



Managing Growth in Markham to 2031

Special Meeting of Council

April 12, 2011



Agenda

- **Introduction & Summary of Growth Management Strategy**
- *Jim Baird, Commissioner of Development Services*

New Markham Official Plan

Tim Lambe, Manager Policy & Research

Building Markham's Future Together

Growth - Managing our Growth

Transportation/Transit - Improving transportation and transit links in Markham

Environment - Protecting our environment

Municipal services – Excellence, Efficiency & Effectiveness

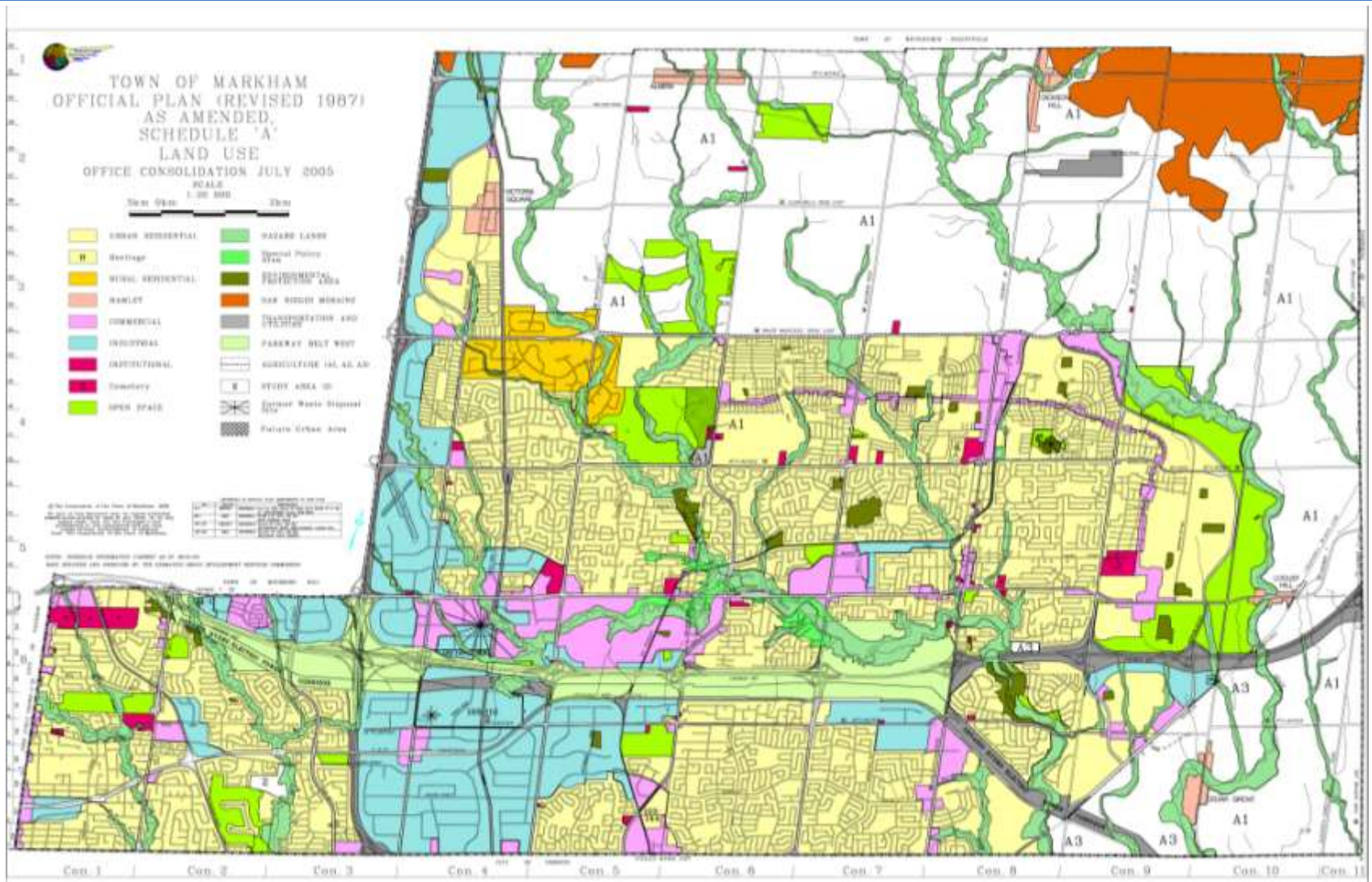
Parks, Recreation, Culture & Library Master Plan & Public Safety

Our parks, recreation, library and cultural services facilities and ensuring public safety

Diversity - Celebrating our diversity



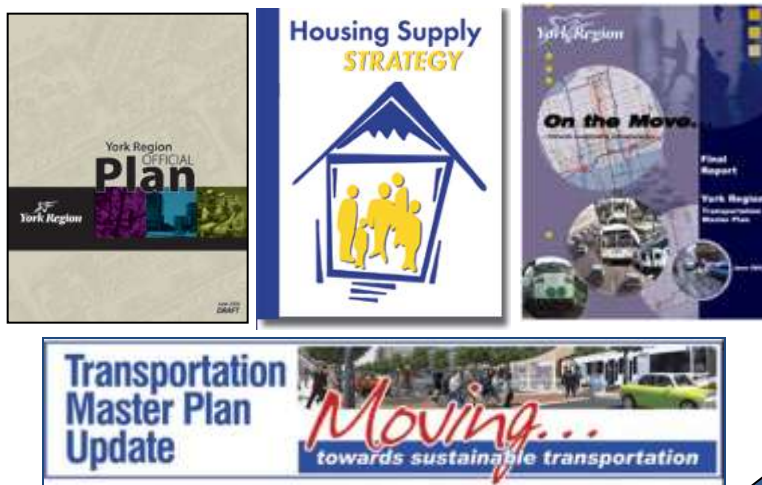
Current Markham Official Plan Schedule



PROVINCIAL

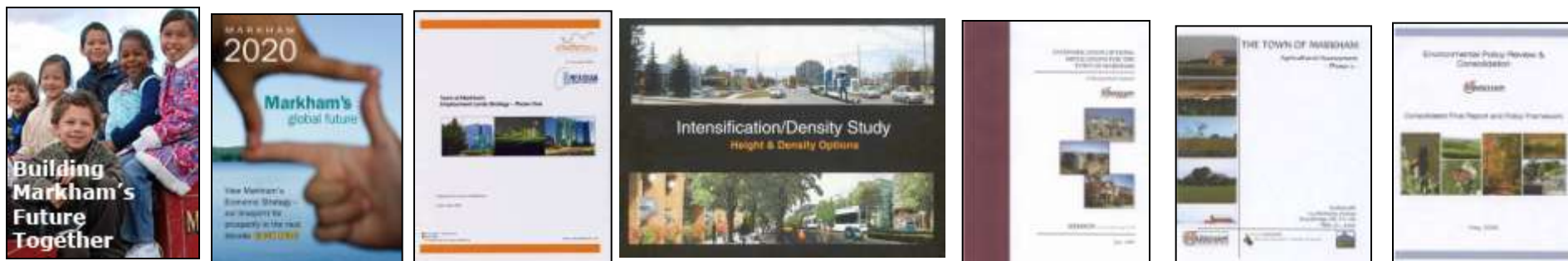


REGIONAL

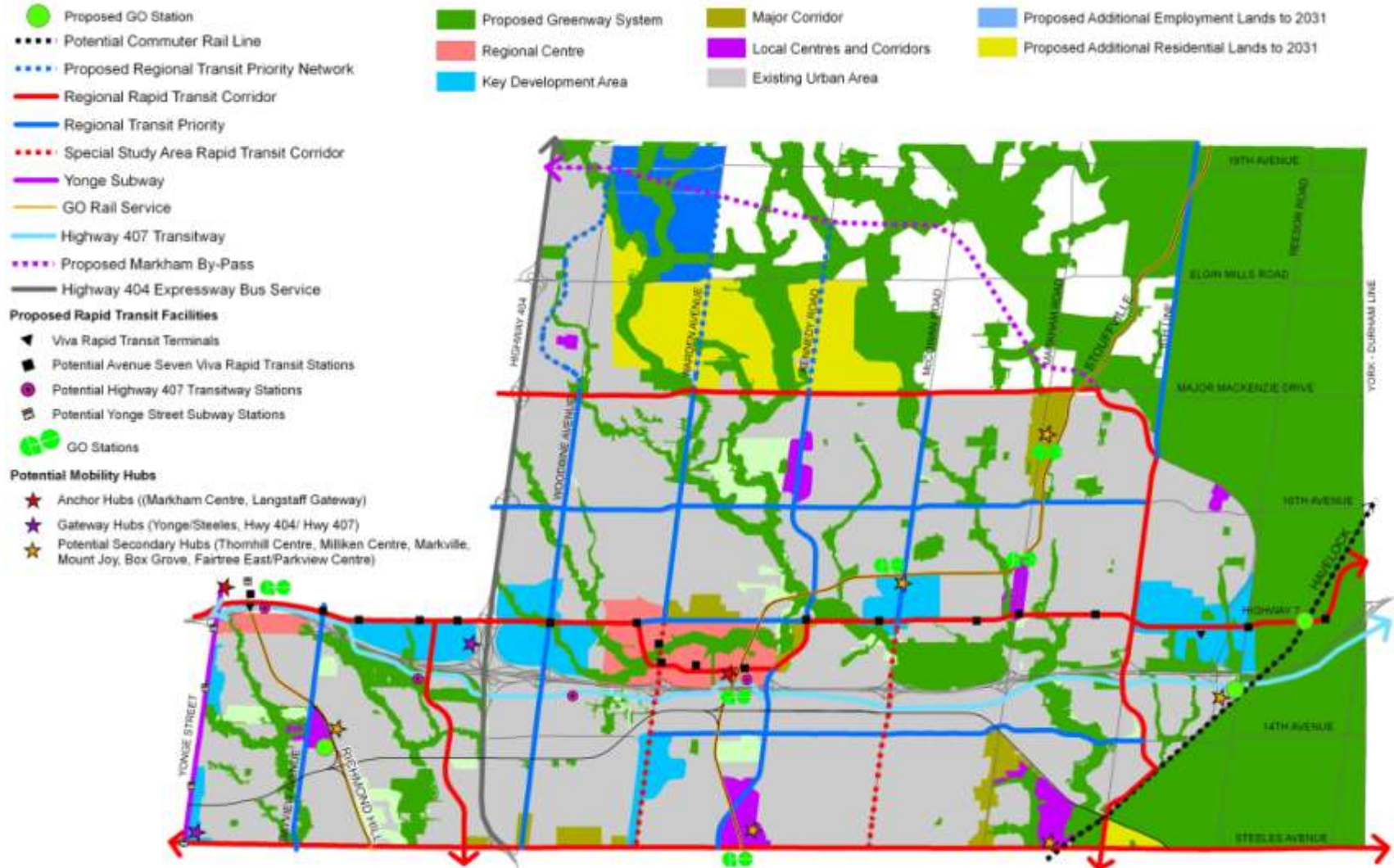


New Official Plan

MARKHAM



Endorsed Growth Alternative





Environment First Approach

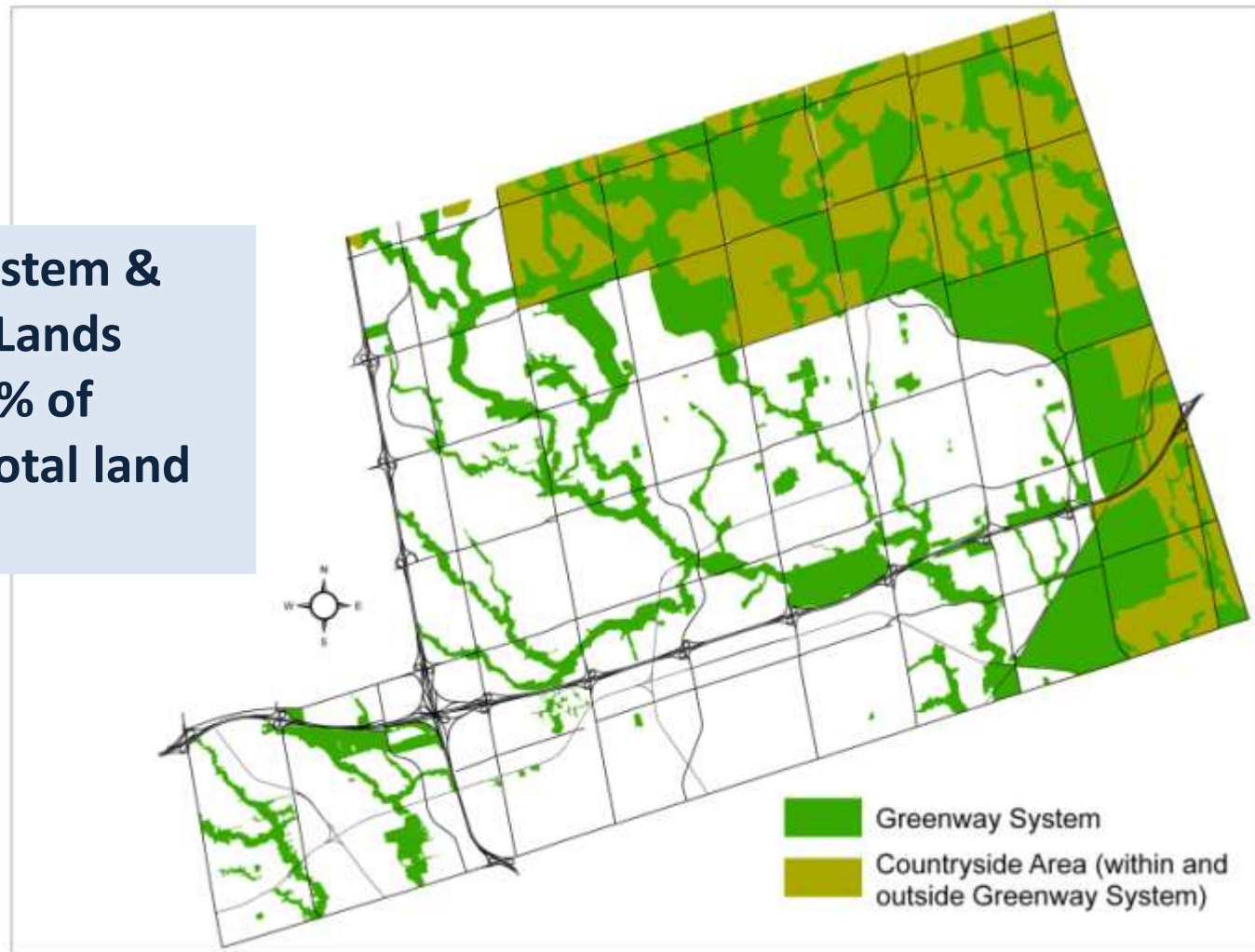
- Natural Heritage Network and enhancement areas
- Environmental protection and a Town Greenway System integrated with lands for growth and agriculture
- Greenway System incorporates Provincial Greenbelt and integrates with Regional Greenland System

Support Agriculture in Markham

- Creation of a Markham Agricultural Advisory Committee
- Recommended Agricultural strategy endorsed by Council
- Town's agricultural lands protected through Provincial, Regional and Town policies

Proposed Greenway System & Countryside Lands

Greenway System & Countryside Lands represent 43% of Markham's total land area



Continuing Strong Economic Growth

- Support Markham's Economic Competitiveness Strategy
- Protection of existing employment lands
- Addition of new Business Park lands
- Improve travel options for employees
- Encourage live-work opportunities





Intensification

- Hierarchy of intensification areas endorsed
- Significant residential and employment growth focused at priority locations served by rapid transit
- Approximately 60% of new growth located within 'built boundary', and 82% within current settlement area
- Only 18% of growth in urban expansion area
- Established residential and employment areas protected
- Local area studies will establish appropriate built form in an area context

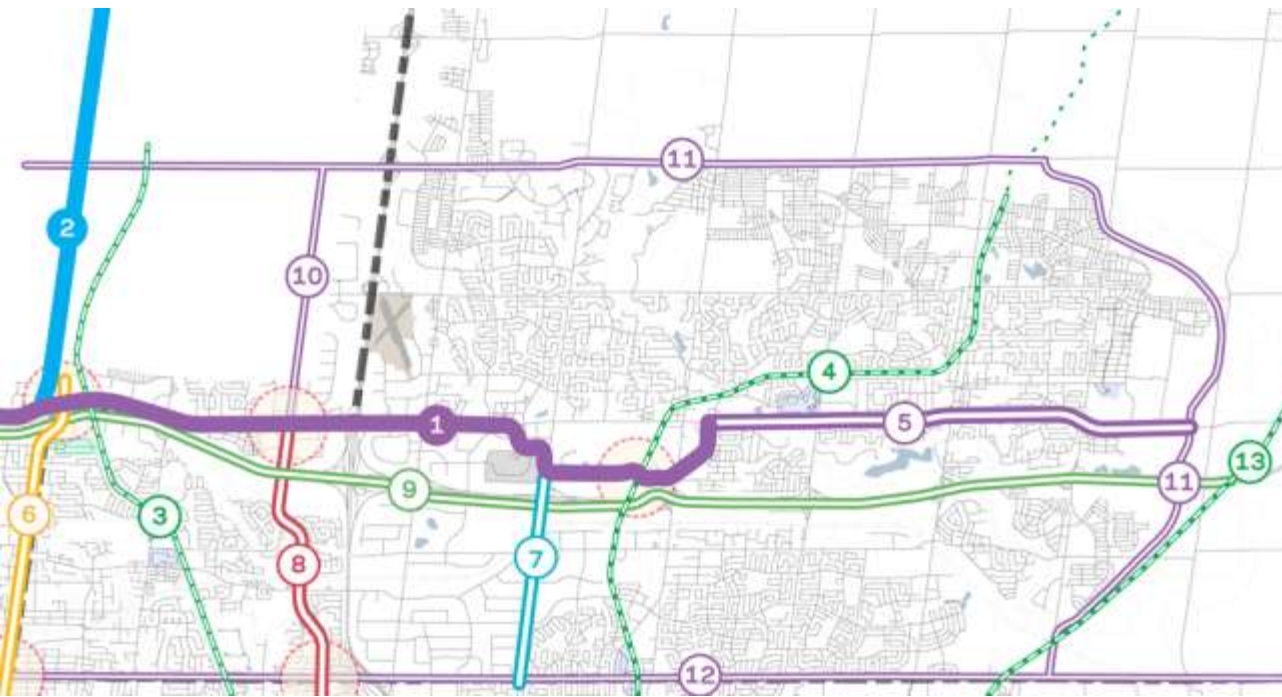
Future Rapid Transit Network

FUNDED AND UNDER CONSTRUCTION

1. Viva Highway 7 Rapidway – Markham Section (Yonge Street to Unionville GO) - 2014
2. Viva Yonge Street Rapidway (Richmond Hill Centre to Major Mackenzie Drive) – 2015

PLANNED

3. GO Richmond Hill Line Upgrades
4. GO Stouffville Line Upgrades
5. Viva Highway 7 Rapidway Extension (to Cornell)
6. Yonge Subway Extension
7. Markham North-South Link
8. Don Mills LRT Extension (Steeles Avenue to Highway 7)
9. Highway 407 Transitway (Hwy 427 to Cornell Centre)
10. Leslie RT (York Region Plan)
11. Major Mackenzie RT (York Region Plan)
12. Steeles RT (The Big Move)
13. GO Havelock Line



Intensification Hierarchy

- Proposed GO Station
- Potential Commuter Rail Line
- Proposed Regional Transit Priority Network
- Regional Rapid Transit Corridor
- Regional Transit Priority
- - - - Special Study Area Rapid Transit Corridor
- Yonge Subway
- GO Rail Service
- Highway 407 Transitway
- - - - Proposed Markham By-Pass
- Highway 404 Expressway Bus Service

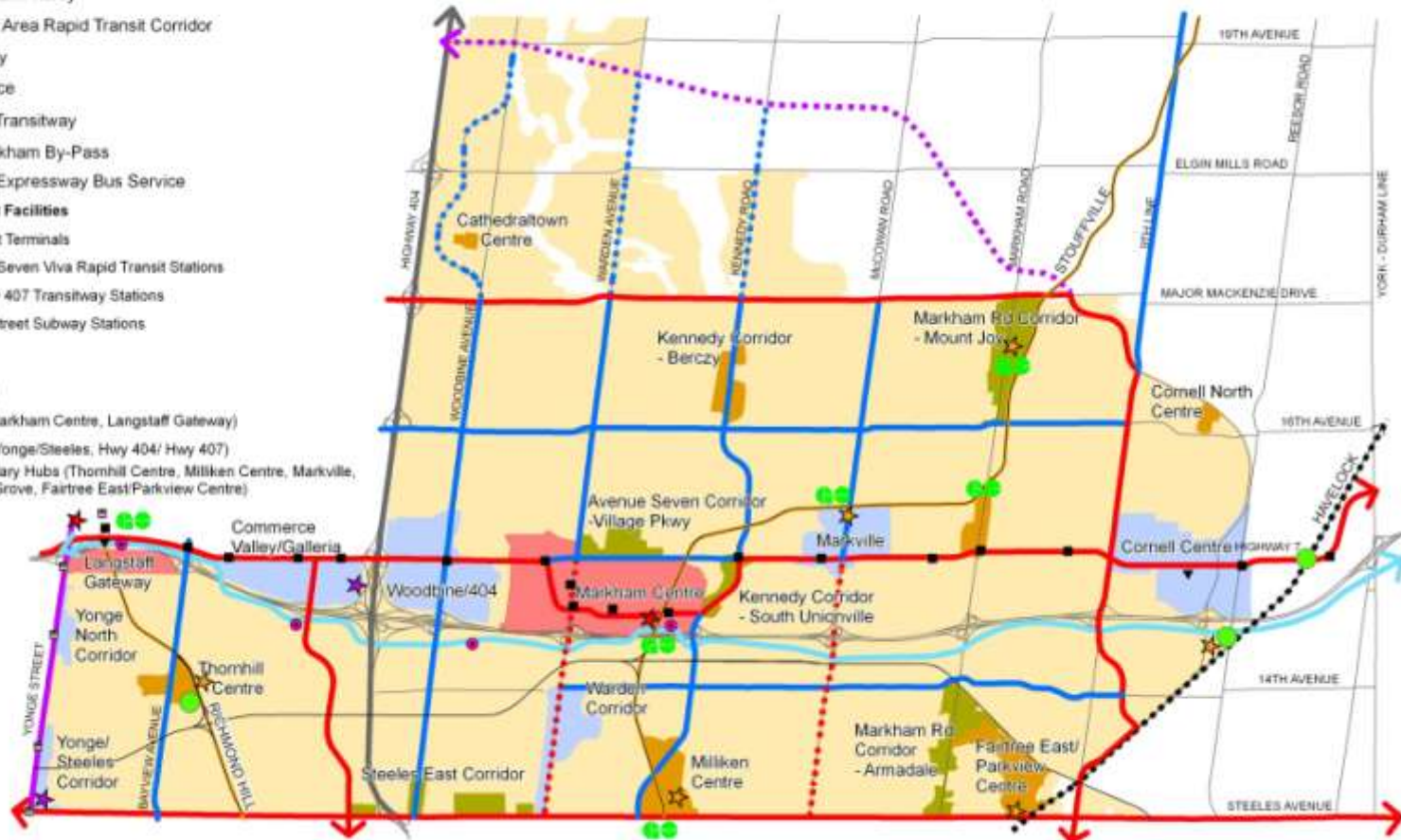
- Regional Centre
- Key Development Area
- Major Corridor
- Local Centres and Corridors
- Existing and Future Urban Area

Proposed Rapid Transit Facilities

- ▲ Viva Rapid Transit Terminals
- Potential Avenue Seven Viva Rapid Transit Stations
- Potential Highway 407 Transitway Stations
- Potential Yonge Street Subway Stations
- GO Stations

Potential Mobility Hubs

- ★ Anchor Hubs (Markham Centre, Langstaff Gateway)
- ★ Gateway Hubs (Yonge/Steeles, Hwy 404/ Hwy 407)
- ★ Potential Secondary Hubs (Thornhill Centre, Milliken Centre, Markville, Mount Joy, Box Grove, Fairtree East/Parkview Centre)





Marketability

- Intensification requires a shift in Markham's housing market to move towards medium and higher density housing forms
- Recommended alternative addresses market demand for new family housing, while also shifting towards more intense development
- Balanced approach supports sustainable development, diversity of accommodation, support for better live-work relationship
- Competitive positioning in market supports economic vibrancy in local economy
- Need to monitor market performance in regard to residential and business accommodation

Diversifying the housing stock

	Single Detached	Semi-detached & Townhouse	Apartment	TOTAL
Units Added 2000-2009 *	53%	33%	14%	100%
Total Town Housing Stock 2009	55%	32%	13%	100%
Recommended Growth Alternative				
Forecast units to be added 2006-2031	21%	25%	54%	100%
Total Town Housing Stock 2031	40%	29%	31%	100%

* *Building Permits issued*



Sustainable Development

- Link to BMFT initiatives including Markham's Green Print
- Provides for housing mix and jobs supportive of improved live-work opportunities within the Town
- Integration of land use and transportation – infrastructure focused on rapid transit routes
- New, sustainable communities, leading the GTA in water and energy management, wellness, accessibility, biodiversity, equity and choice
- Green buildings and infrastructure
- Greenhouse gas reduction strategies

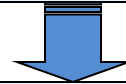


Addressing Potential Risk

- Managing growth and responding to market demand reduces risk
- Ongoing monitoring of market & financial performance essential
- Link development approvals to delivery of infrastructure and community services
- Phasing and release of lands for development
- Five (5) year updates to new Official Plan

Next Steps for Markham

**Council decision on Recommended Growth Option
(May, 2010)**



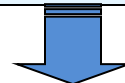
**Public Consultation on new Official Plan
Special Meeting of Council – April 12, 2011**



Begin work on new Official Plan



**Consultation with Community, Industry Groups, Agencies,
First Nations & Metis, Town Departments**



**Report to Development Services Committee
on public consultation (June, 2011)**

