

# ***Growth Management Strategy***



**Development Services Committee - Workshop**

**October 27, 2009**



## Workshop Comments – September 21

- **Public consultation**
- **Link to Community Sustainability Plan**
- **New communities**
- **Intensification in urban area**
- **Transit**



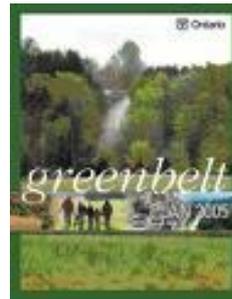
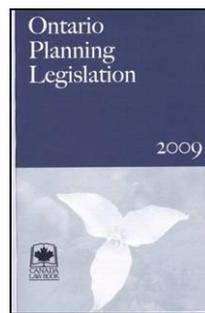
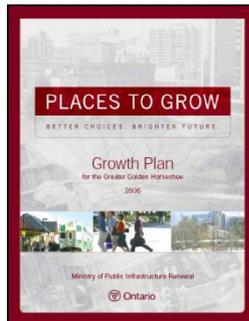
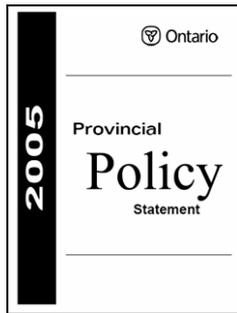
# Summary of Public Consultation to date

## *Building Markham's Future Together*

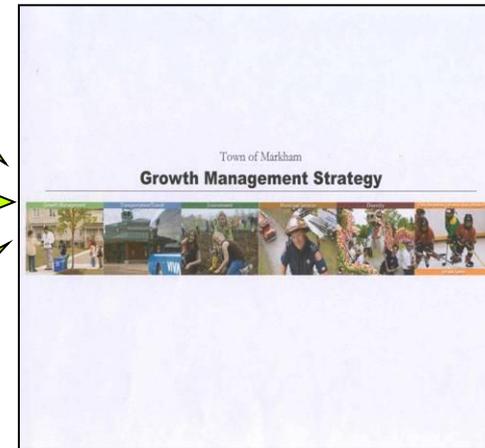
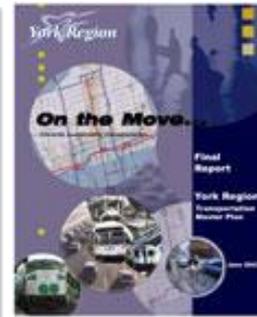
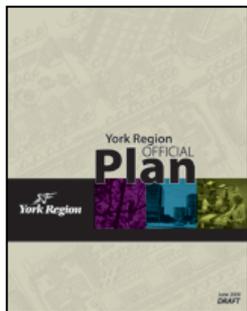


- Letters to First Nation Groups
  - Launch included a mass email to notification list
  - 'Click with Markham' respondents
  - Council Committee & Groups
  - Launch Event & Community Meetings
  - Names of application specific working groups (eg. Yonge/Steeles)
  - Individuals who requested notifications
  - Town page every week from Jan. 29, 2009 to April 21, 2009
  - BMFT Postcard (distributed as insert in brochure & handed out at launch event)
- Planning for Tomorrow (York Region)

# PROVINCIAL

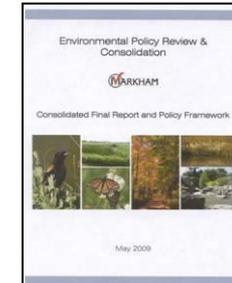
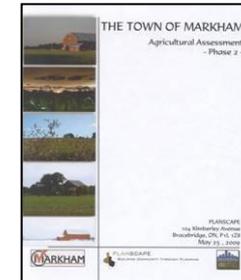
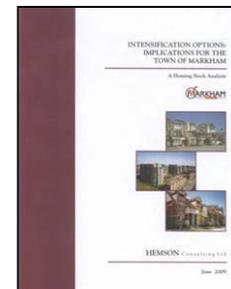
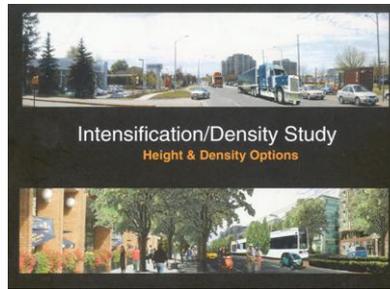


# REGIONAL



**New Official Plan**

# MARKHAM



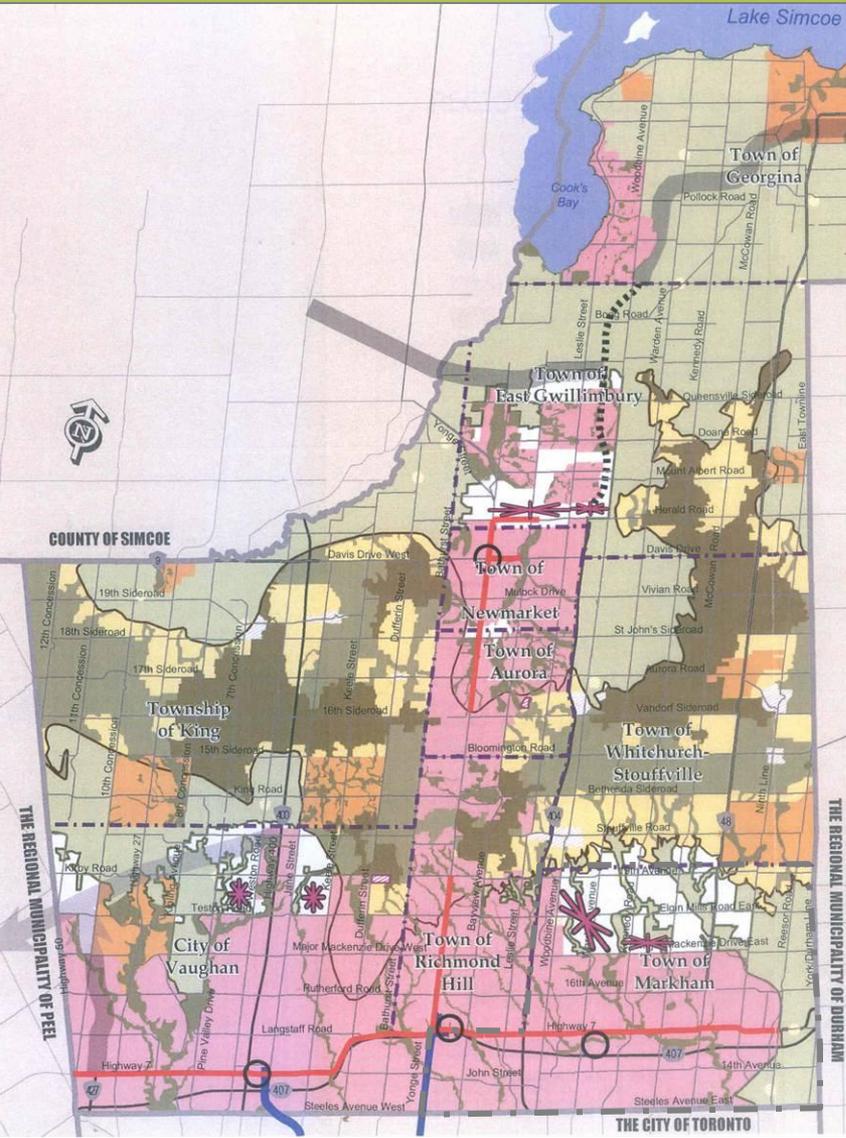


# Public Consultation 2009/2010

Present Draft GMS to the public

- Update Website **On-going**
- Advertise on Town Page **On-going**
- Consultation on all supporting studies & area studies **On-going**
- Draft GMS (tentative) **Winter 2010**
- Community Meetings (tentative) **Winter 2010**
- Stakeholder Meetings **Winter 2010**
- New Official Plan (tentative) **Winter 2011**

# Markham in a Regional Context



| Regional Structure  | Land Area (Ha) | (%) |
|---|----------------|-----|
| Regional Land Area  | 177,600        |     |
| ORM & Greenbelt   | +/- 122,550    | 69  |
| Whitebelt (Growth Plan)                                   | +/- 7,000      | 3.9 |
| Whitebelt Proposed for New Development to 2031            | +/- 2,800      | 1.6 |
| Whitebelt Proposed for New Development to 2031 in Markham | +/- 1,055      | 0.6 |



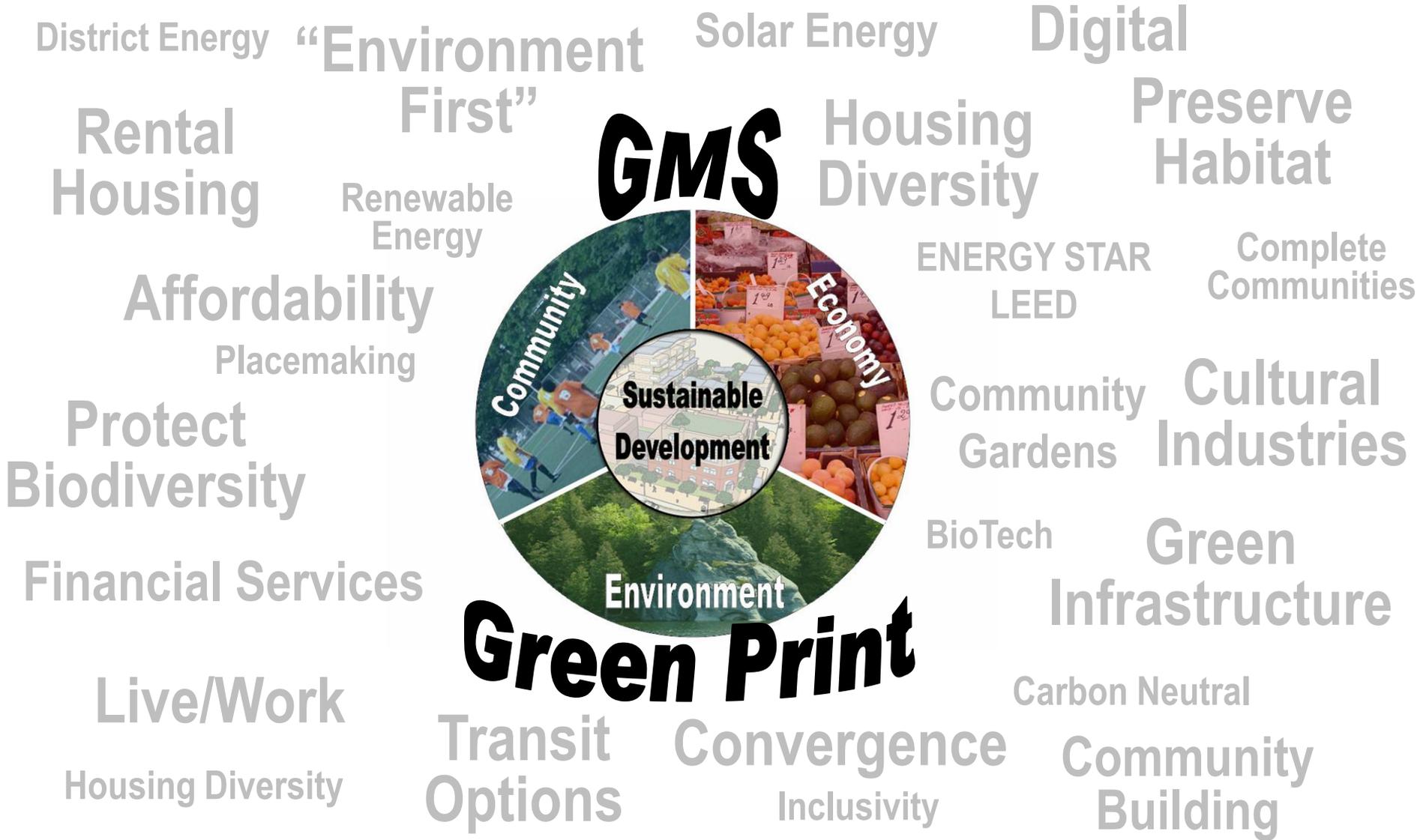
# Markham's Land Budget

|   | Land Area (Ha)     | (%)        |
|---|--------------------|------------|
| <b>Total Land Area</b>                                | <b>21,200</b>      |            |
| <b>Current Settlement Area</b>                        | <b>+/- 11,500</b>  | <b>54</b>  |
| <b>Greenway System</b>                                | <b>+/- 7,420</b>   | <b>35</b>  |
| <b>Total Whitebelt</b>                                | <b>+/- 2,240</b>   | <b>11</b>  |
| <b>Whitebelt Proposed for New Development to 2031</b> | <b>+/- 900-970</b> | <b>4.5</b> |



## Key Markham Messages

- **Already a leader in sustainability & new urbanism**
- **Emerging GMS leads 905 in intensification, sustainability & transit oriented development**
- **Environment First**
- **Intensification**
- **Land use/transportation (transit) linked**
- **New Community Design**
- **Live/Work Balance**
- **Monitor & Adjust**



## GMS Green Print

- “ Environment First” Approach
- Protect Natural Heritage System, including new linkages
- Implement high quality urban design, architecture & place making
- Require all new housing development to be compact in nature & incorporate a mix and range of housing options
- Green Building standards (ENERGY STAR, LEED and beyond) and infrastructure
- Transit supportive, mixed use
- Metrolinx Transportation Plan





greenprint



## GMS Link Green Print

- Integrate green space, pedestrian & transit networks
- Water Management (green roofs, naturalized stormwater management, permeable pavement etc.)
- Community gardens as a contributor to community health, social interaction and security of the local food supply
- Renewable & alternative energy options (building/subdivision orientation, district energy etc.)
- Incorporate live-work opportunities
- Sustainable Development Standards



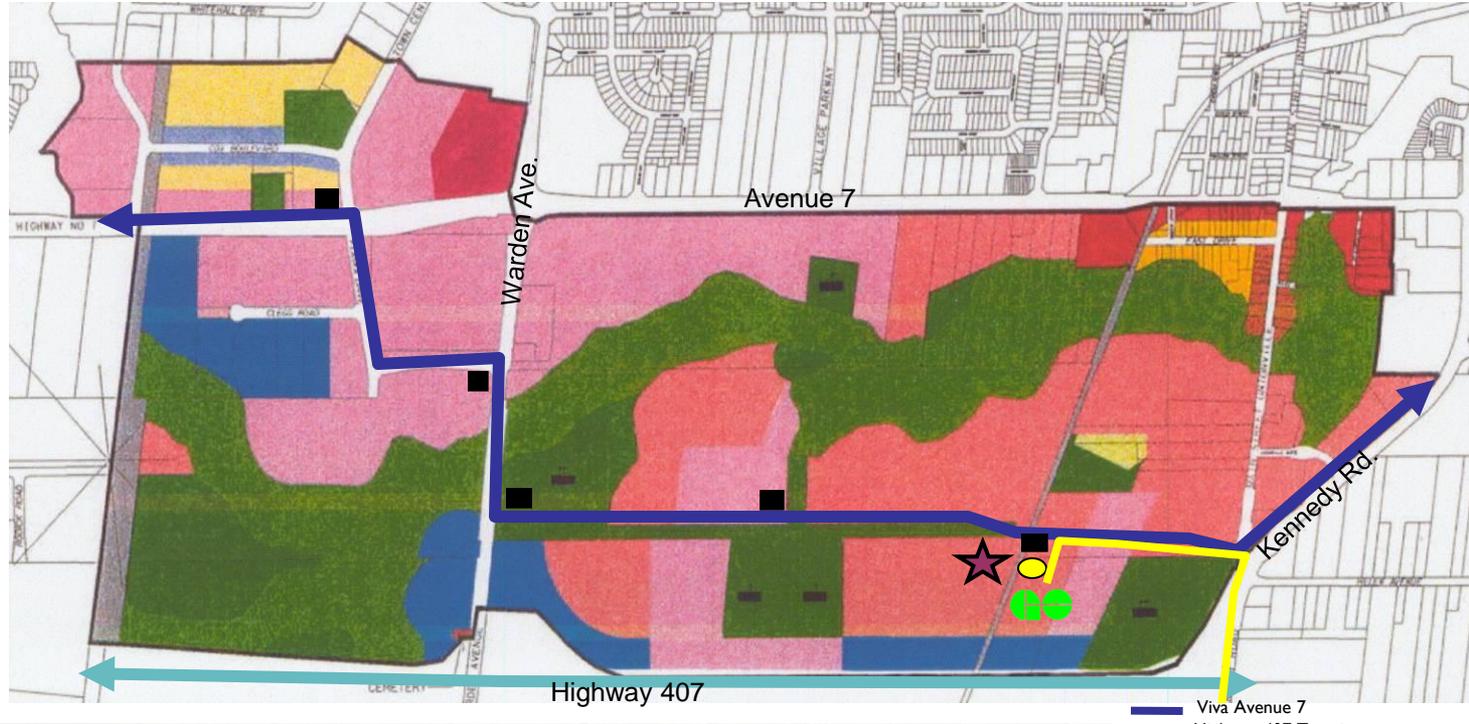
# Residential Intensification Targets

To ensure a **balanced approach to growth management**, the Provincial Growth Plan envisages increasing **intensification of the built up areas** to make better use of land & infrastructure while slowing outward growth.

| Intensification Density Target |         |
|--------------------------------|---------|
| Province                       | 40%     |
| York Region (Region wide)      | 40%     |
| Markham (set by Region)        | 52%     |
| Markham                        | 60% TBD |

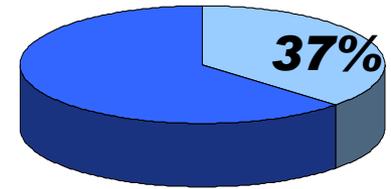


# Markham Centre Regional Centre





# Markham Centre Regional Centre



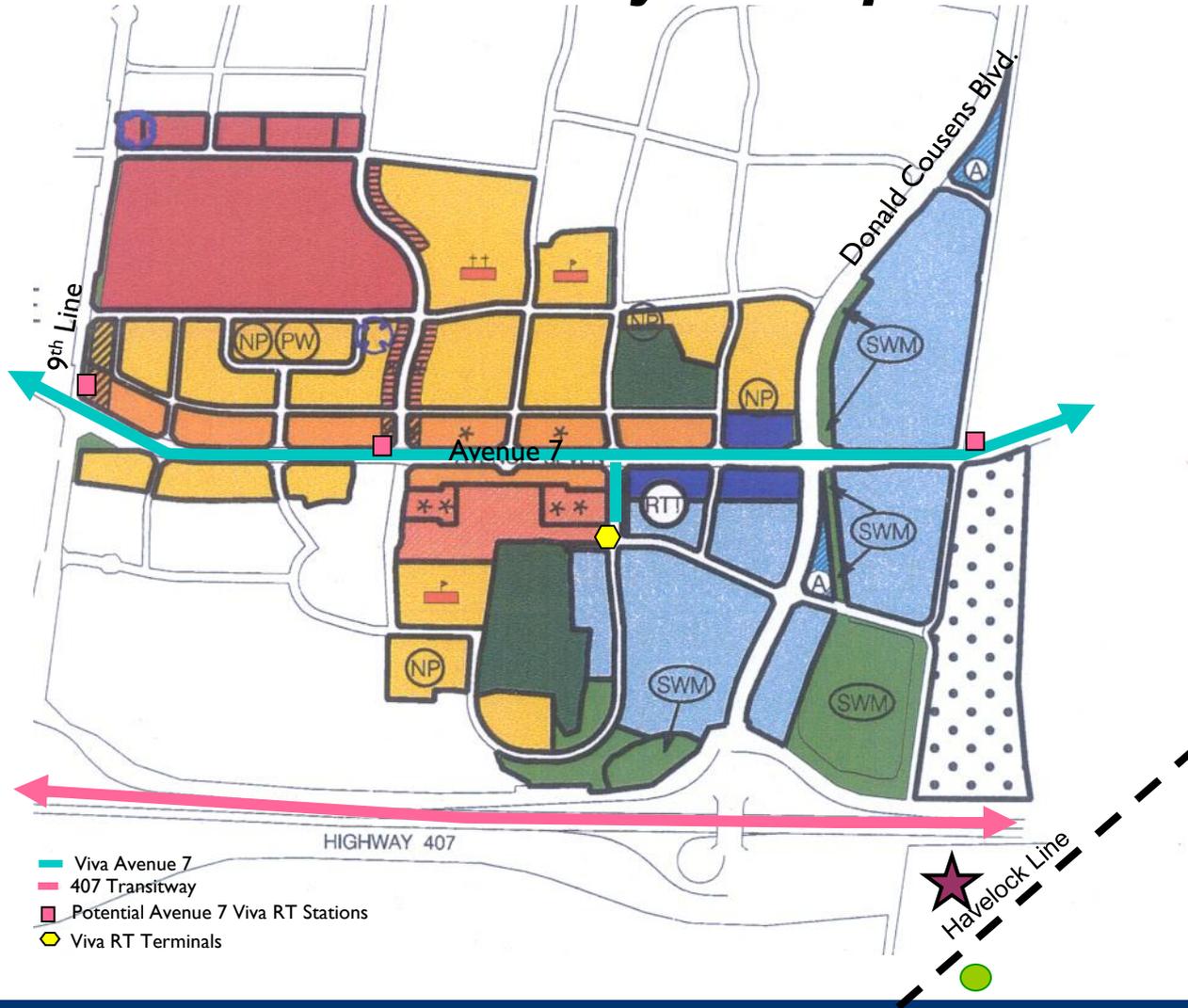
|              | Units   | Popn    | Jobs       |
|--------------|---------|---------|------------|
| 2006 to 2031 | +13,800 | +26,400 | +18,800    |
| Build out    | 20,300  | 39,300  | +/- 40,000 |



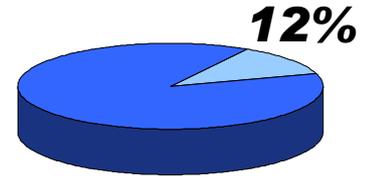
Building Markham's Future Together

Towards a Sustainable Community

# Cornell Centre Key Development Area



# Cornell Centre Key Development Area



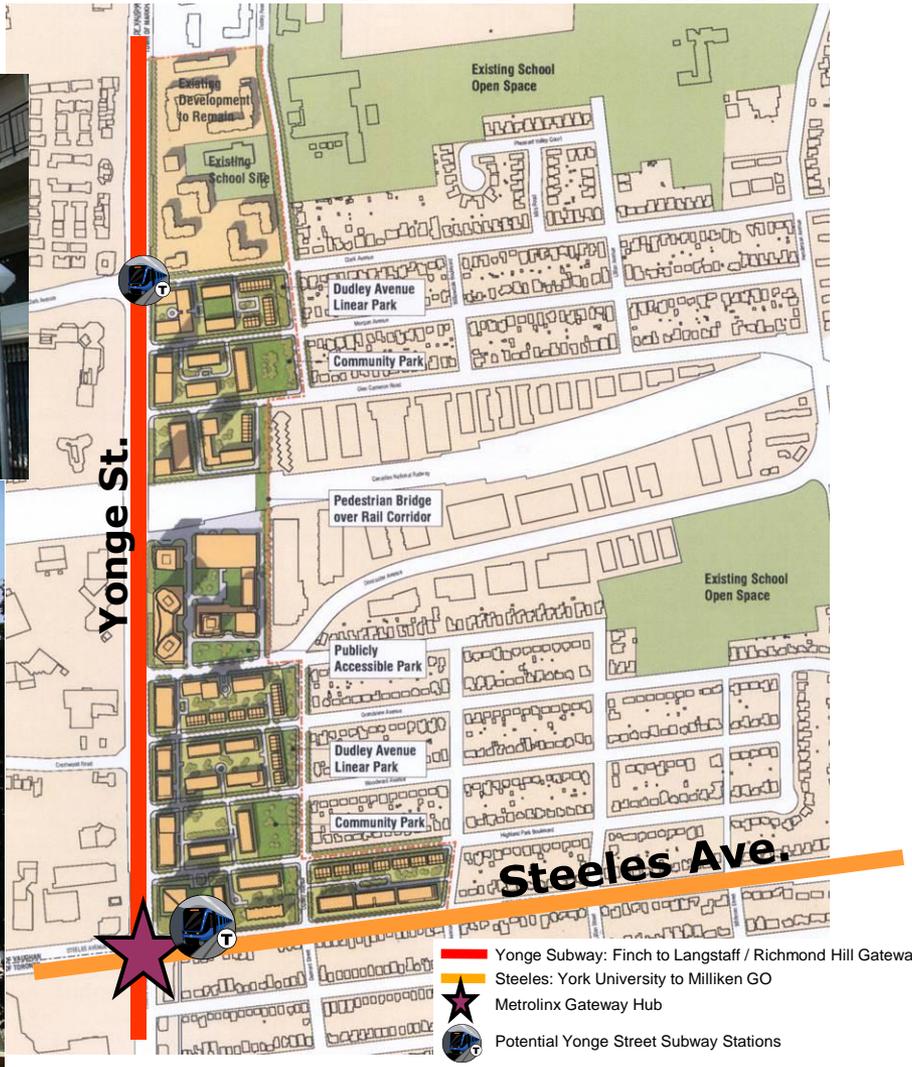
|              | Units  | Popn   | Jobs   |
|--------------|--------|--------|--------|
| 2006 to 2031 | +4,300 | +9,000 | +4,500 |
| Build Out    | 8,700  | 17,500 | 10,200 |



Building Markham's Future Together

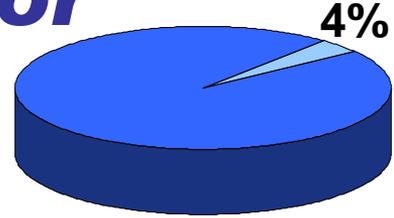
Towards a Sustainable Community

# Yonge Steeles Corridor - KDA





# ***Yonge Steeles Corridor Key Development Area***



|                     | <b>Units</b>  | <b>Popn</b>   | <b>Jobs</b>  |
|---------------------|---------------|---------------|--------------|
| <b>2006 to 2031</b> | <b>+1,600</b> | <b>+2,800</b> | <b>+800</b>  |
| <b>Build Out</b>    | <b>4,900</b>  | <b>9,300</b>  | <b>3,600</b> |



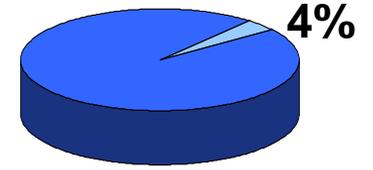
# Milliken Centre – Local Centre



- ★ Potential Secondary Hub
- Steeles: York University to Milliken GO
- Steeles: Milliken GO to downtown Oshawa



# Milliken Centre Local Centre

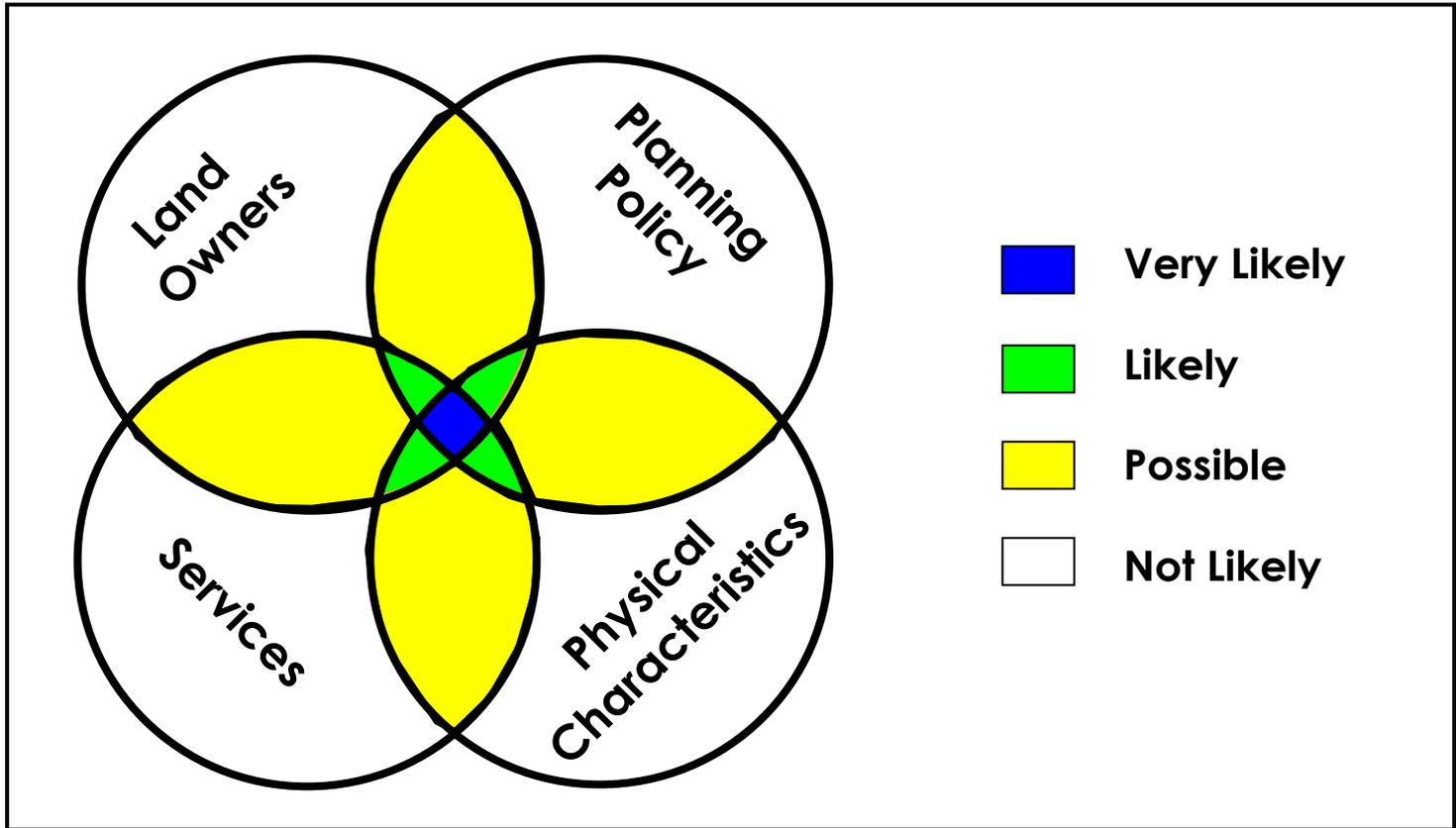


|              | Units | Popn  | Jobs  |
|--------------|-------|-------|-------|
| 2006 to 2031 | 1,500 | 3,200 | TBD   |
| Build Out    | 2,200 | 4,700 | 1,100 |



# Intensification

## Key Challenges - Supply



# Intensification Alternatives

|  | 40%     | 60%     | No CSA Expansion |
|--|---------|---------|------------------|
| Proportion of Units within Current Settlement Area | 65%     | 82%     | 100%             |
| Proportion of Ground Related Units                 | 67%     | 46%     | 27%              |
| Apartment Units                                    | 33%     | 54%     | 73%              |
| No. of Additional Apartment Buildings              | +/- 100 | +/- 200 | +/- 300          |

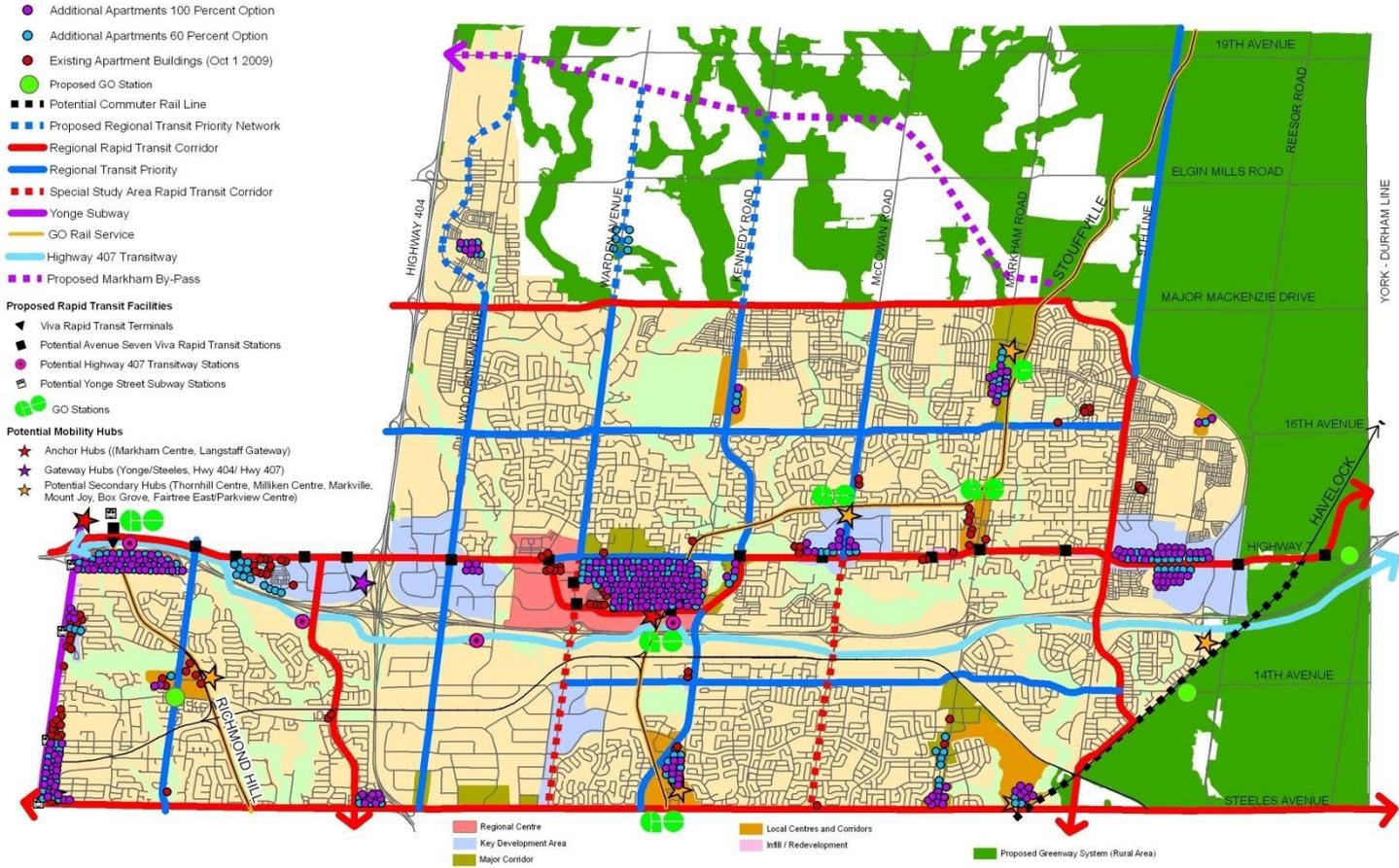
**60% alternative:** 54 out of every 100 units = apartments

**No CSA expansion:** 73 out of every 100 units = apartments

**10 year Historic average:** 10 out of every 100 units = apartments



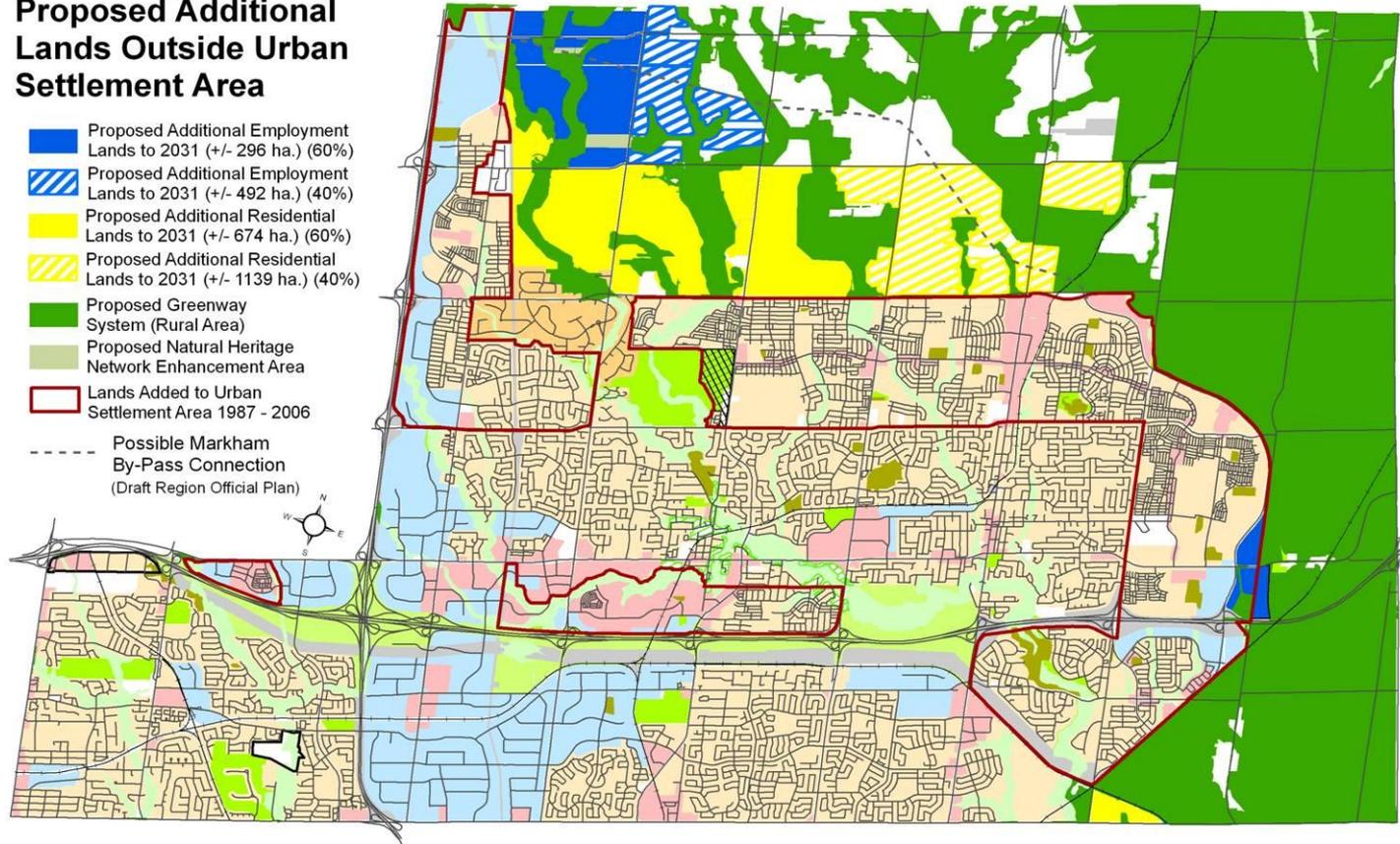
# Growth Option Reviewed (No CSA Expansion)



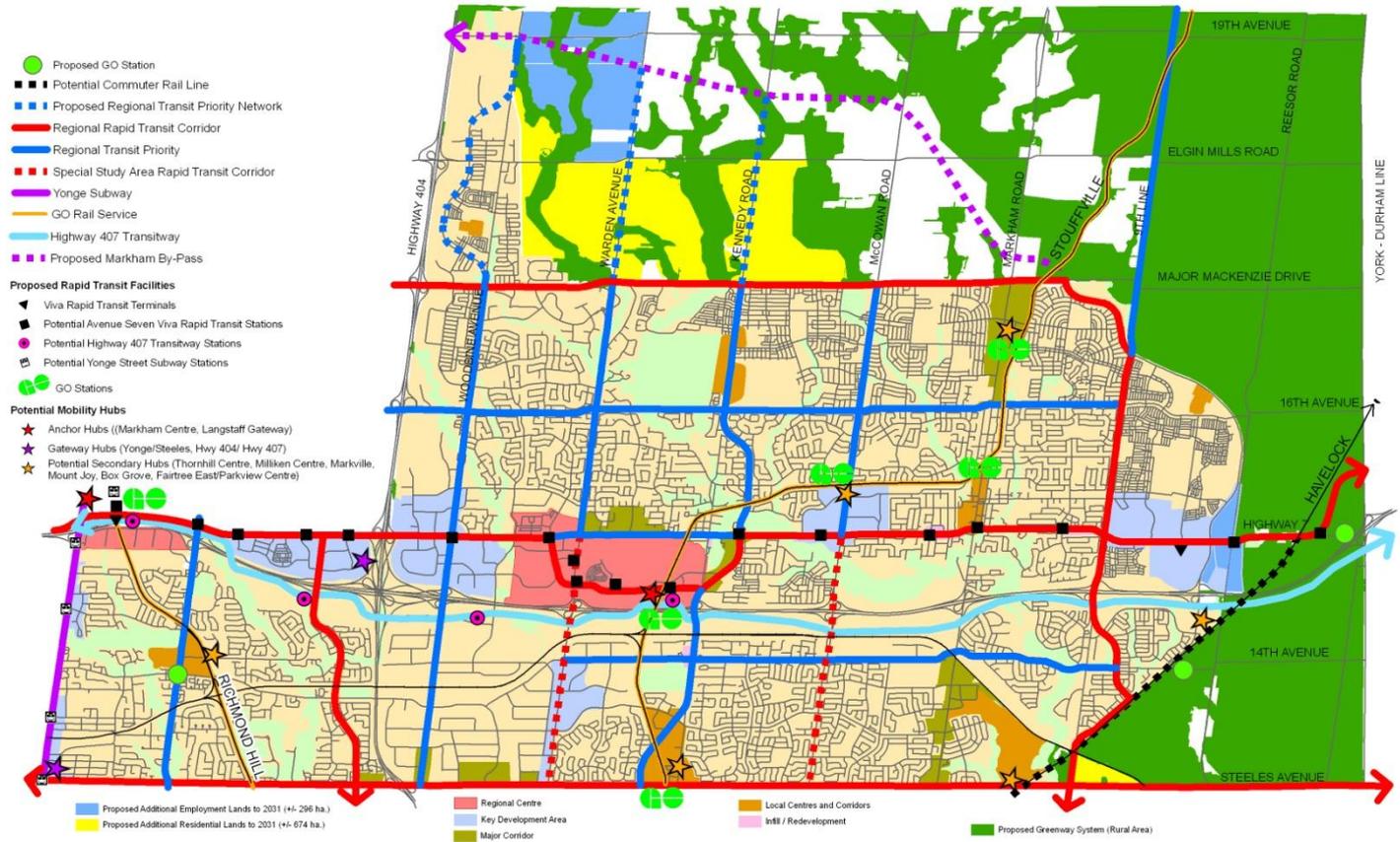
## Growth Options Reviewed

### Proposed Additional Lands Outside Urban Settlement Area

- Proposed Additional Employment Lands to 2031 (+/- 296 ha.) (60%)
- Proposed Additional Employment Lands to 2031 (+/- 492 ha.) (40%)
- Proposed Additional Residential Lands to 2031 (+/- 674 ha.) (60%)
- Proposed Additional Residential Lands to 2031 (+/- 1139 ha.) (40%)
- Proposed Greenway System (Rural Area)
- Proposed Natural Heritage Network Enhancement Area
- Lands Added to Urban Settlement Area 1987 - 2006
- Possible Markham By-Pass Connection (Draft Region Official Plan)



## Draft Growth Scenario to 2031





## *New Sustainable Communities*



# New “Sustainable Communities”



- High standard of urban design and placemaking
- Incorporate sustainable design
- Complete, compact, mix/range of housing choices
- Green buildings and infrastructure
- Water Management (permeable surfaces, green roofs, rainwater harvesting)
- Incorporate renewable sources of energy (i.e. solar power, geothermal heat)
- Incorporate live-work opportunities
- Integrated greenspace, pedestrian and transit networks
- Transit supportive
- Parking management



# Community Sustainability Plan

**1. Social Equity**

**2. Identity & Culture**

**3. Individual Health**

**4. Shelter**

**5. Food Security**

**6. Access & Mobility**

**7. Education & Skills**

**8. Economic Vibrancy**

**9. Energy & Climate**

**10. Ecosystem Integrity**

**11. Resource Efficiency**

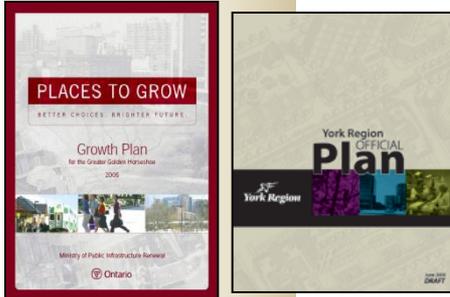
**12. Water Efficiency**

# Growth Options Comparison

**60%**

**No CSA Expansion**

**Conformity with**



- Conforms with Senior Government Policy
- Delivers requirements for forecast growth
- Accommodates suitable achievable community growth

**Employment**

- Pressure for land conversion to meet forecasts
- ELE forecasts not likely met

**Housing**

- Population growth forecast not met (if market up-take not realized)

**“Good Planning”**

- Conforms with Senior Government Policy
- Balanced approach to deliver forecasted growth within required timeframes
- Monitoring needed; adjustment easier (if needed)

- Can't achieve forecast growth or conform to Senior Government Policy
- Reduced potential to address broad accommodation needs for residents and businesses
- Potential mismatch between infrastructure needed and delivered
- Monitoring needed; adjustment potentially more difficult

# Growth Options Comparison

|                                     | 60%   | No CSA Expansion   |
|-------------------------------------|---|--|
| <b>“Shifting the Market (Risk)”</b> | <ul style="list-style-type: none"> <li>• Provides minimum employment land requirement ( no contingency)</li> <li>• Relies on policy of no new major retail unless mixed-use</li> <li>• High proportion of apartments in stock may require adjustments if no market support; monitoring required for adjustment if needed</li> </ul> | <ul style="list-style-type: none"> <li>• Competitive position in housing and business markets diminished</li> <li>• Economic Development Strategy jeopardised</li> <li>• Growth in housing and job diversity not realized</li> <li>• Development activity and assessment growth constrained</li> </ul> |
| <b>Community Acceptance</b>         | <ul style="list-style-type: none"> <li>• Balance of intensification &amp; urban area expansion accepted by majority surveyed</li> <li>• Competitive position in market supports economic vibrancy in local economy</li> </ul>   | <ul style="list-style-type: none"> <li>• Limits &amp; risks of narrowed housing &amp; business choices open to public challenge</li> <li>• If weakened competitive position; impacts on local economy will affect community</li> <li>• Potential OMB appeals</li> </ul>                                |

# Growth Options Comparison

|   | 60%   | No CSA Expansion  |
|---|---|---|
| <b><i>“Live/Work Community”</i></b>     | <ul style="list-style-type: none"> <li>• Variety of housing &amp; business choices enhanced</li> <li>• Opportunities to live and work locally enhances access &amp; mobility</li> </ul> | <ul style="list-style-type: none"> <li>• Narrowed range of housing &amp; business choices may exclude some residents &amp; workers</li> </ul>   |
| <b><i>New Housing Opportunities</i></b> | <ul style="list-style-type: none"> <li>• Variety of housing enhanced – type, size, affordability</li> <li>• Increased housing choices contributes to social equity</li> </ul>           | <ul style="list-style-type: none"> <li>• Housing choices are limited, costs of scarcer types will increase</li> <li>• Narrowed housing choice impacts more household types</li> </ul> |



# Phasing, Monitoring & Adjusting

- Growth will be **phased** over the 2031 forecast period
- Council direction required on preferred growth option and phasing of any urban boundary expansion
- Servicing, transportation & financial considerations will inform and refine phasing
- Carefully **monitor** the progress of our growth and implementation relative to our vision
- Prepare to **adjust** if circumstances are different than we anticipate



## ***Next Steps (tentative)***

Report to DSC in November



Council direction/authorization re:  
Growth Option to form basis of GMS



Present draft GMS to Council (Jan 2010)



Public Consultation (Winter 2010)



Staff preparation of draft OPA (Spring/Fall)



Final GMS & New OP to Council (2011)

# Discussion