



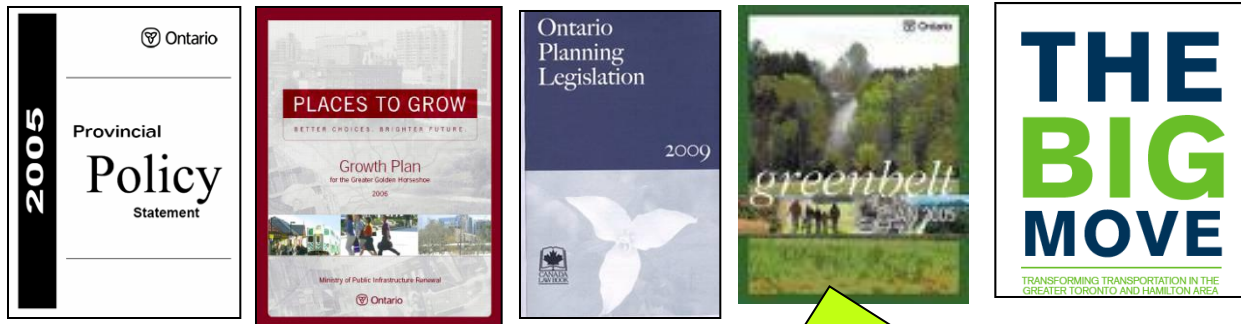
New Markham Official Plan

**Development Services Committee
February 8, 2011**

A New Markham Official Plan

- “Building Markham’s Future Together”
- Legislated Requirements:
 - to review Official Plan every 5 years and
 - to bring Official Plan into conformity with Region of York Official Plan
- Direction of Council, May 11, 2010
- Feb 22 2011 Report re program to prepare new Markham Official Plan

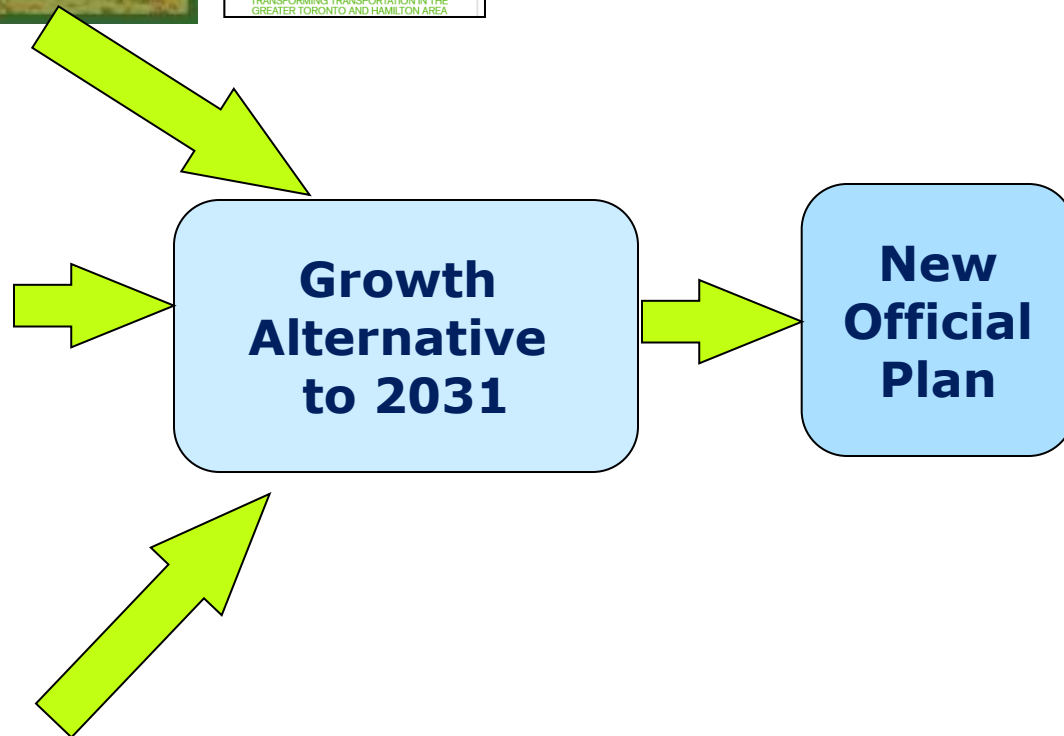
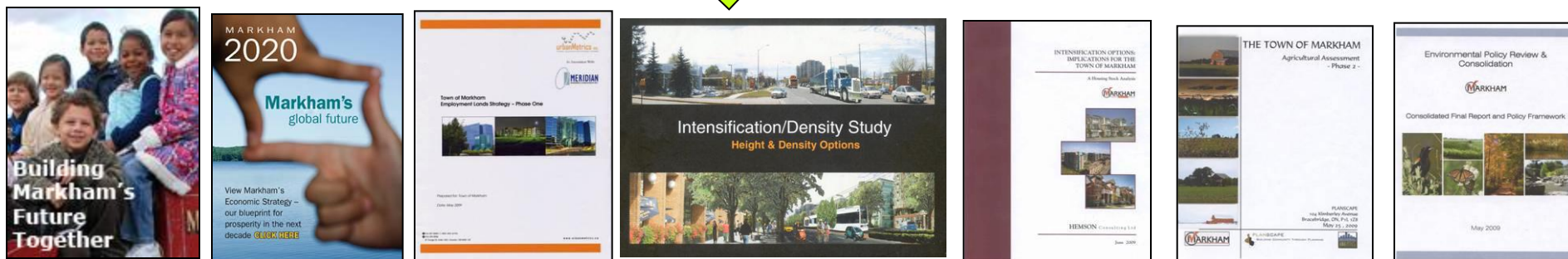
PROVINCIAL



REGIONAL



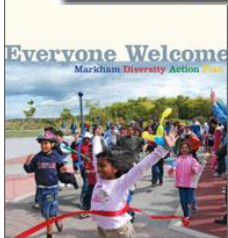
MARKHAM



Building Markham's Future Together

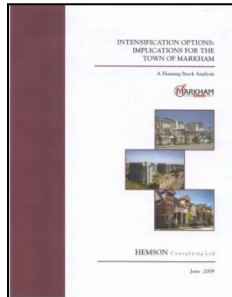
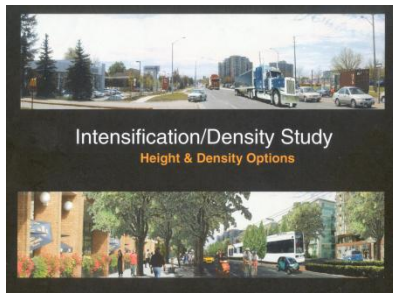
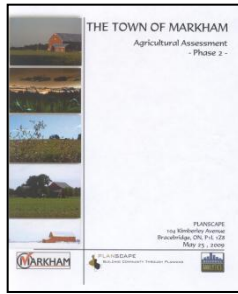
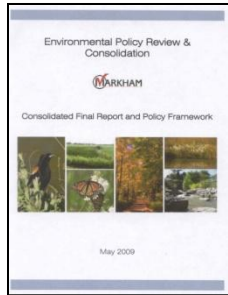


greenprint



- Integrated Leisure Master Plan
- Markham 2020 Economic Competitiveness Strategy
- Greenprint Sustainability Plan
- Markham's Transportation Strategic Plan
- Master Servicing Study
- Diversity Action Plan

Growth Management & Planning Studies



- Endorsement of Town-wide Greenway System incorporating a Natural Heritage Network & Greenbelt Agriculture lands
- Approval of OPA 140 for the Rouge Management Area
- Small Streams Study
- Employment Land Strategy (Phase 1)
- Housing Stock Analysis
- Agricultural Assessment Study
- Framework for an Intensification Strategy
- OPA refining current policies re Section 37
- Affordable Housing Strategy
- Built Form, Height and Massing Guidelines

Public Consultation on Growth Planning

Building Markham's Future Together

- 22 Public Meetings on individual studies
- Launch Event & 5 Community Meetings (March/April 2009)
- 24 reports, presentations to DSC
- Presentations to Advisory & Community Groups
- Notification Letters/Email ('Click with Markham' respondents, Working Groups, First Nation Groups, Individuals who requested notification, etc.)
- Town page
- Webpage/Dedicated email address
- Workbook, Q&A participation
- Public Information Meeting (Feb. 16/17 2010) over 1,000 people attended over the two dates

•Planning for Tomorrow (York Region)

Markham Growth Forecasts

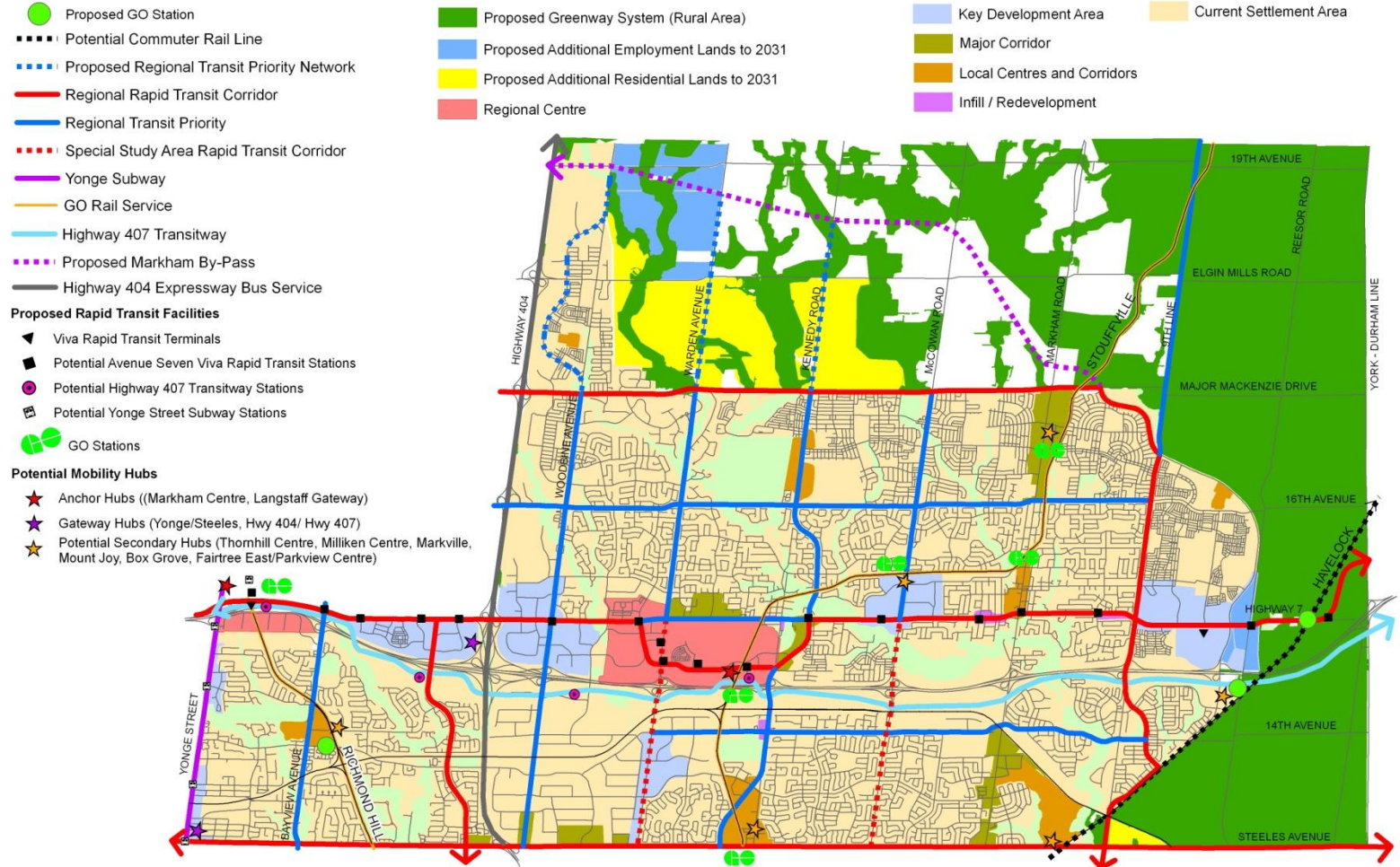
	2009	2031
Residents	303,000	421,600
Dwelling Units	88,000	153,000
Housing Mix	100%	100%
Singles	55%	39%
Semis/Townhouses	32%	29%
Apartments	13%	32%
Jobs	160,000	240,400



Endorsed Alternative for Growth to 2031

- Consistent with senior government policies and plans
- Continues environmental protection within a Town Greenway System
- Supports continued agricultural activity in Markham
- Emphasizes intensification (60% residential) and limited outward growth - 80% of forecast residential and employment growth within the current urban area
- Provides for a diversified housing stock and jobs supportive of improved live-work opportunities
- Provides for competitive supply of employment land and for employment intensification
- Builds on Markham's approach to planning new communities
- Supports sustainable development
- Aligns with Metrolinx and Region of York transportation initiatives

Endorsed Growth Alternative to 2031



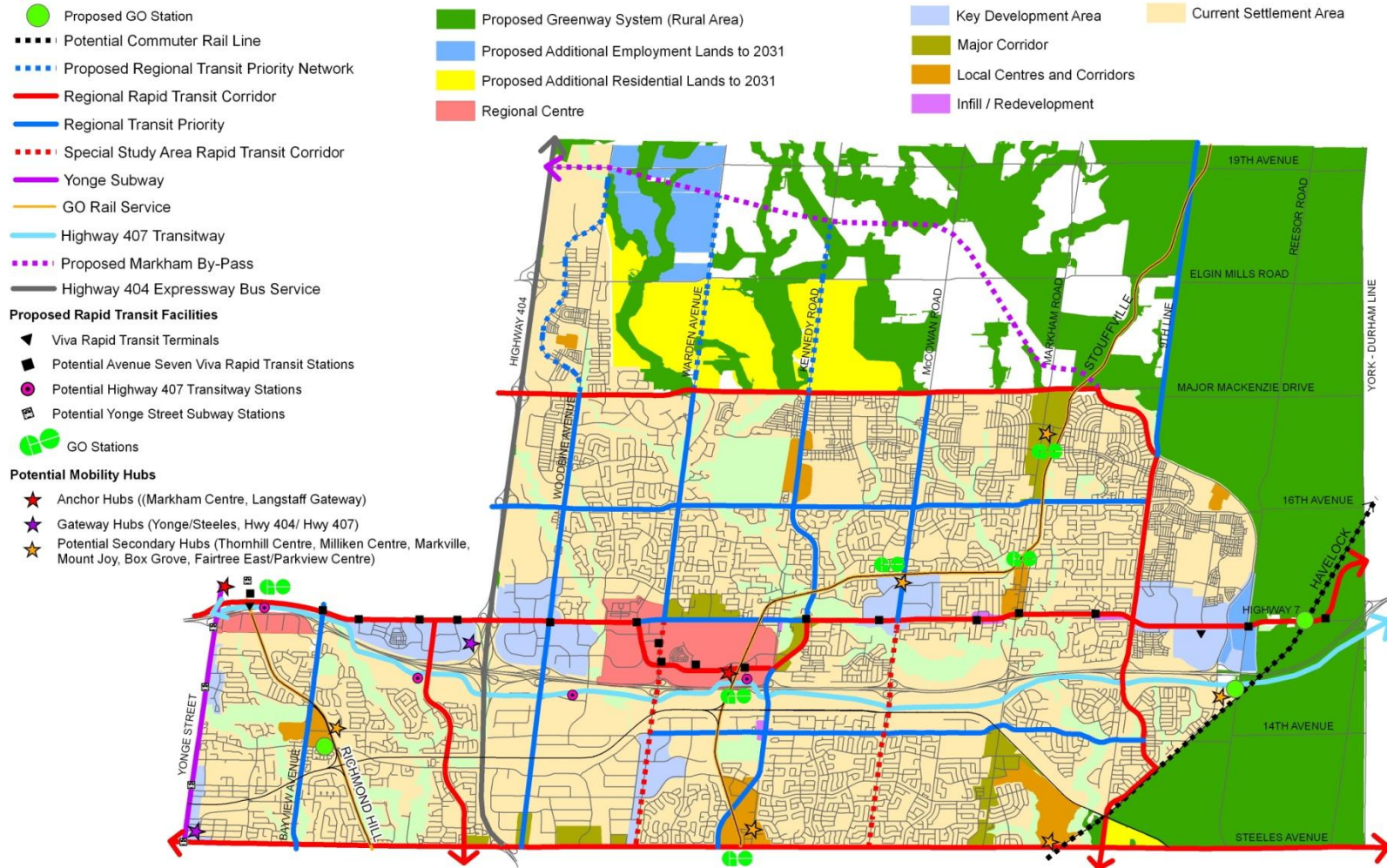
Media Recognition of Markham's Approach to Planning New Communities



“Markham hired a high-profile visionary, California based “new urbanist” Peter Calthorpe, to design communities with densities approaching that of downtown Toronto. It pioneered the idea of suburban intensification, redeveloping areas already built on.”

Toronto Star
January 16, 2011

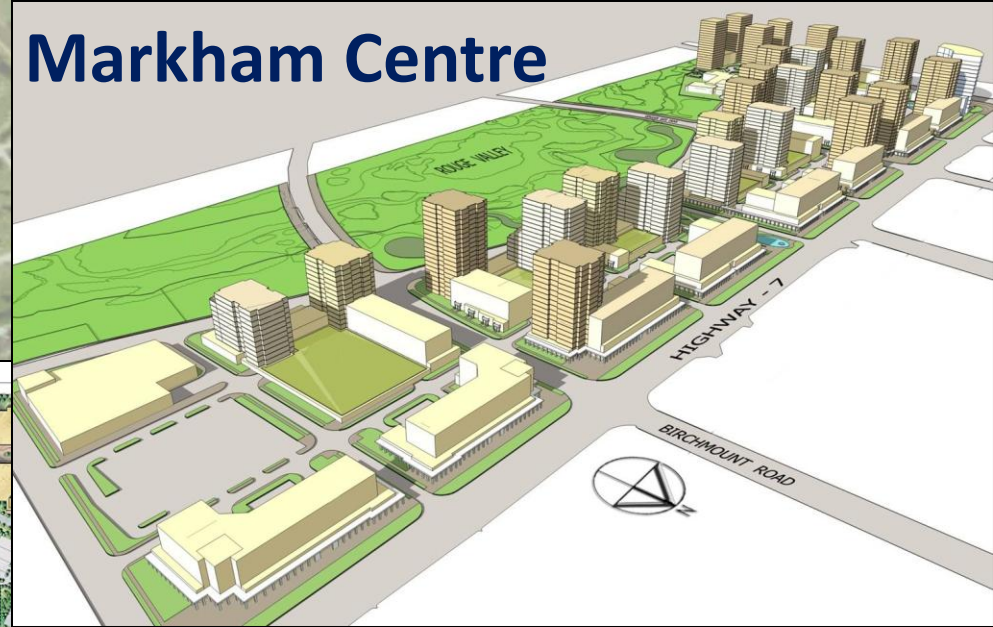
Intensification Areas & Transit Improvements



Langstaff Gateway



Markham Centre



Cornell Centre



Environment First

- Natural Heritage Network and enhancement areas
- Environmental protection and a Town Greenway System integrated with lands for growth and agriculture
- Greenway System incorporates Provincial Greenbelt and integrates with Regional Greenland System

Support for Agriculture

- Recommended Agricultural Strategy endorsed by Council
- Town's agricultural lands protected through Provincial, Regional and Town policies
- Markham Agricultural Advisory Committee and Greenprint



Community Building

- Hierarchy of intensification areas endorsed
- Significant residential and employment growth focused at priority locations served by rapid transit
- 60% of new residential growth to be located within 'built boundary', and 80% of residential and employment growth within current settlement area
- Established residential, employment and heritage areas preserved
- Local area studies will establish appropriate built form in an area context

Marketability

- Intensification requires a shift in Markham's housing market to move towards medium and higher density housing forms
- Recommended alternative addresses market demand for new family housing, while also shifting towards more intense development
- Balanced approach supports sustainable development, diversity of accommodation, support for better live-work relationship
- Competitive positioning in market supports economic vibrancy in local economy
- Need to monitor market performance in regard to residential and business accommodation





Sustainable Development

- Provide for housing mix and jobs supportive of improved live-work opportunities within the Town
- Integration of land use and transportation – infrastructure focused on rapid transit routes
- New, sustainable communities, leading the GTA in water and energy management, wellness, accessibility, biodiversity, equity and choice
- Green communities, buildings and infrastructure
- Encourage alternative modes of transportation (walking, cycling and transit use)



Next Steps

- Report to Development Services Committee on February 22, 2011 re program to prepare a new Official Plan
- Special Meeting of Council, April 12, 2011 to receive submissions regarding possible revisions to the Official Plan

