



# Monitoring Growth in the City of Markham Performance Indicators

Development Services Committee  
October 15, 2024



## 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

## Increasing Mobility Options

- Modal Split
- Residents Within 800m of Higher Order Transit
- Active Transportation Infrastructure

## Building Complete Communities

- New Housing Affordability
- New Housing Supply by Type
- Protection of Cultural Heritage Resources

## Maintaining a Vibrant and Competitive Economy

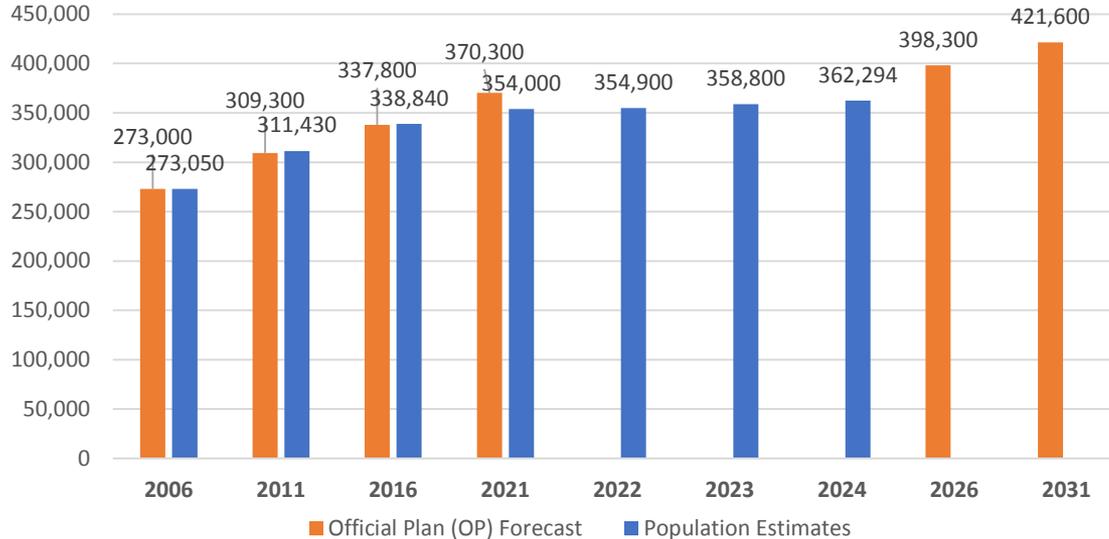
- Inventory of Employment Spaces
- Assessed Value of Commercial and Industrial Spaces
- Building Permit Activity



# Sustainable Growth - Population

- Markham's 2024 mid-year population estimate is 362,294
- Based on recent average annual growth of 2,819 residents, the 2026 population will be significantly less than the forecasted population of 398,300

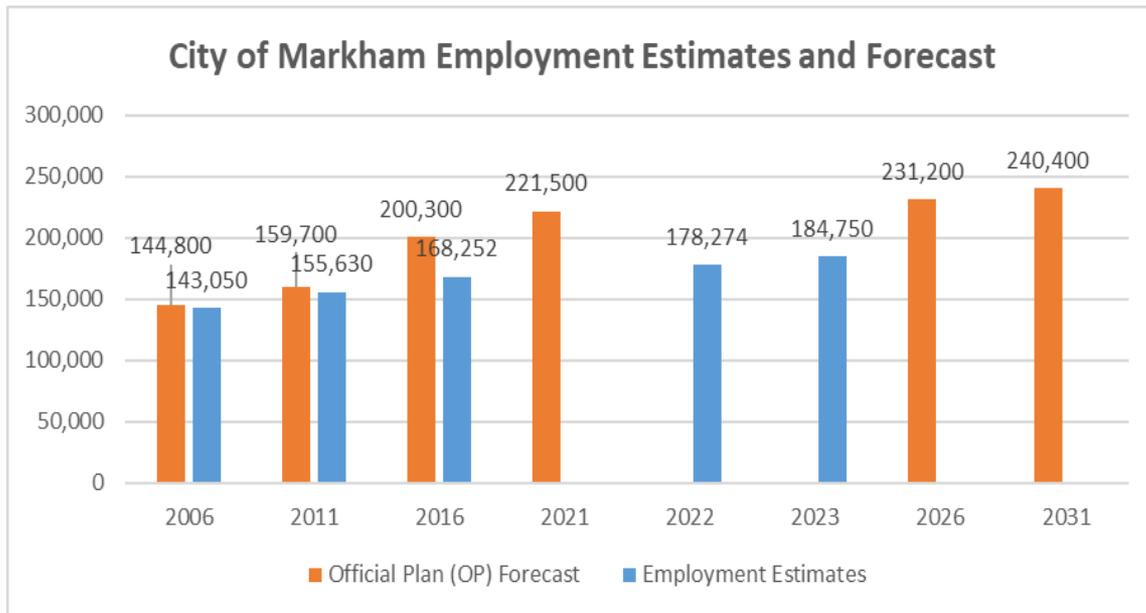
City of Markham Population Estimates and Forecast





## Sustainable Growth - Employment

- Markham's employment increased by 29,120 jobs from 2011 to 2023 to approximately 184,750 jobs in 2023
- Recent trends indicate the 2026 estimate will likely be less than forecasted

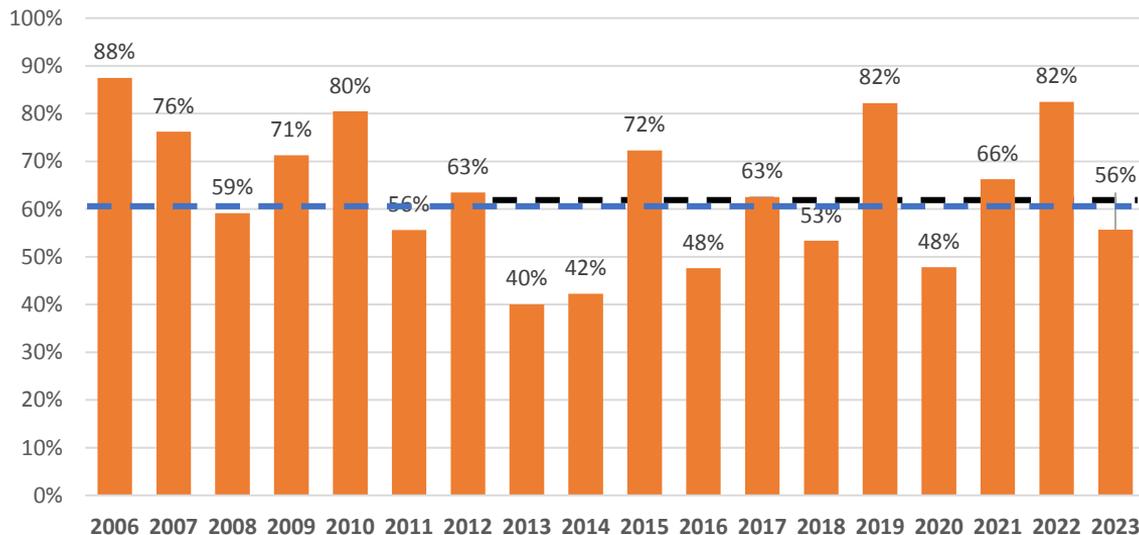




# Sustainable Growth – Residential Intensification Rate

- Intensification within the built-up area averaged 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



**10 Yr.  
Avg.**

**Minimum  
Target**



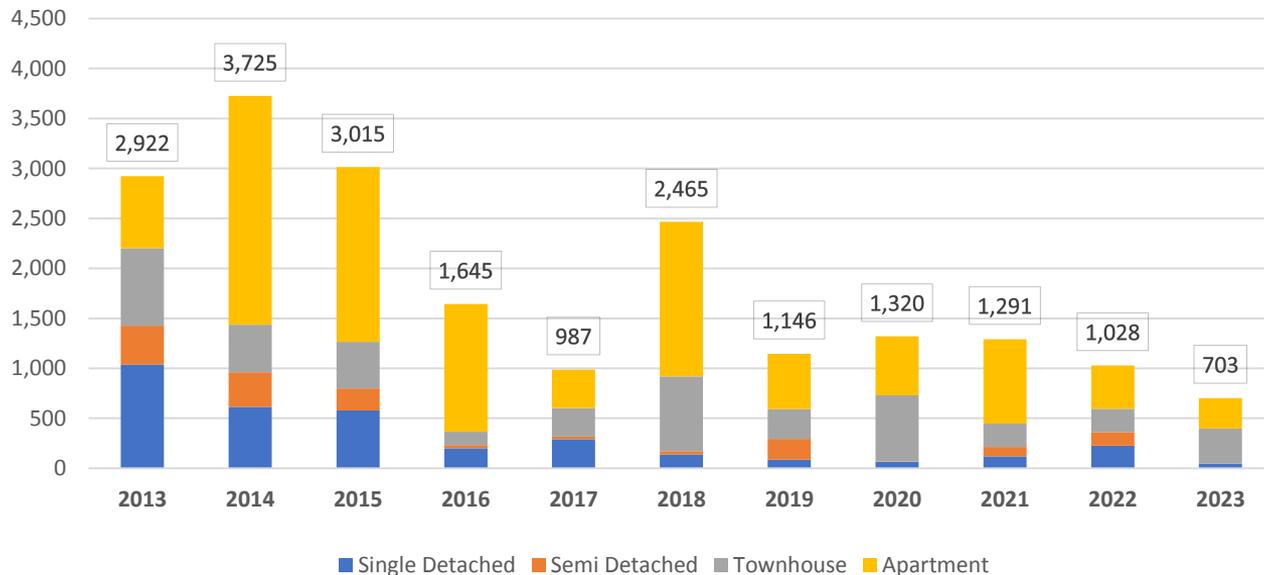


## Building Complete Communities – New Housing Supply by Type

- 2019 to 2023 there were 4,504 higher density new units (82% of all new units in that period)
- As of June 2023, a total of 39,682 higher density units (apartments and townhouses) which comprise 34% of the total housing stock, an increase from 25% in 2011.



City of Markham Annual Housing Completion by Unit Type

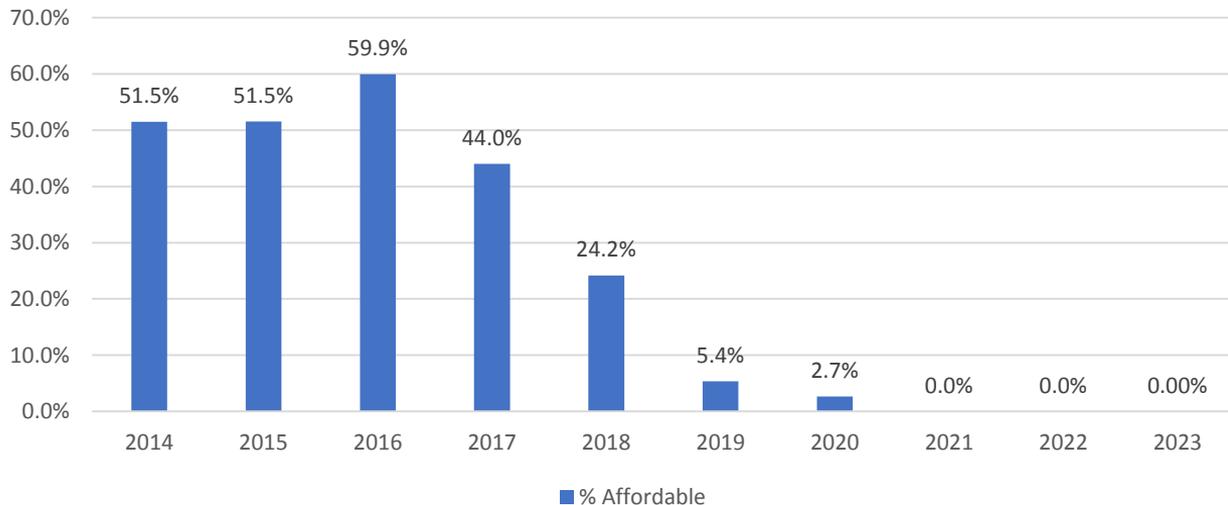




# Building Complete Communities – New Housing Affordability

- Affordability of new ownership housing has been declining with a high of 60% of new units in 2016 and decreasing to 0% in 2021, 2022, and 2023
- 293 affordable rental units were built in 2023 (263 Unionville Commons)

City of Markham Percentage of New Ownership Units Affordable





## New Housing Affordability – Affordable Units Secured Through Development Application Process

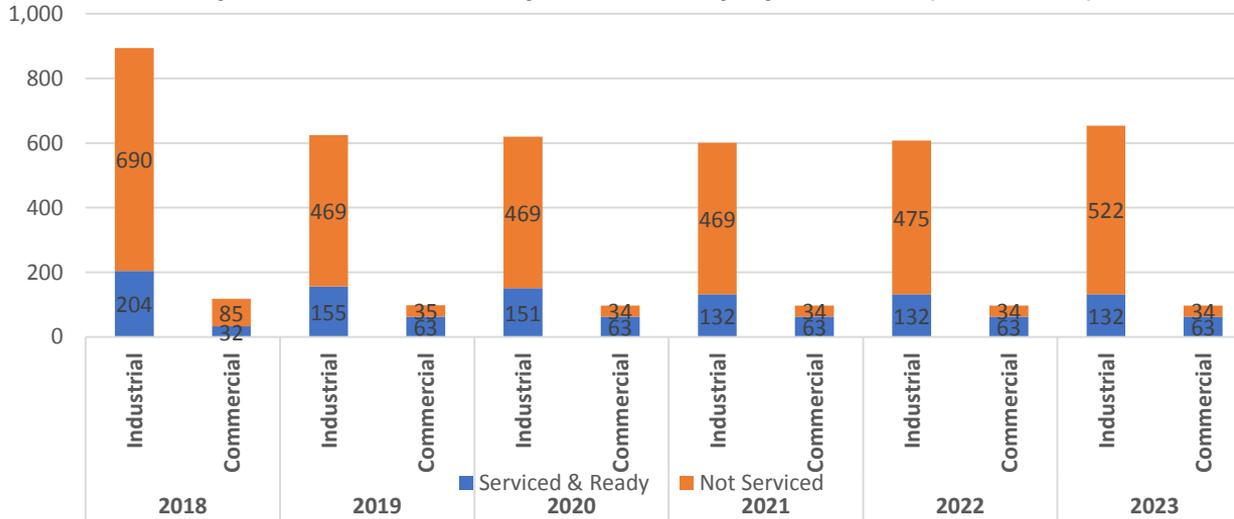
- This is the second year in which this indicator has been tracked. This indicator tracks the number and tenure of new affordable housing units which have been secured through the development applications process
- From 2021 to 2024 development applications, staff have secured 166 new affordable housing units and 20 below market units
- All of these units are new ownership units



## Maintaining a Vibrant and Competitive Economy – Vacant Employment Lands

- Supply of serviced vacant industrial land decreased from 2018 to 2023 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 522 hectares and unserviced commercial land decreased to 34 hectares.

City of Markham Inventory of Vacant Employment Land (in Hectares)

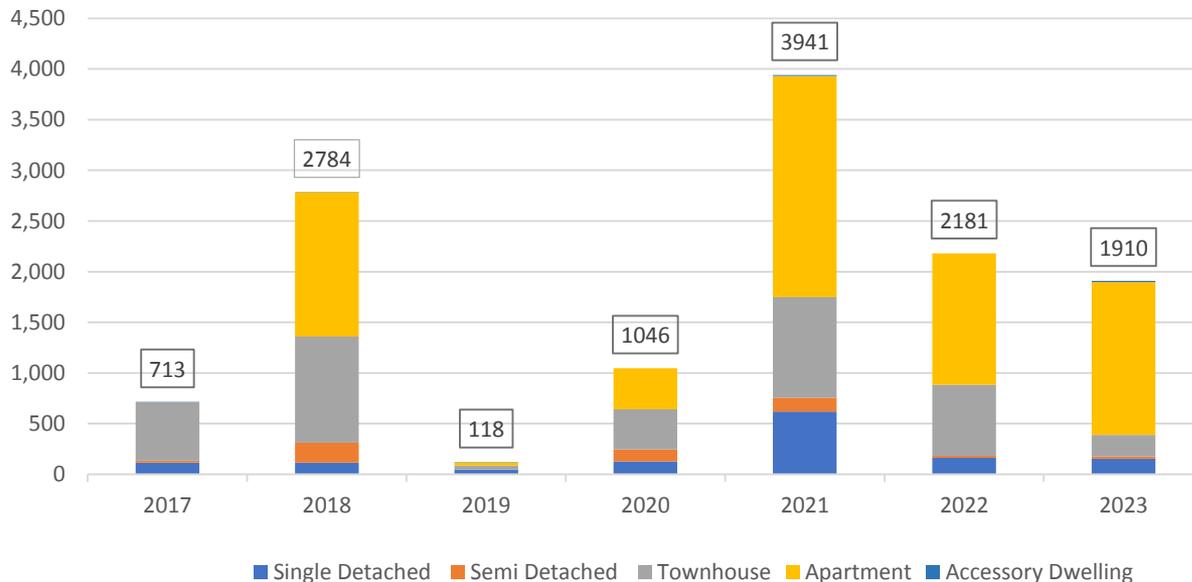




## Maintaining a Vibrant and Competitive Economy – Building Permit Activity

- 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 m<sup>2</sup> 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 OP monitoring will continue