates and Forecast

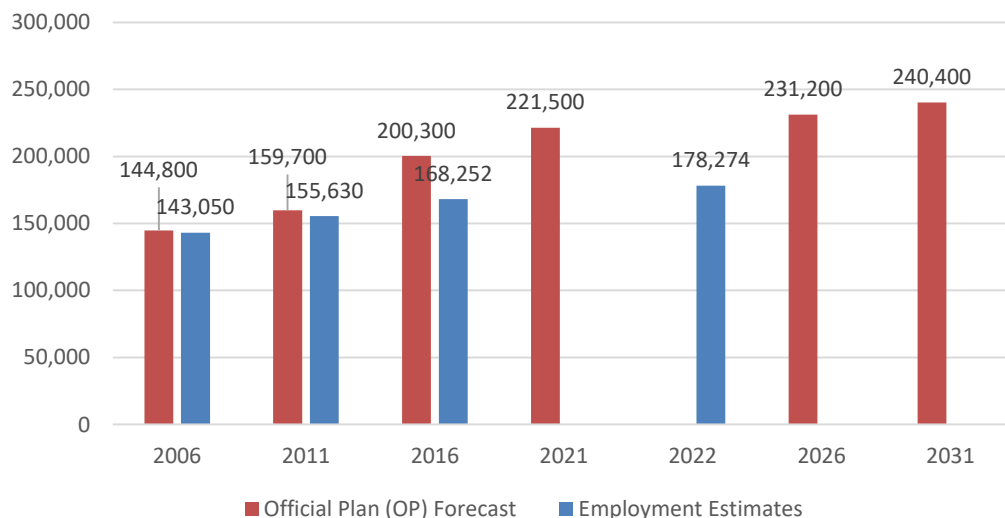




Sustainable Growth - Employment

- Markham's employment increased by 41,000 jobs to 167,100 from 2006 to 2016
- Recent trends indicate the 2026 estimate will likely be less than forecasted

City of Markham Employment Estimates and Forecast

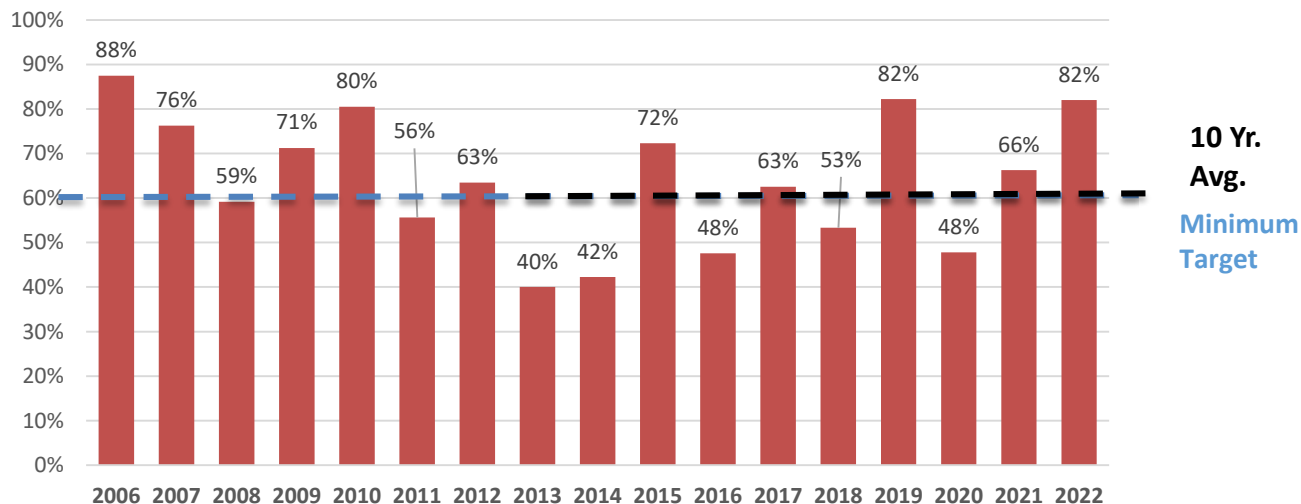




Sustainable Growth – Residential Intensification Rate

- Intensification within the built-up area was 60% over the last 10 years
- City's Centres and Corridors will continue to contribute to achieving the target

City of Markham: Residential Intensification Rate

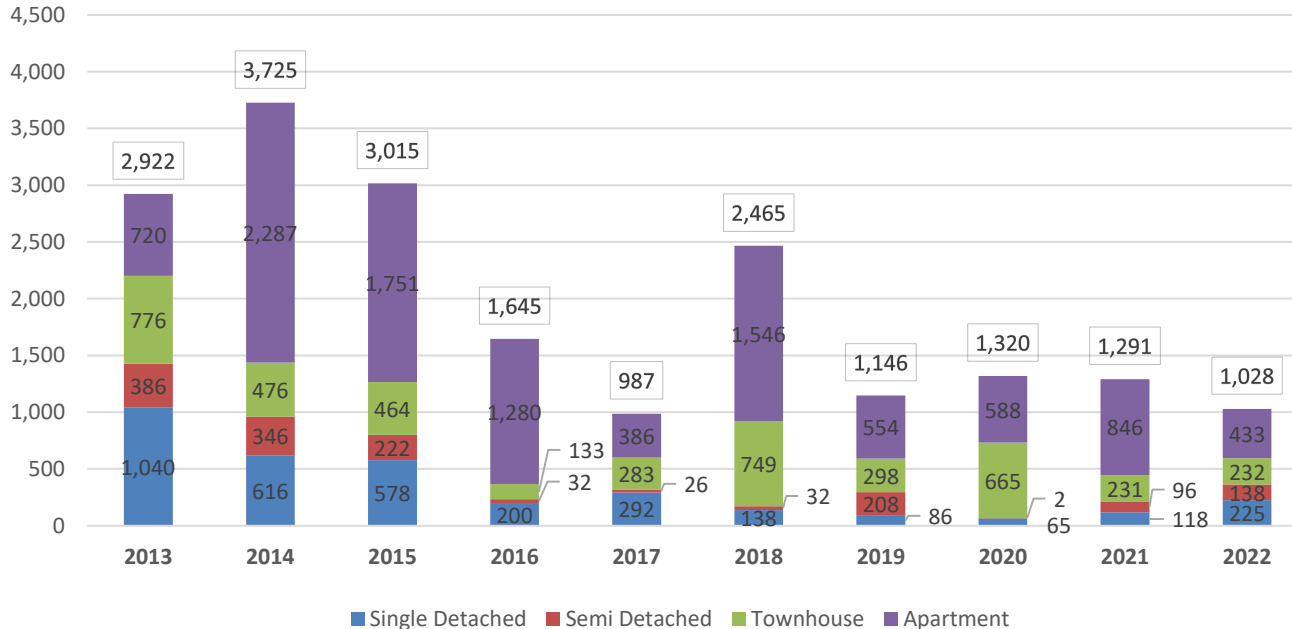




Building Complete Communities – New Housing Supply by Type

- 2017 to 2022 there were 6,811 higher density new units (83% of all new units in that period)
- As of June 2023, a total of 37,888 higher density units (apartments and townhouses) which comprise 34% of the total housing stock, an increase from 25% in 2011.

Annual Housing Completion by Unit Type

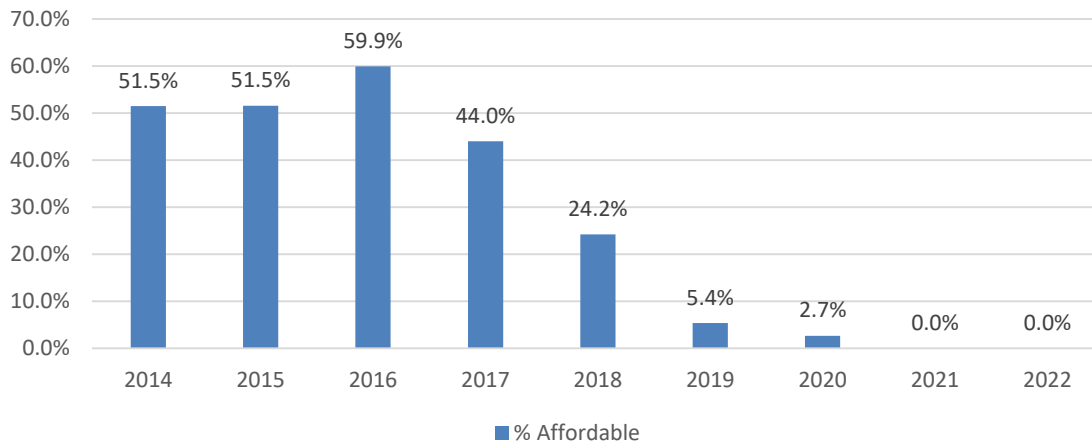




Building Complete Communities – New Housing Affordability

- Affordability of new ownership housing has been declining with a high of 60% of new units in 2016 and decreasing to 0% in 2021 and 2022
- 9 affordable rental units were built in 2022 (all were registered second units)

Percentage of New Ownership Units Affordable





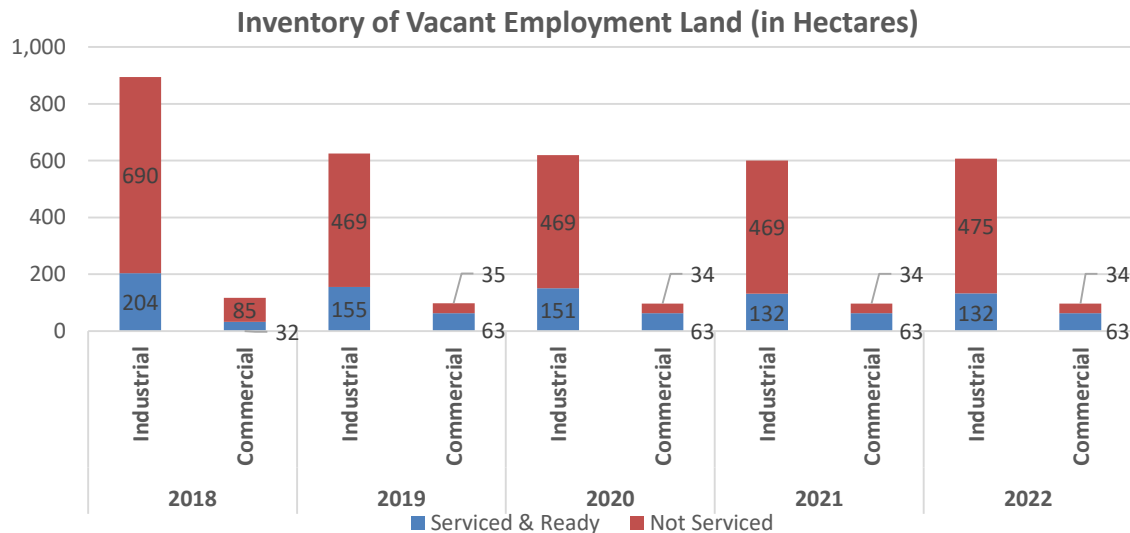
New Housing Affordability – Affordable Units Secured Through Development Application Process

- This is a new indicator which tracks the number and tenure of new affordable housing units which have been secured through the development applications process
- From 2020 to 2023 development applications staff have secured 115 new affordable housing ownership units



Maintaining a Vibrant and Competitive Economy – Vacant Employment Lands

- Supply of serviced vacant industrial land decreased from 2018 to 2022 to 132 hectares while the supply of serviced vacant commercial land increased to 63 hectares
- In the same time period, unserviced industrial land decreased to 475 hectares and unserviced commercial land decreased to 34 hectares.

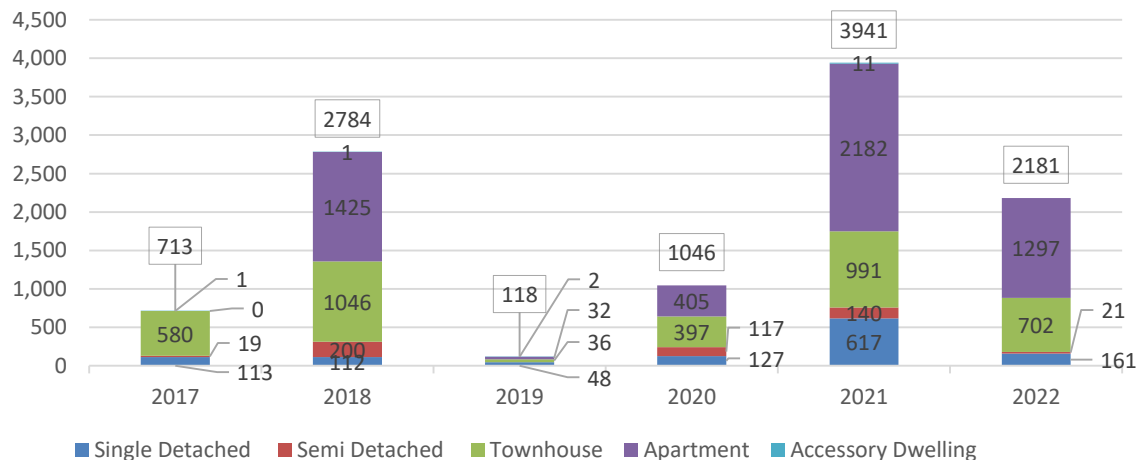




Maintaining a Vibrant and Competitive Economy – Building Permit Activity

- In the past five years the number of residential permits issued reached a high of 3,941 units in 2021
- In the same period building permit issuances for non-residential building spaces had a high of 458,649 m² in 2021

City of Markham Residential Unit Building Permit
Issuances





Next Steps

- These indicators inform municipal processes including Official Plan updates and growth monitoring
- Regular annual reports on monitoring will continue