



MARKHAM CIVIC CENTRE
NOVEMBER 30, 2015

SRRA MARKHAM RENEWAL

Your support over the last year has allow SRRA to...

- Produce *The Nodal Study*

Where employers in the Region will locate in the future

- Review the Growth Plan in Detail

Realigning growth with transportation - RER/ST

- Commence New Research

Trip Time: Transit Through the Eyes of the Consumer
Intensifying Employment Lands which Surround RER/ST

- Attract More Support

New Partners from Province and Private Sector

THE FUTURE OF OFFICE DEVELOPMENT IN THE GTHA

THE NODAL STUDY

www.srresearch.org

The Nodal Study

- Identified 350 companies able to provoke new office space
- Interviewed 40 major employers
- Identified 27 existing & potential nodes which have 76% of the region's 216M sq. ft. of office space
- 5 Critical Trends & Issues

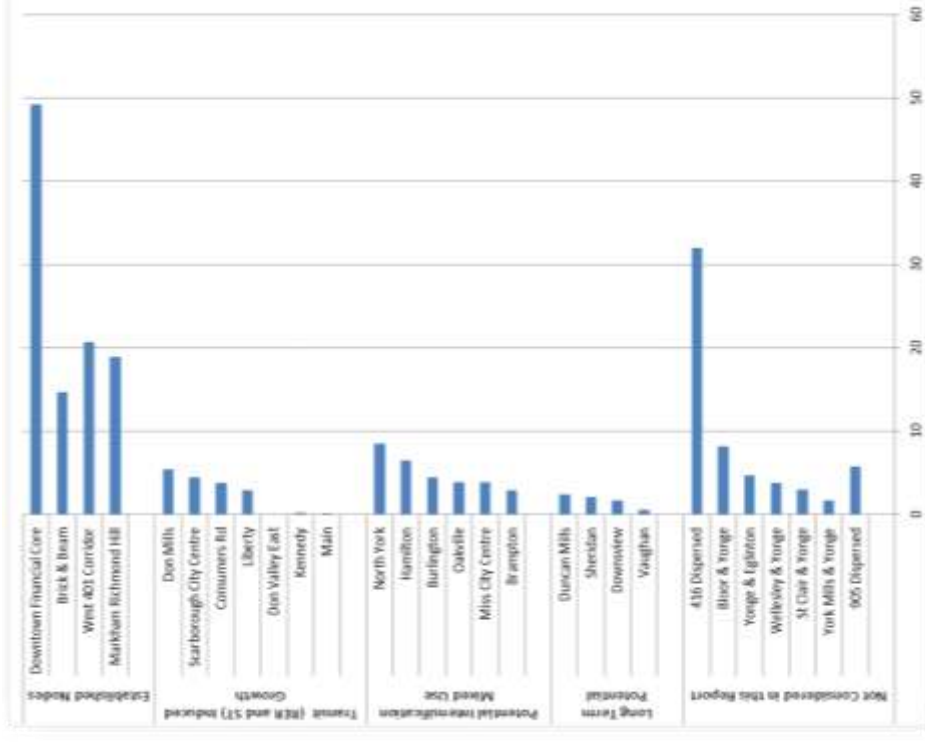
We learned that no single location will do.

- Each node has a unique set of conditions

- 40 key decision makers:

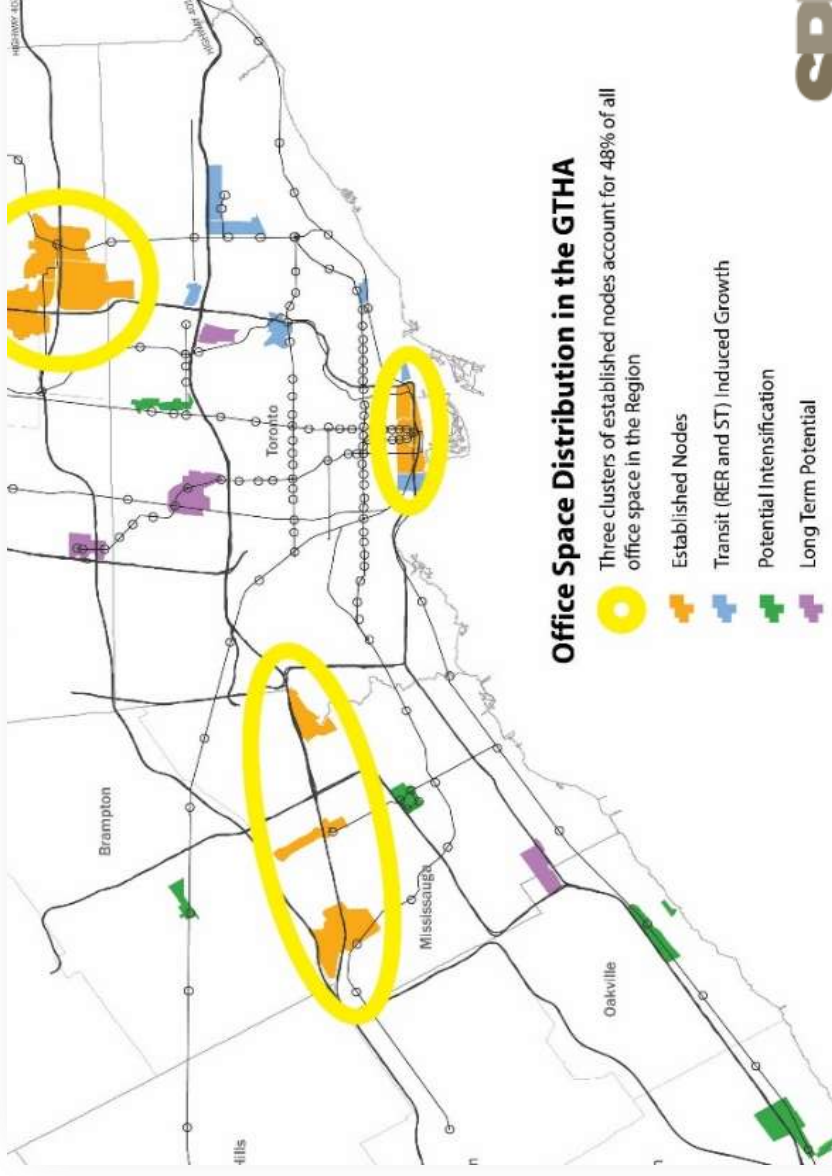
No place in the region that is 'hot' or 'desirable'

- We built it – will they come?



This is where employers think growth will occur.

- Majority of growth is dependent on 3 clusters
- Account for 48% of all the office space in the Region



The Region is growing.

- GTHA expected to grow by 3.5 million people over the next 25 years
- At least 50% of new jobs likely to be office jobs
- The Region will need up to 100M sq. ft. of new office space
- Equivalent to 40 First Canadian Places

The Ridership Forecast Study

- Complex challenge
- Working with a single line of growth in the Region
- Allocating growth to transit nodes means reducing growth in non-transit nodes
- Collaboration on the data with GTAA, Mississauga, BILD, and York Region



The Ridership Forecast Study

- Fine grain analysis
- Greater accuracy with ridership forecasting, two way travel
- Improves the analysis of both RER/ST and VIVA



The Ridership Forecast Study

What does growth look like in Markham? What are Markham's strategic advantages?

- Transit Oriented Planning
- First and Last Mile Solutions
- Impact of VIVA
- Next Steps?

Trip Time: GTA Transit Through the Eyes of the Consumer

3 Drivers of Transit

- Time
- Cost
- Convenience

First & Last Mile

- Traditional Transit Solutions +
- Disruptive Technology Solutions will transform access to Markham employment lands



SRRA Future Research Projects



Role of Employment Lands in Accommodating the Anticipated Intensification of the GTHA

- RER & SmartTrack bisect the many of employment lands in the Region
- If these lands remain employment only, will ridership be sustaining?



Regional Overview Report



- SRRA looking to produce a similar report on the GTHA for May 2016
- Aggregated from many sources
- Non partisan assessment of the London Region for the next 50 years



Thank You

For more information:
www.srraresearch.org

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