

NORTH MARKHAM LANDOWNERS GROUP

Development Services Committee, Town of Markham

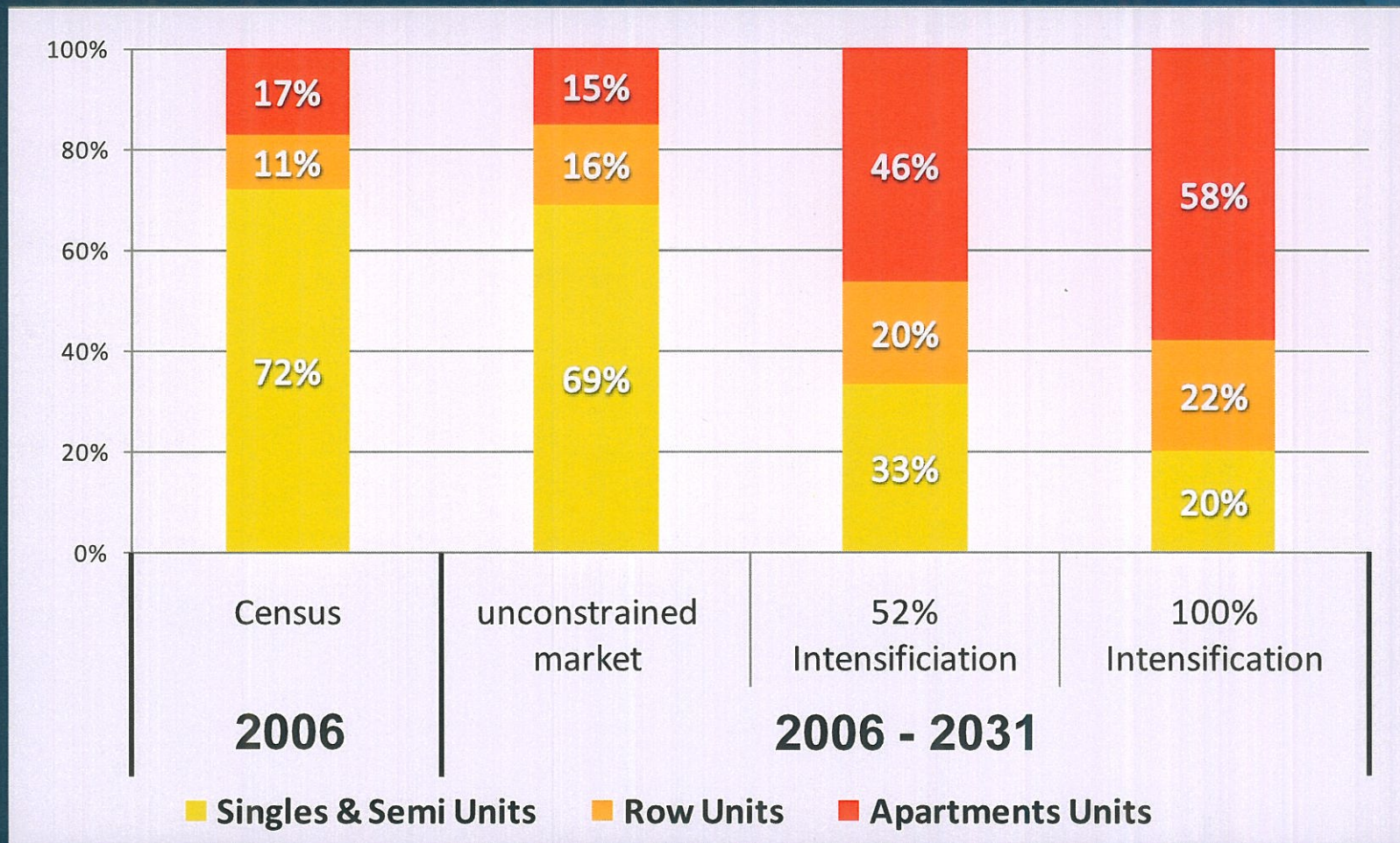
April 20, 2010

LAND NEEDS & A RECOMMENDED 2031 URBAN BOUNDARY EXPANSION FOR NORTH MARKHAM

The North Markham Landowners Group Supports:

- York Region's 52% Intensification Target for Markham, with some reservations.
- A 1,150 ha Urban Boundary Expansion to accommodate planned growth to 2031 with primary emphasis on family housing.
- Radiating out from the historic growth centres of Unionville and Markham Village.

52% Intensification Provides Opportunities for Family Housing



- Higher intensification levels run counter to housing preferences & the aspirations of the residents and employees Markham seeks to attract.

52% Intensification Still Requires Significant Levels of Family Housing in Apartments

- Any intensification will require significant amounts of new multi-family units to locate in existing neighbourhoods.

52% Intensification = **24,000**
new multi-family units

100% Intensification = **30,000**
new multi-family units

- An apartment with comparable floor space costs twice as much as an equivalent townhouse unit.

Concerns with Town Staff's Urban Boundary Expansion Recommendation

- The magnitude of Urban Boundary Expansion (in NET ha) required:

	Town Staff	NMLG
Community Lands	600 ha	750 ha
Employment Lands	300 ha	400 ha
TOTAL	900 ha	1,150 ha

The differences between can be explained:

Community Lands

- Major Retail (75 – 120 ha)
- 52% intensification vs. Town's 60%

Employment Lands

- Adopted York Region's employment density figure

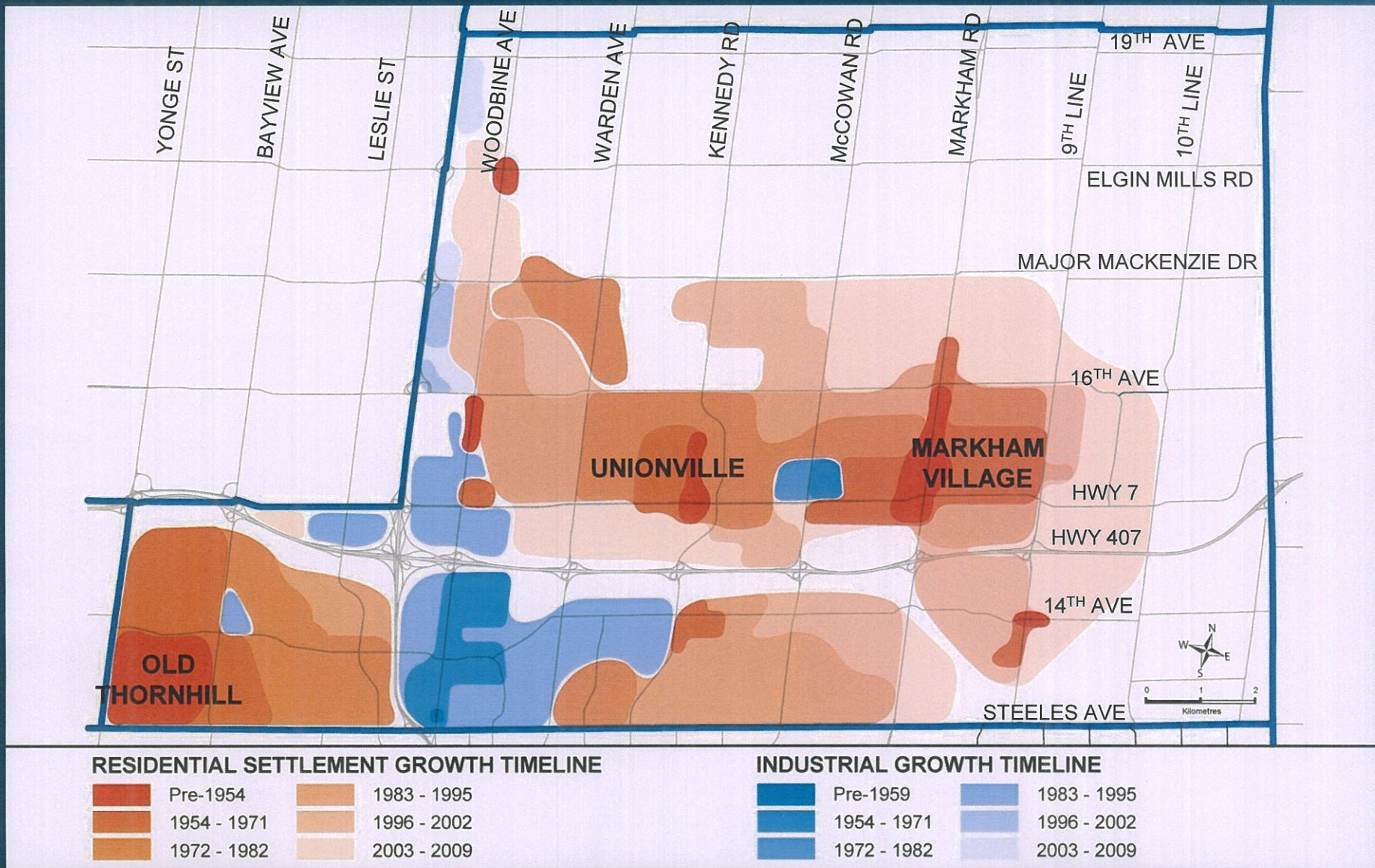
NMLG Gross to Net Calculations has Excluded More Land than the Town

- In addition to the exclusions by York Region, when converting from GROSS ha to NET ha, NMLG also accounts for:
 - Exclusion of lands for Red Side Dace Recovery Strategy (72 ha);
 - Allowance for Natural Heritage Features to be identified in the Official Plan (96 ha);
 - Angus Glen Golf course will be partially redeveloped by 2031 (83 ha); and,
 - York Region and Markham owned lands (22 ha).
- As a result of these exclusions, the gross land area is 273 ha larger than that recommended by the Town staff.

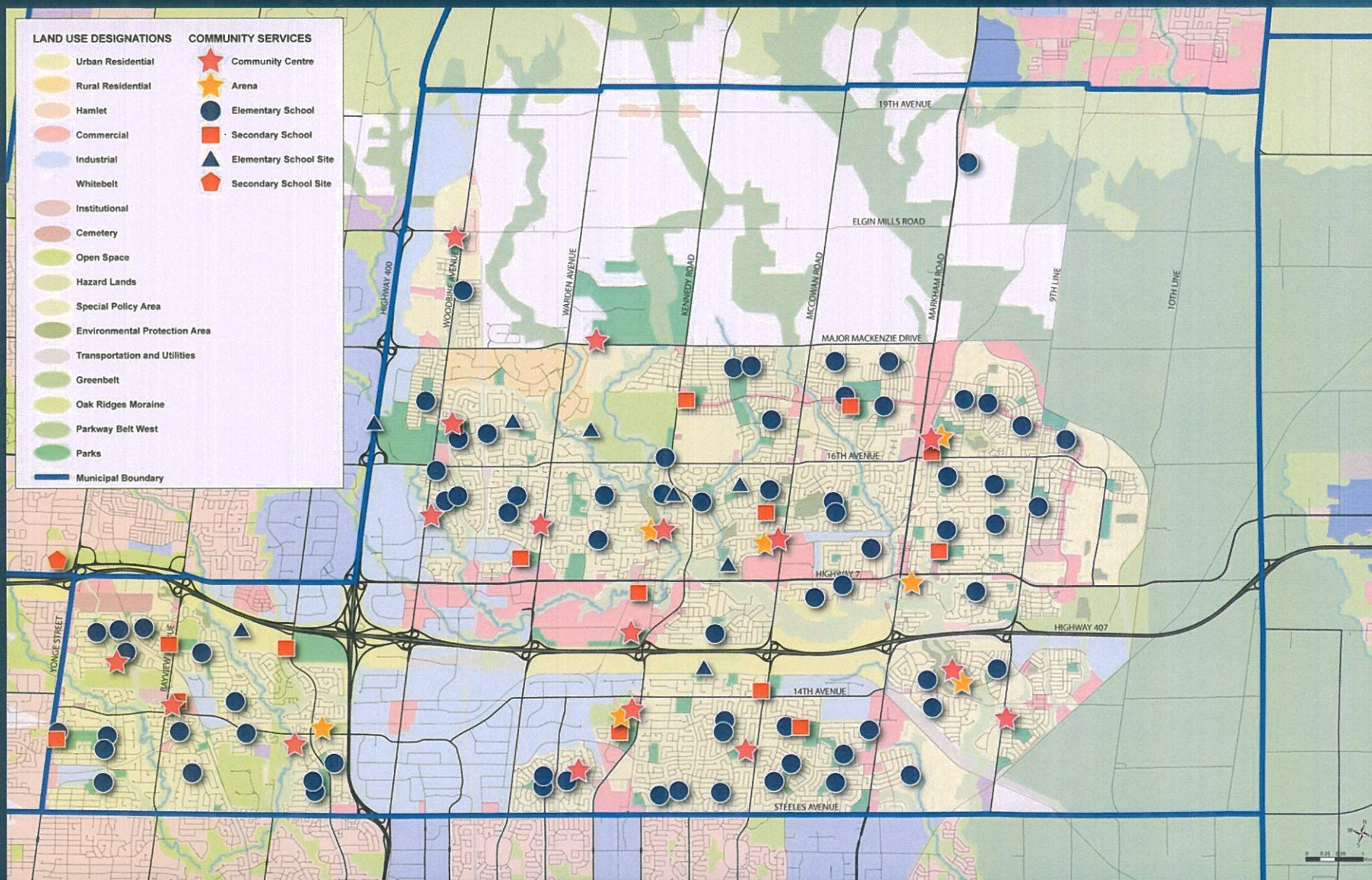
Why Growth Following Historical Patterns is Appropriate

- Reflective of the identities of communities in Markham.
- Community support elements are more readily available to the south.
- Servicing constraints west of Warden Ave. limit the opportunities for residential development if Town priority is to create employment lands.
- The Kennedy-Hwy. 48 pattern of development allows for all of Major Mackenzie Dr. to be opened up for higher-ordered transit development.

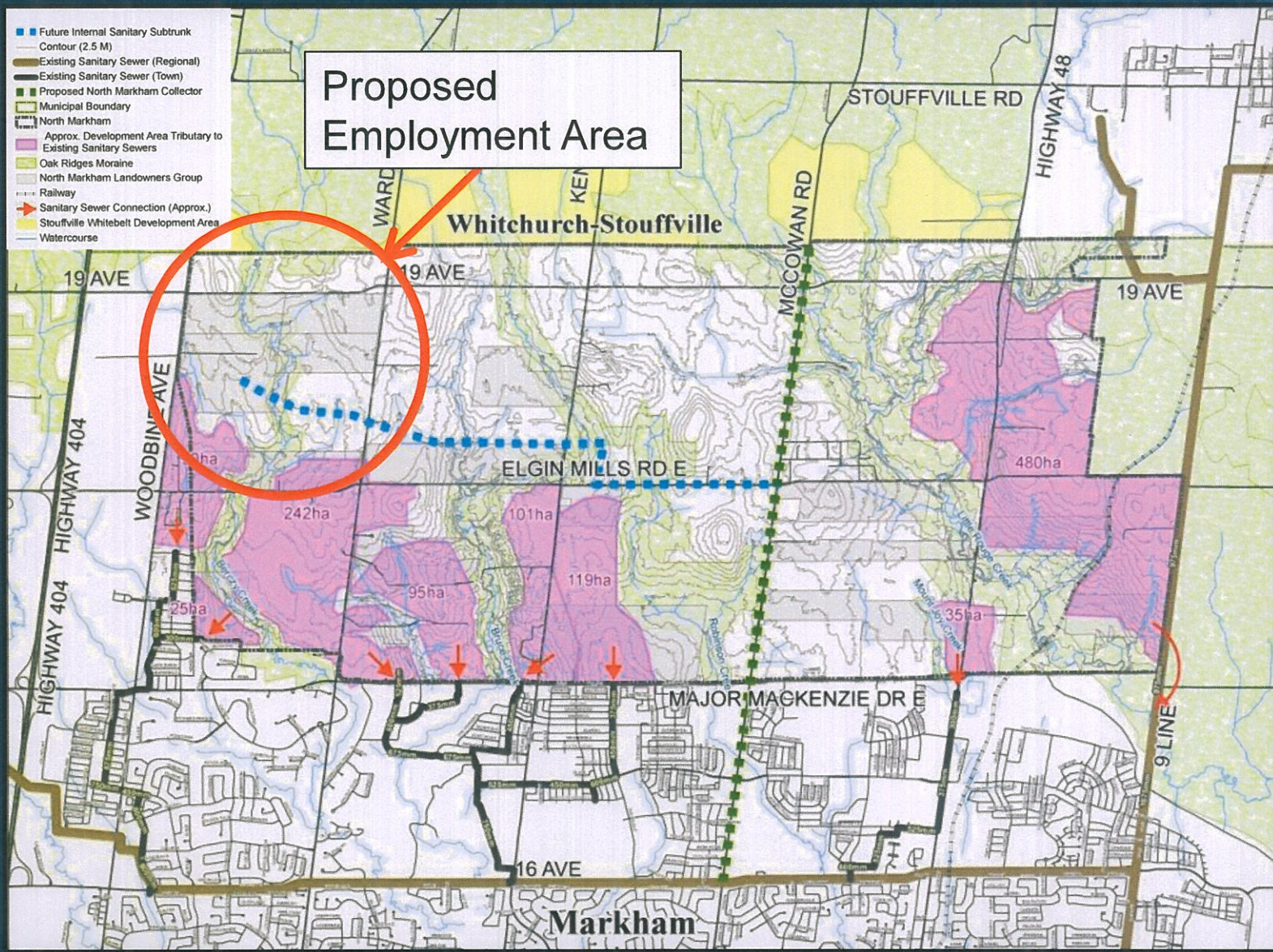
Historical Patterns of Growth in Markham



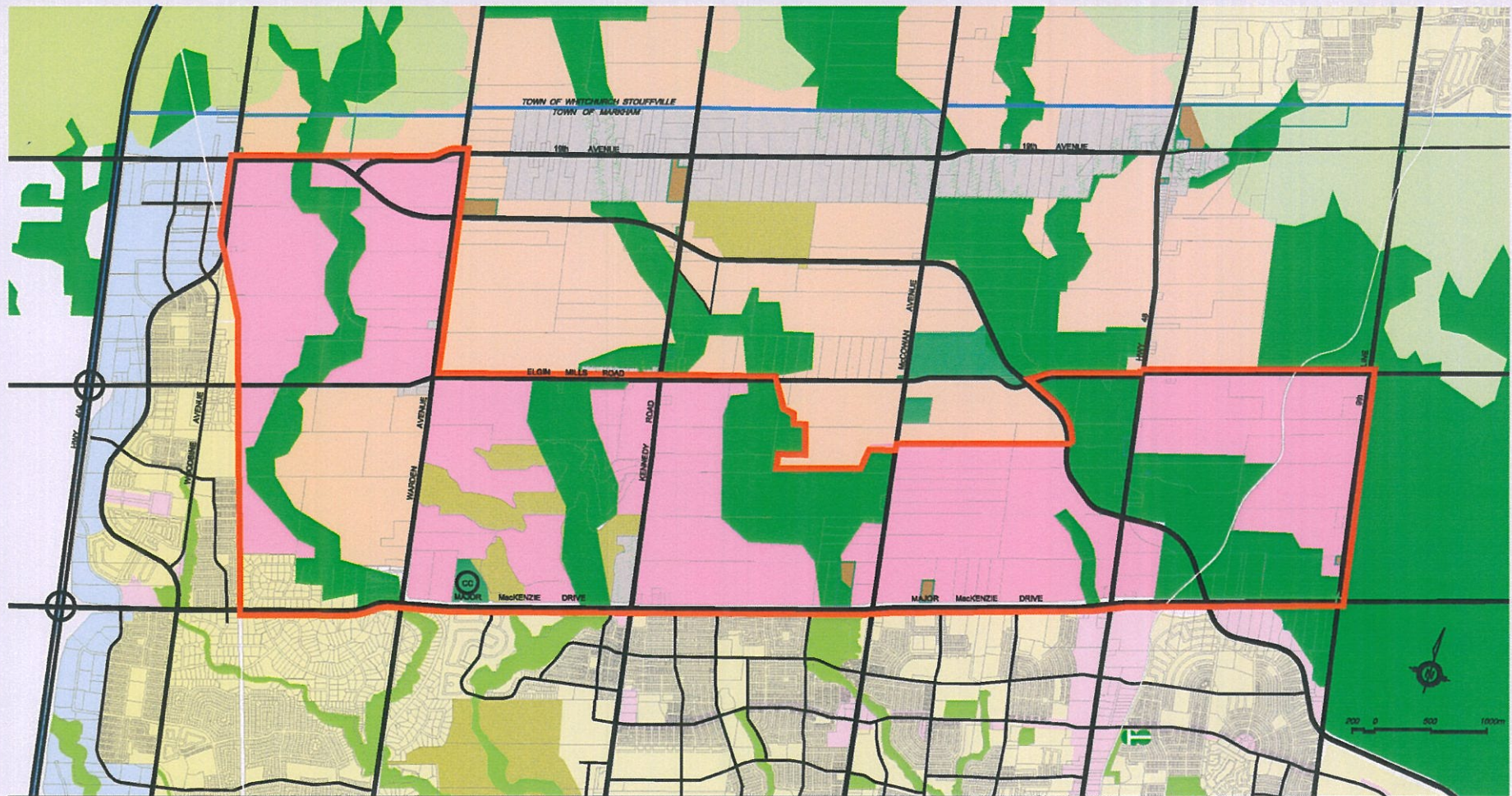
Planned Growth and the Impact on Community Services & Schools



Timing of New Employment Lands Impacted by Lack of Servicing Capacity



NMLG Proposal for Urban Boundary Expansion



LEGEND

- OAK RIDGES MORaine
- GREENBELT
- GOLF COURSES
- CEMETERIES, PLACES OF WORSHIP

- COMMUNITY CENTRE, FAIRGROUNDS
- URBAN BOUNDARY EXPANSION LANDS

- CC COMMUNITY CENTRE
- PROPOSED URBAN EXPANSION BOUNDARY TO 2031
- ARTERIAL ROAD NETWORK

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For more information, please contact:

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