

# **Growth Management Strategy Update**

**Presentation to Development Services Committee**

**May 26, 2009**

# Growth Management Strategy Update

- **Last Comprehensive update to DSC November 25, 2008**
- **Presentation/Report: Financial analysis & fiscal planning**  
(Jan 20/09 & Feb 3/09)
- **Presentation: BMFT Launch for Growth/Transportation**  
(Feb 9/09)
- **Presentation: GMS Community Meeting Presentation Overview**  
(Mar 10/09)
- **Presentation: Community Meetings**  
(March 11, 12 and 25, April 2 and 20/09)

# Growth Management Strategy Planning Studies 2009 Initiatives

- **Environmental Policy Review**

Final Report and Recommendations (June/09)

- **Agricultural Assessment Study**

Part A Presentation (May/09)

Community Information Meeting (June/09)

- **Employment Lands Study**

Workshop with DSC (May/09)

Final Report/Recommendations (June/09)

- **Intensification Strategy**

Report and Presentation Outlining Strategy (March/09)

Report on Refined Working Principles and Hierarchy (April/09)

# Intensification Strategy – Supporting Studies

- **Markham Centre Height & Density Study**  
(Status Update to DSC June/09)
- **Langstaff Master Plan**  
(Presentation DSC May/09 and Report on Next Steps June/09)
- **Yonge-Steeles Corridor Study – Completed**  
(OPA to DSC Fall/09)
- **Section 37 Official Plan and Policies and Guidelines**  
(Presentation DSC March/09, Report to DSC May/2009, Public Meeting on Draft OPA June/2009)
- **Sustainable Development Guidelines and Standards**  
(Sept/09)
- **Built Form, Massing & Height Study**  
(Presentation DSC May/09 Final Report Sept/09)
- **Markham Transportation Strategic Plan**  
(Community Meetings Sept/09)
- **Master Servicing Plan**  
(Community Meetings Dec/09)

# GMS Work Program

Growth Plan conformity deadline (OPA): *June 2009*

One year extension requested

### **Growth Forecasts/Alternatives:**

- Alternatives presented to DSC (Feb 3/09)
- Public Input on alternatives (March/April)
- Summary Report on public consultation (to be distributed at DSC meeting)

### **Completion of Related Studies:**

- Completion of Planning & Engineering studies
- On-going coordination with other BMFT initiatives:
  - Fiscal Impact Analysis
  - Integrated Leisure Plan
  - Green Print

# GMS Timelines

## Draft Growth Management Strategy:

- DSC Report targeted for June, 2009
- Public Consultation –Summer & Fall 2009
  - Community Meetings
  - Stakeholder Meetings
  - DSC Report & Presentation (Fall, 2009)

## New Official Plan:

- GMS to form basis for work on a new OP in 2010
- GMS studies to contribute to policy development
- New draft Official Plan targeted for early 2011

# Growth Management Strategy Public Engagement Results



# Public Engagement Results (cont'd)

## Notice

- Letters to First Nation Groups
- Launch included a mass email to notification list
- Click with Markham respondents
- Council Committees and Groups
- Names of application-specific working groups (eg. Markhamgate, Yonge/Steels Corridor Study etc.)
- Those who requested notifications
- Town page every week from Jan 29, 2009





# **GMS Public Engagement Results**

## **Public Engagement Program**

### **Consultation:**

- Launch Event (Feb 9, 2009)
- Community Meetings (March/April)
- Advisory Groups (March/April)
- Mayor's Youth Task Force (March)
- Developers Roundtable (March and May)

### **Consultation (public meetings & stakeholders)**

- Presentations
- Audience Polling
- Q & A



## Public Engagement Results (cont'd)

### Notice of Community Meetings

- Mass email to notification list
- GMS web page
- Town page every week from Feb.26 to March 26, 2009
- Armadale meeting (2,700 letters sent out by mail)
- BMFT Postcard (distributed as insert in newspaper and handed out at launch event)



## Public Engagement Results (cont'd)

### Attendance/Responses:

- Launch Event: 75
- Community Meetings (5): 162
- Mayors Youth Task Force: 16
- Advisory Groups (residents): 8
- Developers Round Table: 40
- Workbooks/comments: 10

**Total Attendance/Responses: 311**



# Audience Polling Results

## Principles for Growth Management

### Planning for new development:

- 80% agreed with environment first approach
- 20% fiscal responsibility and protection of culture & heritage

### Top rated principles for growth management:

- preserving established residential neighbourhoods & employment areas
- identifying infrastructure needed to support growth
- phasing and funding requirements to deliver this infrastructure



# Audience Polling Results

## Accommodating Growth in Markham

- 60% agreed with accommodating the majority of growth (approximately 80%) of new residential growth within the current urban area.
- Participants were divided with respect to expanding the Town's urban area to accommodate additional lower density residential growth
- 72% agreed that the Town should balance residential intensification with development of additional lower density housing to ensure diverse mix of housing
- 48% felt that it was very important to have of mix of new housing types



# Audience Polling Results

## Residential Intensification

- 93% agreed with the approach of distributing residential intensification to key locations with proposed rapid transit

### Intensification Areas:

- Some disagreement with proposed intensification areas. Some of the areas of concern included:
  - Markville area: already experiencing traffic congestion
  - Commerce Valley/Galleria: already crowded
  - Highway 48 north of 16<sup>th</sup> Avenue: does not have proper transit



# Audience Polling Results

## Residential Intensification

### New areas that suggested for intensification:

- Steeles Avenue Corridor
- Highway 7 Corridor along a rapid transit line
- Warden & 16<sup>th</sup> Avenue, McCowan & 16<sup>th</sup> Avenue
- Woodbine/Warden Avenue & 16<sup>th</sup> Avenue
- Angus Glen Golf Club Area
- Highway 7 & McCowan Rd.

### If intensification is in a form of apartments:

- Majority of participants felt that building types should be a mix of heights ranging from:
  - 3 to 4 storeys to 13 to 20 storeys

# Audience Polling Results

## Employment Growth

- Majority of participants agreed with reserving land to accommodate employment growth over the long term
- In addition to intensification, employment should be accommodated in an extension of the current urban area to ensure an adequate supply of land
- Participants were divided with respect to expanding development beyond current urban area
- Majority supported adding more jobs within the current urban area through intensification in existing business parks and the appropriate mixing of employment in new residential development (i.e. ground floor retail in an apartment building)



# York Region Land Budget & Urban Boundary Expansion

# York Region Current Residential Supply Analysis

Supply Detail	Unit Supply 2008	Current Years Supply	
		Forecast Demand	Historical Demand <sup>1</sup>
Total Ground-Related Supply	87,900	14.5	9.0
<b>Southern York Region<sup>3</sup></b>	<b>44,400</b>	<b>11.5</b>	<b>5.3</b>
Northern York Region <sup>4</sup>	43,500	18.9	25.9

New Communities are planned for a density of  
59 people/jobs per ha.

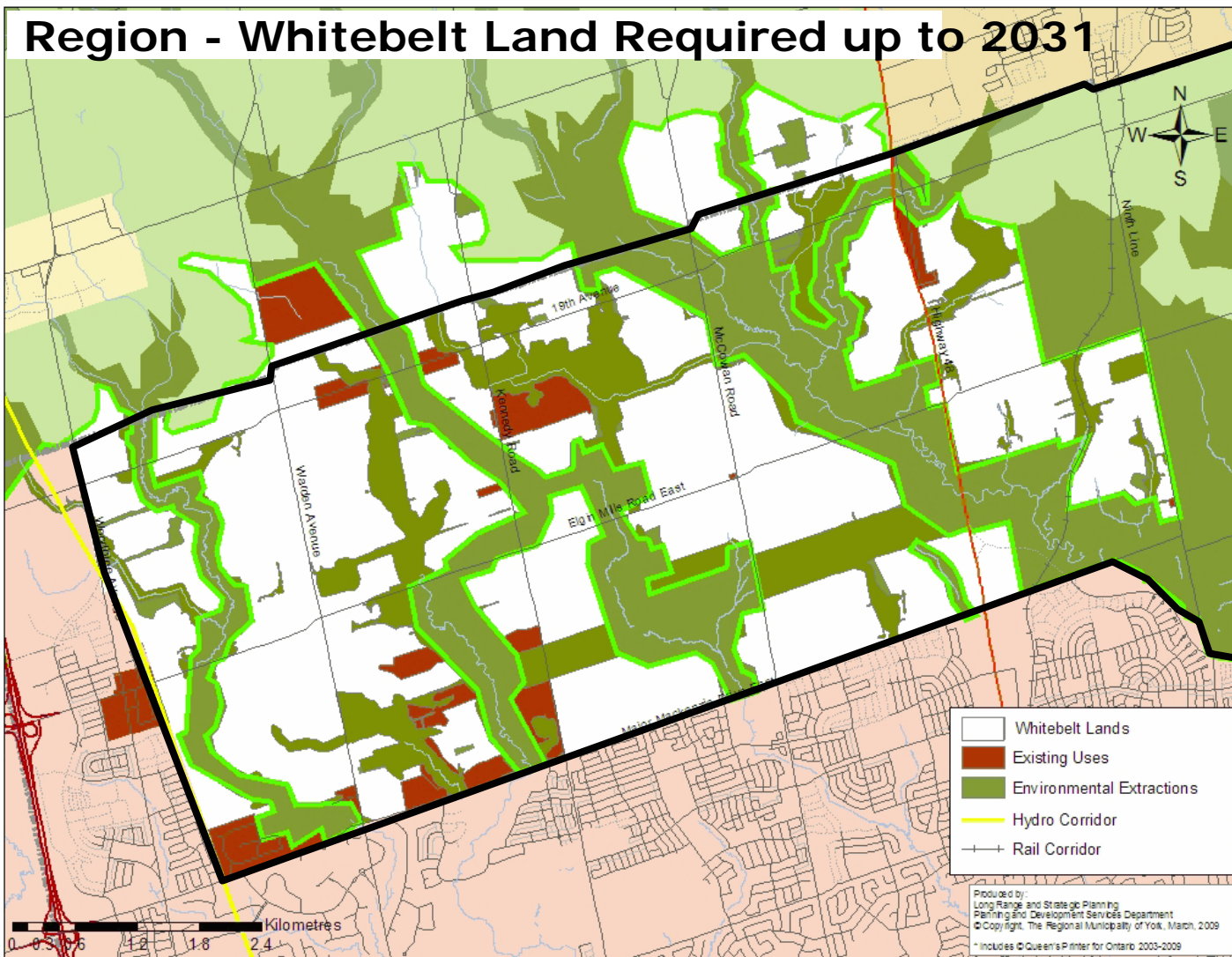
Overall Greenfield Area Density for York Region  
50 people/jobs per ha.

# Urban Boundary Expansion

- Region has updated its projected 2031 population and employment forecasts to 1.5 million people and 799,000 jobs
- To accommodate this growth the Region is advocating urban boundary expansions (Markham, Vaughan and East Gwillimbury) in order to meet the Region's updated forecasts
- Total land requirement for Markham:

Community Lands	727 ha
Employment Lands	<u>437 ha</u>
Total	1,164 ha

## Region - Whitebelt Land Required up to 2031



**TOTAL WHITEBELT: 2,354 ha**

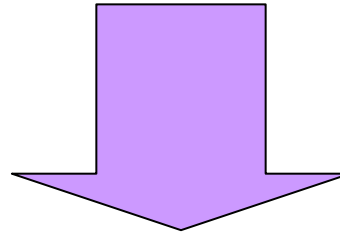
**Whitebelt Land Required up to 2031**

Residential	727 ha
Employment	437 ha
<b>TOTAL</b>	<b>1164 ha</b>

49% of the Whitebelt is required to meet 2031 projections

**REMAINING WHITEBELT LANDS: 1,190 ha**

## **Draft Regional Official Plan available June 2009**



## **Public comments summer/early fall 2009**

Staff will keep DSC informed of the status of the Regional Official Plan through future updates to DSC

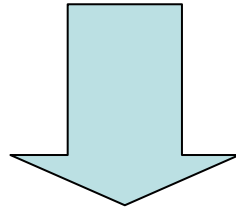
# Growth Management Strategy Document



# Growth Management

- Strategic priority of “Building Markham’s Future Together”
- Identify the amount, location and pace of population and employment growth that is appropriate for Markham to 2031
- Identify infrastructure and financial requirements to support the anticipated growth
- Address the policy context of growth, established by the Province and Region of York

### **Recommendations of the Growth Management Strategy**



**Form the basis of new Official Plan**

# Growth Management Strategy Document

**Community Priorities + Parameters for Growth =  
Framework for Growth Management Strategy**



- Environment First
- Intensification Strategies
- Employment Lands
- Economic Development Strategy
- Housing Stock (Affordable/Supportive Housing)
- Infrastructure Systems & Services
- Community Sustainability Plan
- Transportation/Transit
- Heritage/ Culture
- Community Infrastructure (schools, hospitals ...)
- Phasing Growth
- Monitoring Growth



## Next Steps

**Draft Growth Management Strategy Document  
(DSC June/09)**



**Public/Agency Review/Input  
(Summer/Fall 09)**



**Growth Management Strategy  
Recommendation report (DSC Fall/09)**



**Work on new Official Plan (2010)**



**New Official Plan (2011)**

# Discussion