

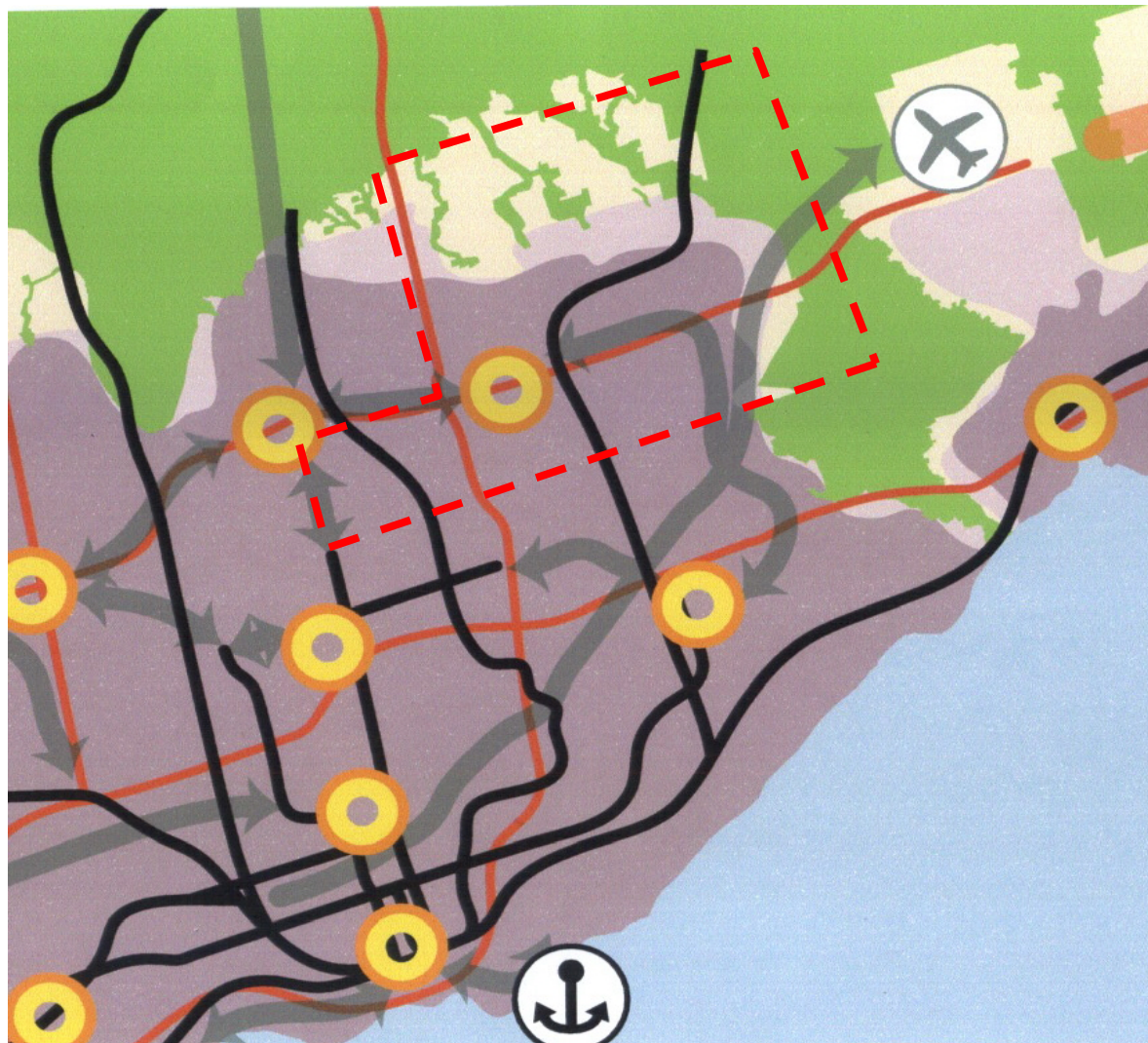
Town of Markham Directed Growth Strategy and New Official Plan

Presentation to
Development Services Committee
January 23, 2007

Context for the Directed Growth Strategy

Town must conform with
Provincial Legislation
& Regional Official Plan:

- Planning Act (Bills 26 & 51)
- Revised Provincial Policy Statement 2005
- Places to Grow Act; Growth Plan GGH 2006 (conformity by June 2009)
- Greenbelt Act; Greenbelt Plan 2005
- Regional Official Plan 1994
- Planning for Tomorrow (in progress)



Linking to the Town's Strategic Plan and Sustainability

- Markham's Directed Growth Strategy can support the Corporate Strategic Plan and emerging initiatives such as the Environmental Management Plan
- The theme of "Sustainable Development" should guide the Directed Growth Strategy
- The Directed Growth Strategy and the New Official Plan provide another opportunity for the Corporation to address environmental sustainability
- The Directed Growth Strategy will also need to reflect a long term perspective of 'financial sustainability'

Sustainable Development: Some Possible Themes

- Natural Heritage System
- Water Resources
- Energy Distribution/Conservation
- Infrastructure Design/Efficiency
- Community Design/Mixed Use/Intensification
- Transit Service/Transit Oriented Development/
Transportation Demand Management
- Green Technology/Building Design/LEED
- Public Health and Safety
- Demographics/Culture and Diversity
- Strategic Investment

Growth Plan Allocation to York Region

	2006	2031 Current Regional Forecast	2031 Growth Plan Forecast	Growth 2006 to Growth Plan Forecast
Population	930,000	1,360,000	1,500,000	570,000
Employment	450,000	734,000	780,000	330,000
Households	275,000	429,000	500,000	225,000

Preliminary Estimates for Markham Growth to 2031 Based on Growth Plan Allocations to York Region

Forecast Estimates for Markham | Potential Growth 2006 to 2031

	2006 Estimate	2031 Current Region	2031 Potential Low	2031 Potential High	Forecast		
					Current Region	Potential Low	Potential High
Population	273000	370000	410000	455000	97000	137000	182000
Households	78000	121000	134000	148000	43000	56000	70000
Employment	148000	226000	240000	271000	78000	92000	123000

Potential Housing Stock within the Current Urban Boundary (assuming no servicing constraints)

- Estimated housing stock in 2006 +/- 78000 units
- Estimated housing stock capacity +/- 127000 units
- Estimated balance of potential stock +/- 49000 units
- Estimated remaining ground-oriented housing supply commencing 2007:
 - single detached (17%) +/- 4 years
 - single and semi detached (24%) +/- 5 years
 - single, semi detached and townhouses (45%) +/- 7 years
 - only apartments (55%) remain in the housing stock once the ground-oriented product is constructed

Balance of potential housing stock of 49000 units

- Singles 17%
- Semis 7%
- Towns 21%
- Apartments 55%

Residential Development Activity

**2006
Residential Subdivision Status**
(June 2006)

- Registered
- Draft Plan Approved
- Application In Process
- No Application



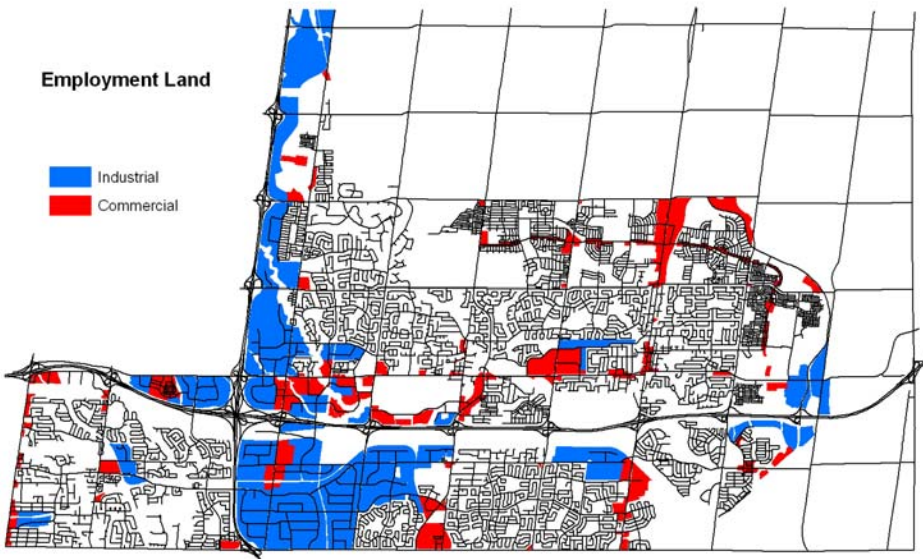
Employment Growth in Markham

- Markham's share of Regional employment expected to increase
- The right job mix and balance of jobs and residents is important to Town's economy and live-work objectives
- Town may need 2 to 3 times the current vacant employment land supply of +/- 670 net hectares
- Competitive new business park locations will be challenging to locate and protect
- Competitiveness Strategy for economic development currently being developed
- Could employment forecasts, mix or location preferences change?

Vacant Employment Land

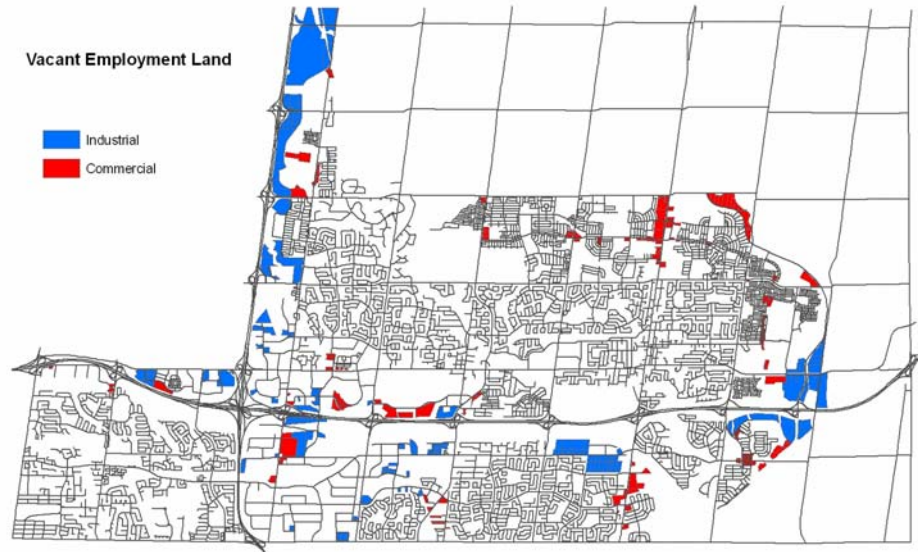
Employment Land

■ Industrial
■ Commercial

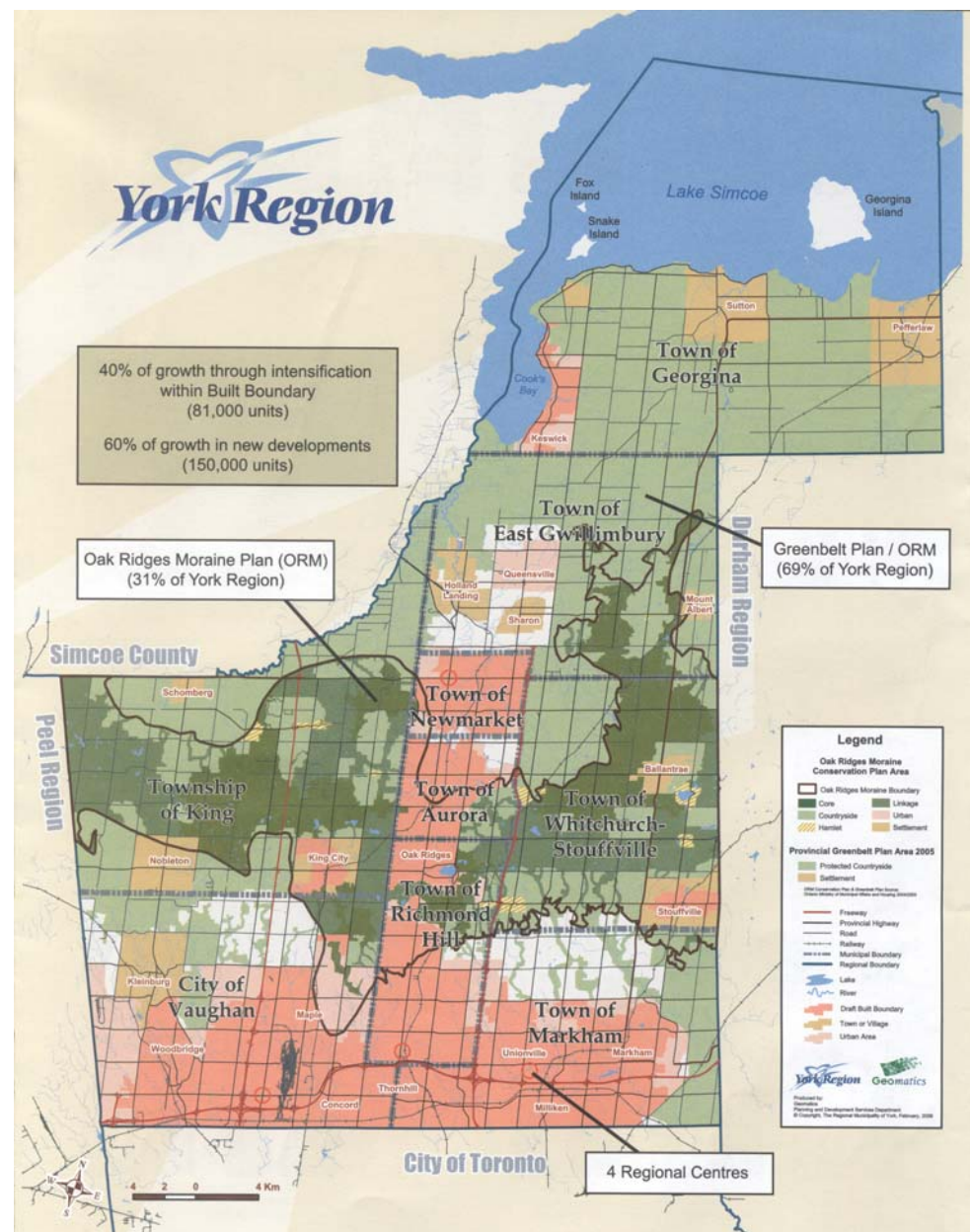


Vacant Employment Land

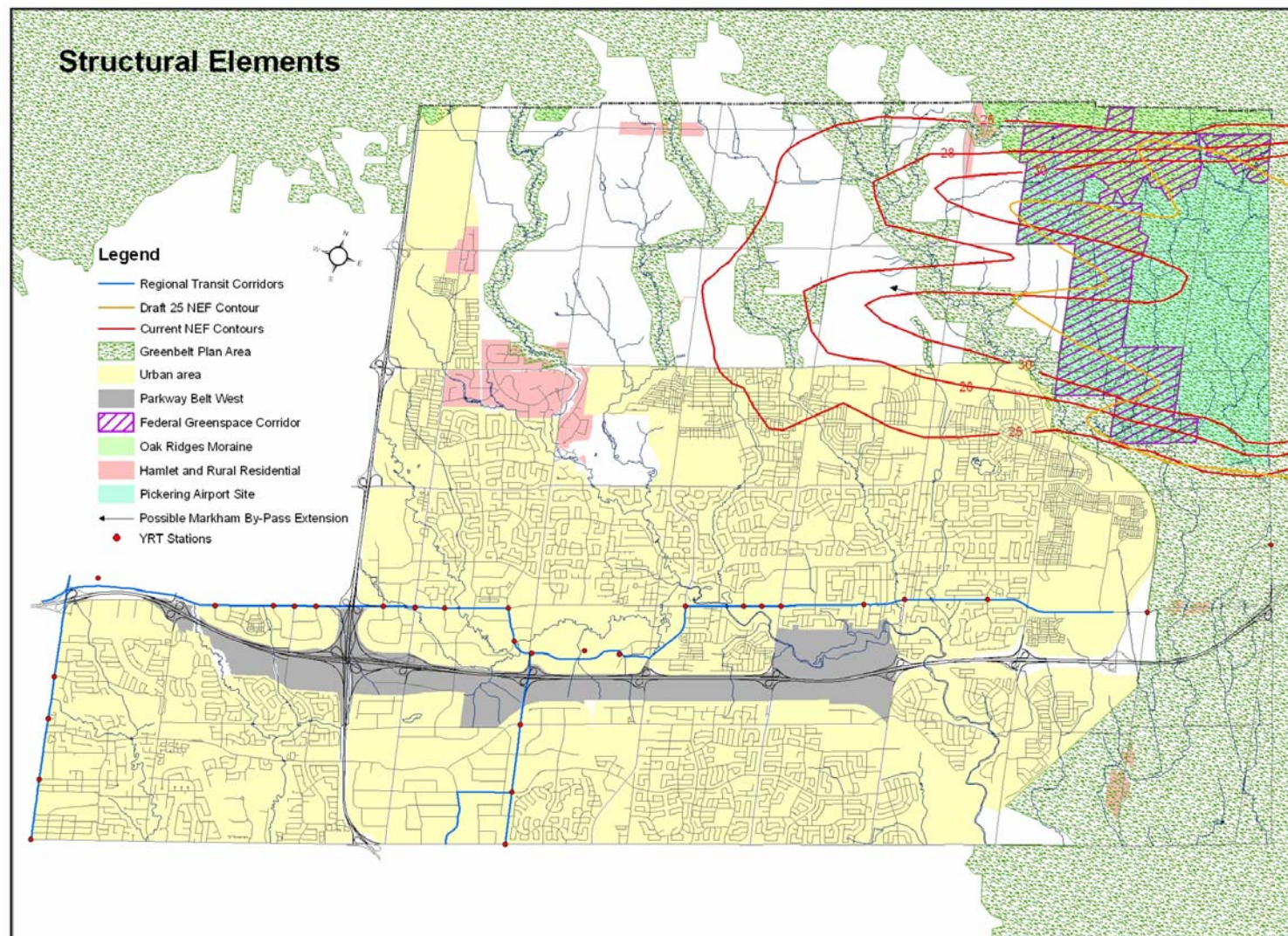
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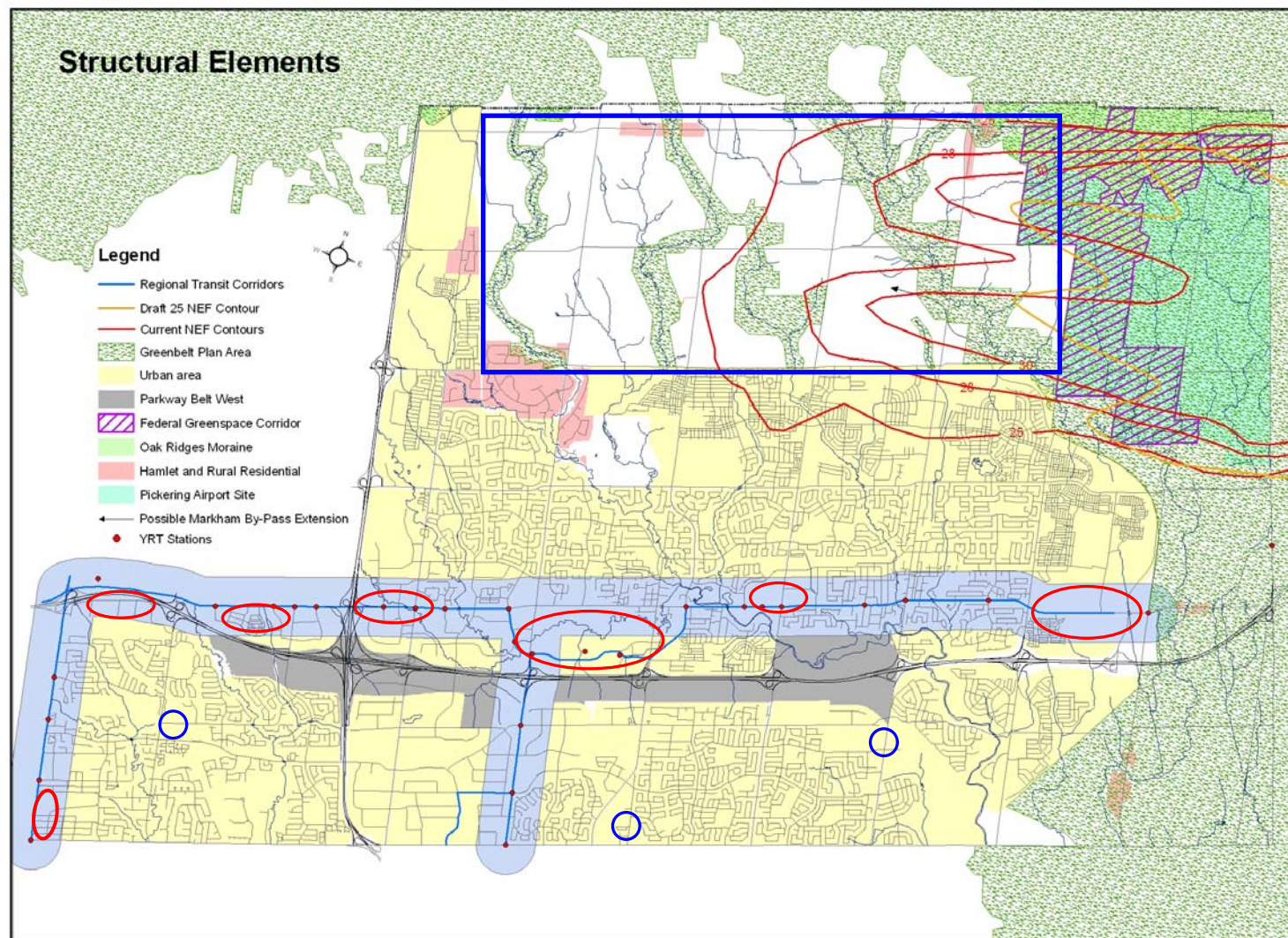
Growth Restrictions and Opportunities within York Region



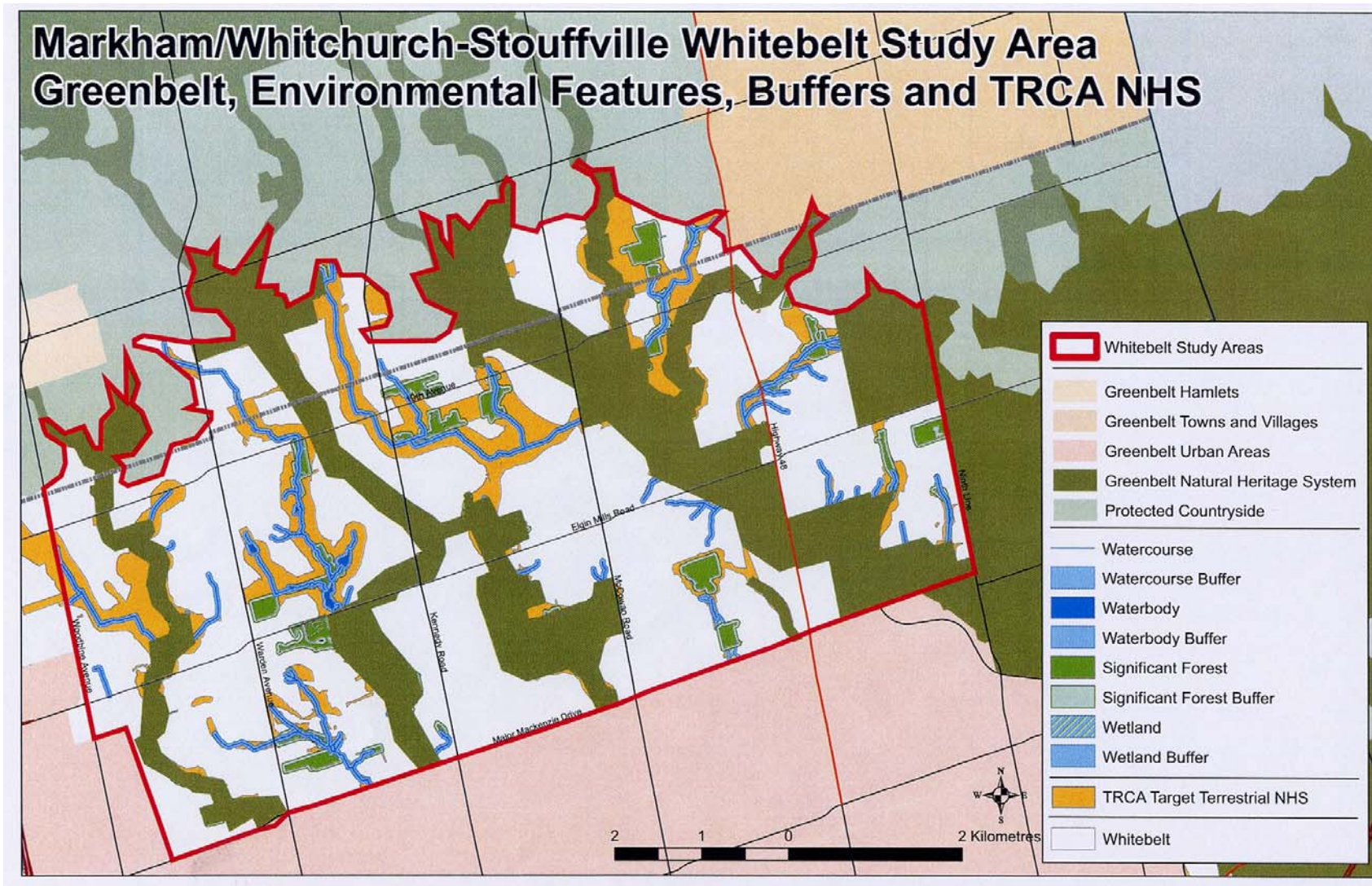
Markham's Current Urban Structure



Structure for Directed Growth



Refining the “Whitebelt”



Infrastructure and Directed Growth

- Infrastructure – piped services, roads, transit, community services facilities, energy network, water resources
- Infrastructure policy must facilitate planned intensification and greenfield development
- Capacity of existing infrastructure a factor in directing intensification
- Infrastructure planning and delivery - phasing and funding - will be a key factor
- Senior government policies will play a part in Town infrastructure policies and delivery (eg. phasing, financing) decisions

Defining a Directed Growth Strategy

- Region of York Growth Management Review
- Define Markham's Growth Quantum
- Identify Strategic Objectives for Directing Growth
- Develop and Evaluate Growth Alternatives
- Identify Preferred Growth Strategy
- Prepare and Approve Directed Growth Strategy Document
- Prepare and Adopt Growth and Implementation Policy
- Growth Plan conformity by June 2009

Directed Growth Strategy:

Target 2007 Projects

Continue/Complete:

- Economic Competitiveness Strategy
- Highway Seven Corridor Strategy Study
- Cornell Secondary Plan Review
- Langstaff Study
- Yonge-Steeles Corridor Study
- Environmental Policy Update
- Housing Stock Analysis

Initiate/Complete:

- DGS Communications Program Design
- Growth Forecasts Analysis
- Intensification Capacity/Design Analysis
- Agricultural Analysis
- Infrastructure Analysis
- Financial Analysis
- Employment Lands Inventory
- Residential Lands Inventory
- Growth Forecasts Database
- Others TBD

Staffing, Consultants, Corporate Programs

Program for developing a Directed Growth Strategy and preparing a New Official Plan is based on:

- Resources for a multi-year program
- Approval of 2007 budgets
- Reassigning DSC full-time staff and retaining contract staff
- Retaining consultants as needed to support program components
- Corporate commitment to the program, relying on cooperation and involvement of staff assigned in other Commissions
- Confirming the role and contributions of other corporation programs relative to the Directed Growth Strategy and New Official Plan

Some Next Steps...

- DSC Part B Report in February 2007
- Council endorsement of program to prepare Directed Growth Strategy and New Official Plan
- Implementing 2007 budget approvals
- Consider the Directed Growth Strategy and New Official Plan as Council Priorities
- Subsequent reports on individual program components including a Communications Strategy
- Continue staff discussion with the Province and Region
- Continue consultation amongst Town staff

... Discussion