

**EXCERPT CONTAINING ITEM #0010 OF THE DEVELOPMENT SERVICES
COMMITTEE (November 17, 09)**

10. PREFERRED MARKHAM GROWTH ALTERNATIVE TO 2031 (10.0)

Report Attachment Presentation

Mr. Jim Baird, Commissioner of Development Services emphasized that this is not the final recommendation on the overall Growth Management Strategy rather it is a preferred growth alternative to provide input to ongoing studies and to form the basis for further public consultation.

Ms. Valerie Shuttleworth, Director of Planning and Urban Design, delivered a PowerPoint presentation providing a high level overview that focused on the process and next steps with respect to the Growth Management Strategy, in the context of the overall Building Markham's Future Together program.

The Committee suggested that at any future public consultation meetings staff must clearly point out that the difference between the proposed residential growth target and what the current Regional Official Plan forecasts is a difference of 34,000 more people to 2031.

The Committee discussed the possibility of the population growing larger than forecasted. Staff advised that Town will need to monitor growth rates and the provision of infrastructure to keep pace with growth and that policies and phasing plans can assist. Staff pointed out that the majority of residential intensification will be placed along the transit corridors. The Committee suggested that staff provide multi year data on the increase in population growth compared with the forecasted numbers of previous Official Plans.

Mr. Peter Miasek, 34 Normandale, addressed the Committee with respect to the Preferred Markham Growth Alternative and stated his support with the 2031 forecasted employment land strategy. He would like more information regarding the risk assessment associated with the proposed forecasted residential growth to 2031.

Staff explained that municipal compliance with the forecasted population and employment growth is legislated through the Province. Local municipalities are required to comply with Regional and Provincial plans and policy direction. Staff advised that the Region of York has completed a detailed financial analysis that concluded with a residential intensification target of 40% across the Region and 52% for Markham specifically. The Town of Markham has also initiated its own financial study.

There was considerable discussion regarding a residential intensification target of 52% or 60% for Markham and how each relates to housing stock, persons per unit by dwelling type, and development within the “white belt”.

Mr. Tim Lambe, Manager, Policy and Research, addressed the Committee regarding the difference in the housing stock between the residential intensification target of 52% compared to 60%.

The Committee suggested that this report only be received at this time and used to hold another Public Consultation session. The Committee discussed the importance of the delivery of rapid transit in order for any of these forecasted residential projections to work.

Mr. Harry Eaglesham, addressed the Committee regarding the Preferred Markham Growth Alternation and spoke in support. He believes that the Markham Council should endorse a residential intensification target and bring that forward to the Public Consultation.

Moved by Mayor F. Scarpitti

Seconded by Councillor E. Shapero

1) That the Report entitled Preferred Markham Growth Alternative to 2031 dated November 17, 2009 be received; and,

2) That the staff recommended growth alternative outlined in the report incorporating the following:

- a 2031 population of 423,500 and employment of 240,800, as provided for in the draft Regional Official Plan,
- the proposed Town greenway system, addressed in a report dated June 16, 2009,
- development of vacant lands within the current settlement area, consistent with land use designations and in support of the preferred growth alternative,
- a Town intensification strategy, as addressed in a report dated April 7 2009, and based on:
 - an hierarchy of preferred intensification locations, served by higher order transit, as identified in the Town’s intensification strategy,
 - the exclusion of significant intensification from stable, low density residential areas,

intensification of designated employment lands, in accordance with current policies, or policies intended to preserve lands for employment, consistent with accommodating forecast employment growth;

- a residential intensification target of 60% within the built boundary, based on reports dated April 7 2009 and June 23, 2009,

- an employment intensification target of 67% within the built boundary, based on a report dated June 16, 2009,

- an extension to the current settlement area to accommodate approximately 12,800 units and 14,000 jobs, and having a gross land area of approximately 900 hectares,

- a strategy for supporting continued agricultural activity on farmlands, as addressed in a report dated November 3, 2009, and,

- the phased development of land within intensification areas, and in an extension of the current settlement area, reflecting requirements to be identified for transportation, servicing and community infrastructure,

be received as input for a Public Consultation Session (including other growth options as well) to be held in the evening of Tuesday January 26, 2010; and,

3) That Staff report back following further public consultation, providing a final recommended Growth Management Strategy, refined in response to public comment and input from other applicable Town studies, for approval by Council as input to the Region of York Official Plan and preparation of a new Town Official Plan, commencing in the 2010; and further,

4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED