



Managing Growth in Markham to 2031

Development Services Committee
April 20, 2010

Agenda

- **Introduction & Summary of Growth Management Strategy**
Jim Baird, Commissioner of Development Services
- **Markham Transportation Strategic Plan**
Brian Hollingworth, Director IBI Group
- **Master Servicing Study**
Stan Holden, Manager of Municipal Infrastructure, Genivar
- **Financial Evaluation**
Cam Watson, Watson & Associates Economists Ltd.

Building Markham's Future Together

Growth - Managing our growth

Transportation/Transit - Improving transportation and transit links in Markham

Environment - Protecting our environment

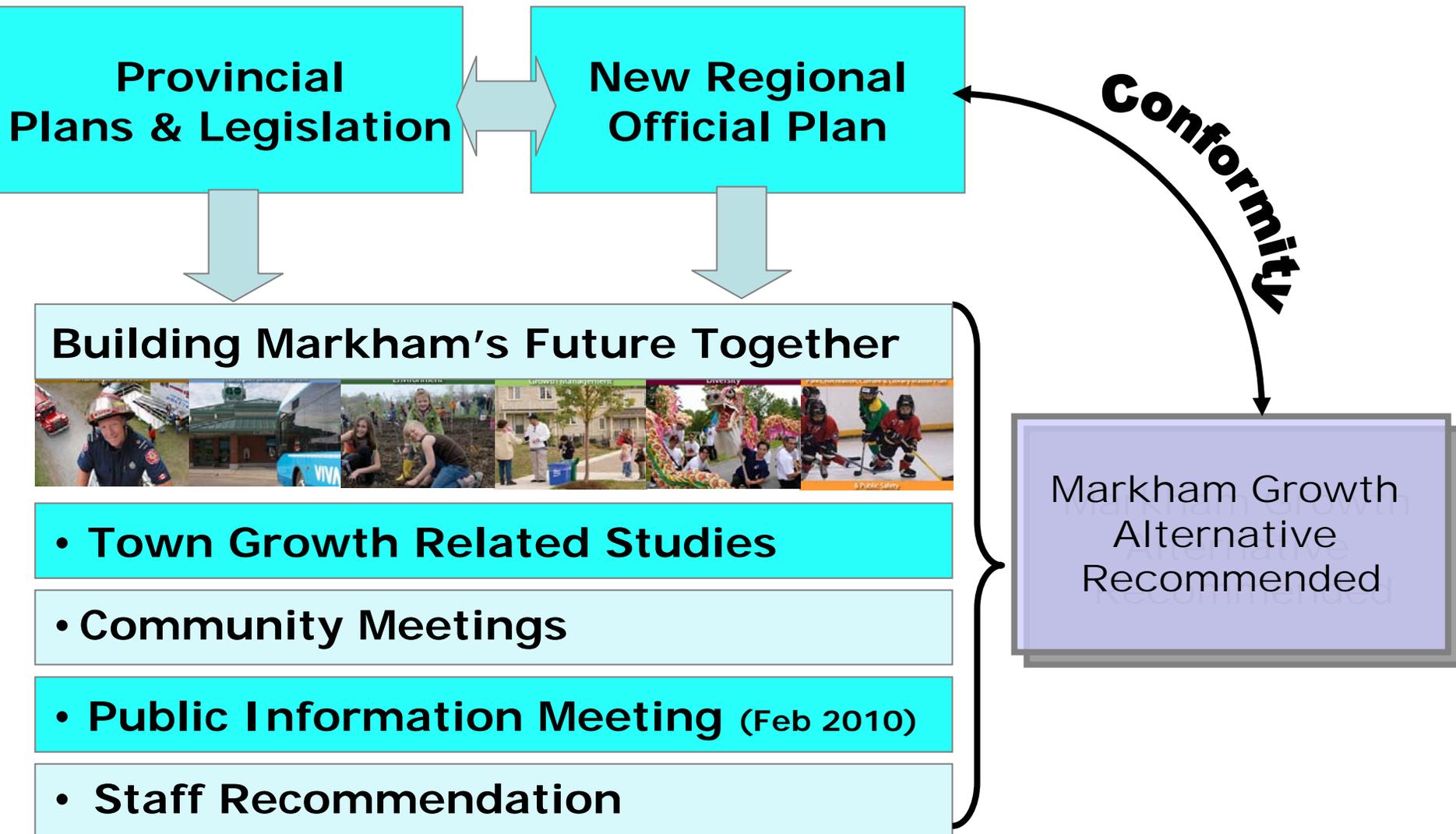
Municipal services

Parks, Recreation, Culture & Library Master Plan & Public Safety

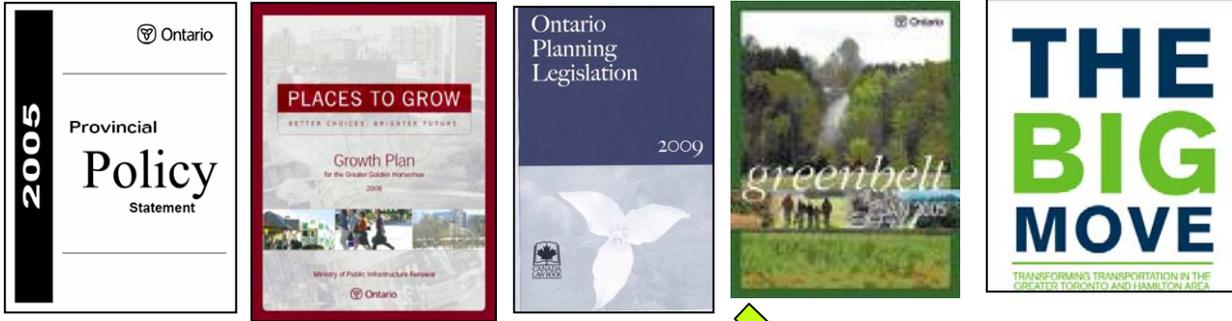
Our parks, recreation, library and cultural services facilities and ensuring public safety

Diversity - Celebrating our diversity.

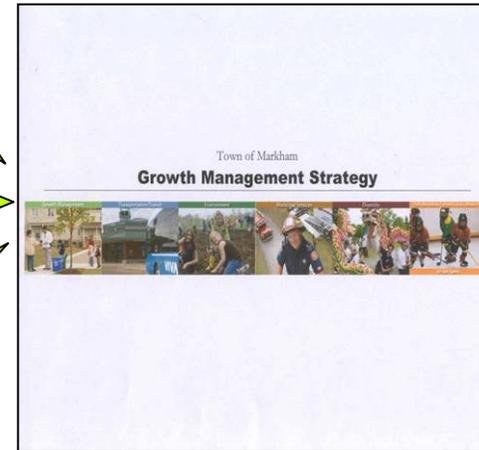
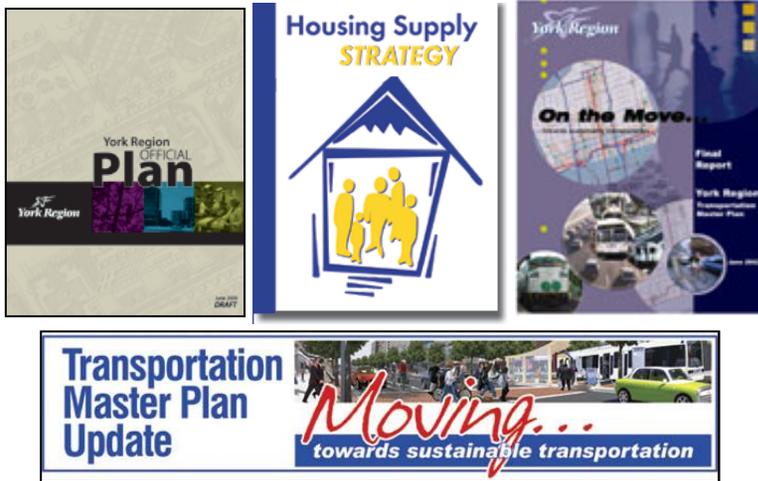




PROVINCIAL

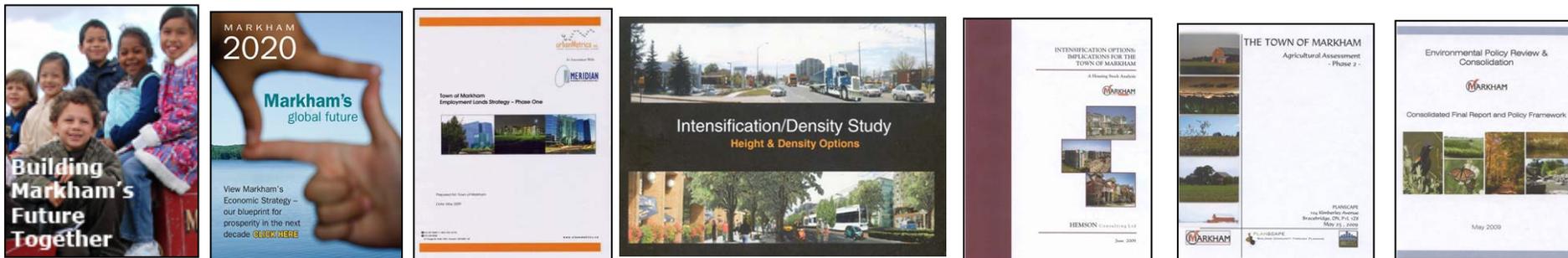


REGIONAL



New Official Plan

MARKHAM



Summary of Public Consultation to date

Building Markham's Future Together

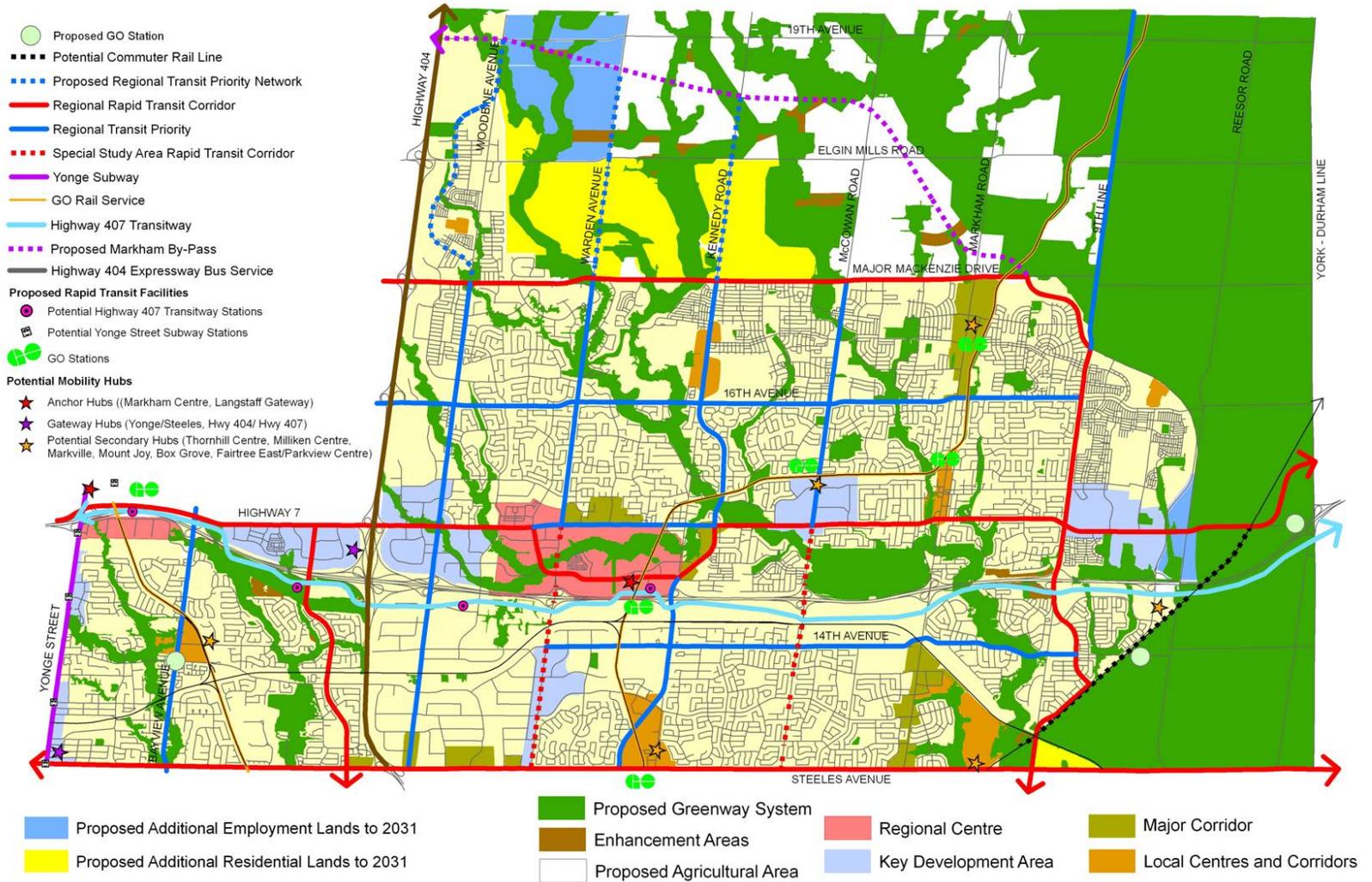


- **22 Public Meetings on individual studies**
 - **Launch Event & 5 Community Meetings (March/April 2009)**
 - **Series of Presentations to Advisory Groups**
 - **Notification Letters/Email ('Click with Markham' respondents, Working Groups, First Nation Groups, Individuals who requested notification, etc.)**
 - **Town page**
 - **Webpage/Dedicated email address**
 - **Workbook**
-
- **Planning for Tomorrow (York Region)**

February 2010 Public Information Meeting

- Key topics of public input
 - Options for managing growth allocation
 - Neighbourhoods/Housing
 - Environmental protection
 - Traffic congestion & transit service
 - Pace and cost of growth
 - Sustainable growth & financial management
 - Timely delivery of infrastructure & community services
- Diversity of opinions expressed
- Significant component of the Meeting focused on the Foodbelt Proposal
- Strong support expressed for retaining agriculture in Markham

Staff Recommended Growth Option





Environment First Approach

- 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 Agriculture in Markham

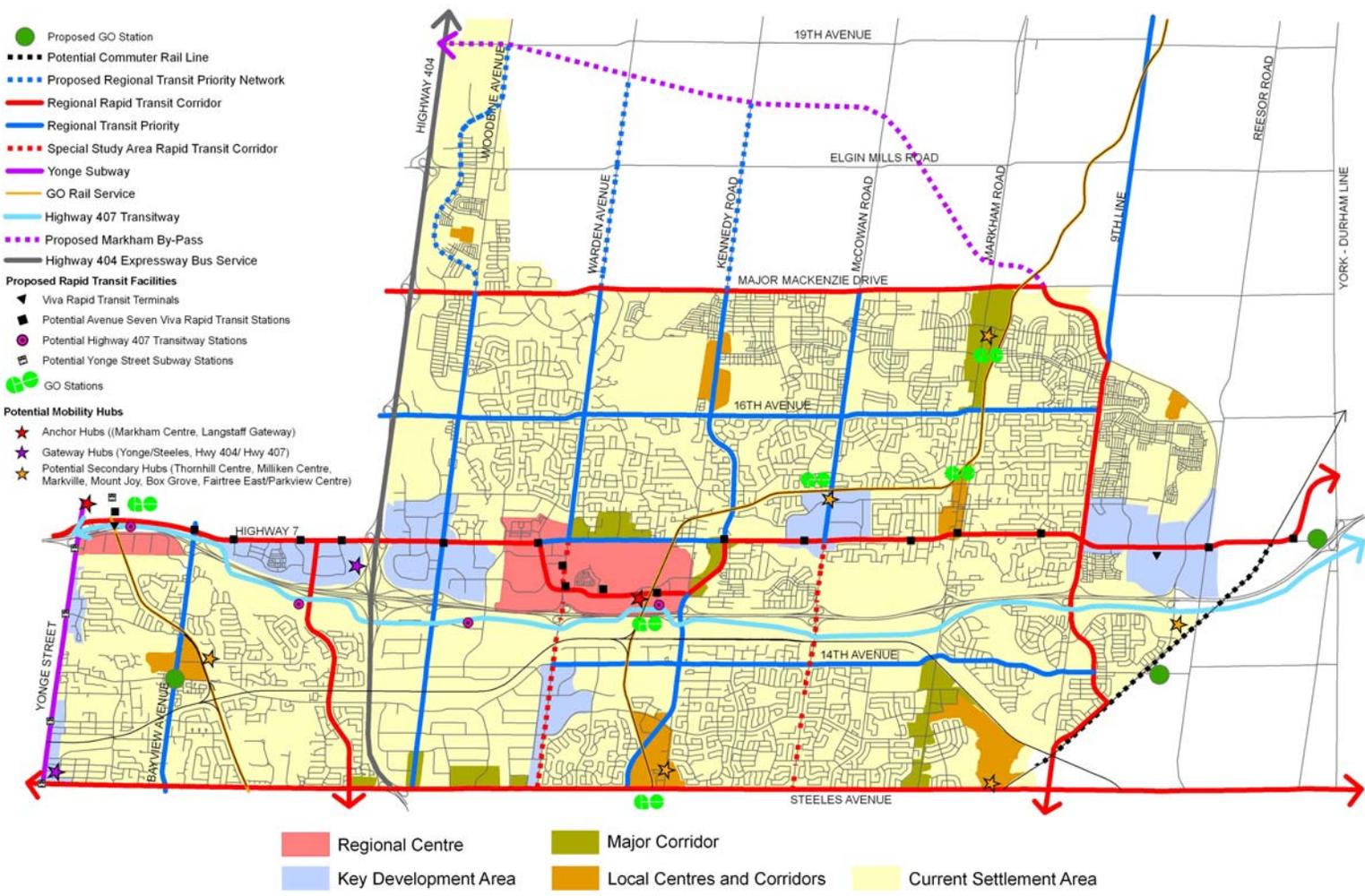
- Creation of a Markham Agricultural Advisory Committee
- Recommended Agricultural strategy endorsed by Council
- Town's agricultural lands protected through Provincial, Regional and Town policies



Intensification

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

Intensification Areas & Transit Improvements



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Towards a Sustainable Community



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



Diversifying the housing stock

	Single Detached	Semi-detached & Townhouse	Apartment	TOTAL
Units Added 2000-2009 *	53%	33%	14%	100%
Total Town Housing Stock 2009	55%	32%	13%	100%
Recommended Growth Alternative				
Forecast units to be added 2006-2031	21%	25%	54%	100%
Total Town Housing Stock 2031	40%	29%	31%	100%

* Building Permits issued



Sustainable Development

- Link to BMFT initiatives including Markham's Green Print
- Provides 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 buildings and infrastructure
- Greenhouse gas reduction strategies



Addressing Potential Risk

- Managing growth and responding to market demand reduces risk
- Ongoing monitoring of market & financial performance essential
- Link development approvals to delivery of infrastructure and community services
- Phasing and release of lands for development



Next Steps for Markham



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