



# Town of Markham Growth Management Strategy

Presentation to  
Development Services Committee  
March 4 2008



# Council Direction Given

- Staff Report to DSC Nov 6 2007
- Authorization to proceed with preparation of a Town growth strategy...
- ...to be called “Growth Management Strategy”
- DSC to be Steering Committee for Strategy
- DHF to advise regarding Strategy development and coordination of related Town initiatives



# Aligning with Strategic Priorities

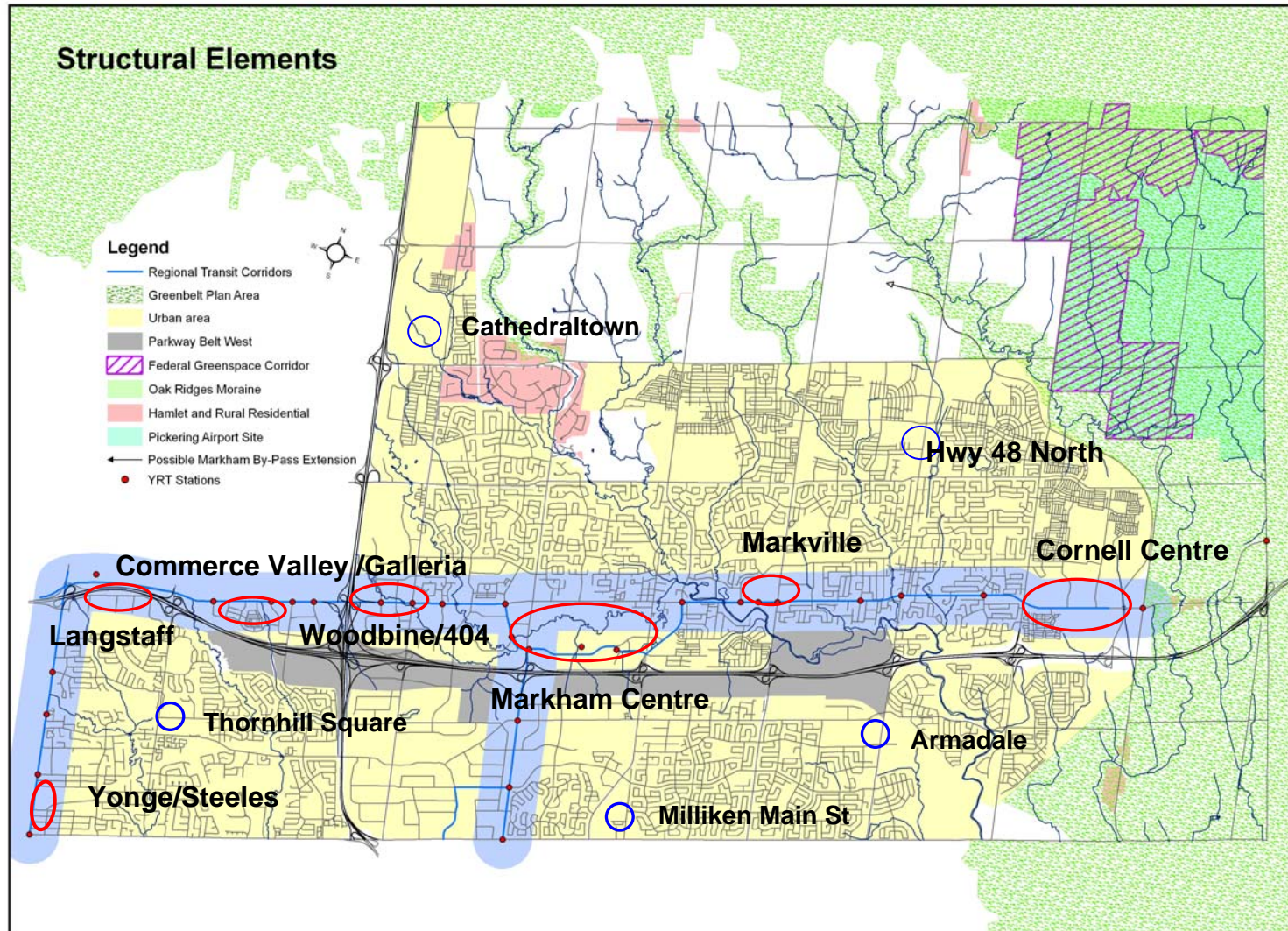
- “Building Markham’s Future Together”
  - “ClickwithMarkham” & Environics Survey
  - Markham Greenprint (Community Sustainability Plan)
  - Economic Competitiveness Strategy
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- Region’s “Planning for Tomorrow”
  - Region’s Transportation and Servicing Master Plans

# Forecast Town Growth

## Preliminary Regional Forecasts for the Town of Markham

	2006	2031	Increase 2006-31
Population	273271	444058	170787
Households	78007	146579	68572
Employment	143600	255800	112200

# Markham Urban Structure



# Comparing Past and Forecast Growth in Markham

	Past Growth*	Forecast Growth*	Annual Difference Between Time Periods
	1991-2006 15 yrs	2006-2031 25 years	
Population	7965	6830	1135 fewer persons
Households	2300	2740	440 more households
Employment	3445	4490	1045 more jobs
Residents per Household	3.46	2.49	-0.97
Jobs per Resident	0.43	0.66	0.22

\*average annual growth in each time period

# Growth Forecasts Analysis

- Staff is preparing a database to support analysis for growth forecasts
- **Supply Analysis:** potential to accommodate units, population, employment, intensification opportunities and criteria, by location within the current settlement area
- **Demand Analysis:** requirements to accommodate population, employment and housing growth, reflecting demographic and market changes, and Town growth objectives
- **Whitebelt:** based on accommodation potential within the current settlement area, and forecast demands, potential need/opportunities for additional greenfield development



# Town Forecasts Database

## Database estimates include:

- ☐ dwelling units by type
- ☐ population
- ☐ employment
- ☐ intensification opportunities

## Data organization:

- ☐ 5 year intervals 2006 to 2031 and 2031+
- ☐ permits comparison to Regional zone forecasts





# Town Forecasts Database

- Town Forecasts Database will contribute to:
  - Growth analysis and options (eg. 40%, 60% intensification); determining consistency with senior government policies
  - Market assessments
  - Commentary to Region of York, Province
  - Transportation, servicing, municipal soft services studies
  - Development charges reviews, financial analyses
  - Identification of Whitebelt options
- Forecasts Database targeted for Q1 2008



# Consultant Studies

## P&UD Department

- 2008 capital budget approvals for studies final
- Hemson Consulting Inc. retained to advise re growth forecasts, market demand, growth options
- Environmental Policy Review and Consolidation recommendations being prepared
- Terms of Reference prepared for:
  - Agricultural Analysis
  - Employment Lands Strategy, Phase 1
  - Communications/Consultation Strategy

# Growth Management Strategy

## Related P&UD Department Studies

- Environmental Policy Review/ Consolidation
- Highway 7 Corridor Strategy
- Forecasts Analysis and Growth Options
- Intensification Analysis
- Agricultural Analysis
- Employment Lands Strategy, Phase 1
- Communications Program Design
- Second Suites Strategy
- Yonge-Steeles Corridor Study
- Sustainable Development Guidelines and Standards
- Built Form Guidelines for Intensification
- Markham Centre Height/Density Study
- Pathways and Trails Master Plan
- Langstaff Master Plan
- Cultural Heritage Policy TBD

In progress

# Related Corporate Initiatives

## Town Projects and Initiatives Potentially Related to Preparation of the Growth Management Strategy\* (Jan 2008)

Project/Initiative	Department	Director	Lead	PRD** Contact
Economic Competitiveness Strategy	Economic Development	S Chait	S Chait	M Wouters
Financial Impact Analysis	Finance	B Cribbett	M Visser	M Boyce
Tax Increment Financing	Finance	B Cribbett	B Cribbett	M Boyce
Development Charges Reviews TBD	Finance	B Cribbett	B Cribbett	T Lambe
Financial Incentives for Affordable Housing	Finance	B Cribbett	B Cribbett	M Boyce
Community Sustainability Plan (Green Print)	CAO	J Livey	Victoria McGrath	L Duoba
Markham Transportation Strategic Plan	Engineering	A Brown	S Saiyed	M Wouters
Stormwater Strategy	Engineering	A Brown	S Sito	M Wouters
Contaminated Soils Procedures	Engineering	A Brown	B Lee	TBD
Water/Sanitary Servicing Study	Engineering	A Brown	A Wu	M Wouters
Parks, Recreation, Libraries Master Plan Update	Recreation Services	A Seabrooke	S Tam	M Wouters
Energy Conservation	Markham Energy Conservation Office	A Seabrooke	V Sawler	M Wouters
Thornhill Stormwater Capacity Study	Asset Management	S Andrews	P Fu	M Wouters
South Don Mills Sanitary Capacity Study	Asset Management	S Andrews	P Fu	M Wouters
Public Works Facility Study	Asset Management	S Andrews	TBD	M Wouters
Waste Services Requirements	Waste Management	P Loukes	C Marsales	M Wouters
Energy Supply TBD	Powerstream	TBD	TBD	M Wouters
District Energy TBD	Markham District Energy Corporation	B Ander	TBD	M Wouters

\* Projects and initiatives the responsibility of the Planning and Urban Design Department (contacts subject to change)

\* Policy and Research Division

[illegible]