



Growth Plan for the Greater Golden Horseshoe

Presentation to the Development Services
Committee Regarding
Intensification and Density Targets
November 21 2006

Provincial Growth Plan

- September 2006 - DSC requested further information regarding Growth Plan targets:
- *intensification target* requiring that by 2015 and annually thereafter, a minimum of 40% of new residential development be located within the defined *built-up area*.
- *minimum density targets*
 - *Designated Greenfield Area*: minimum 50 residents and jobs combined per gross hectare
 - *Urban Growth Centres*: minimum 200 residents and jobs combined per gross hectare

Provincial Growth Plan

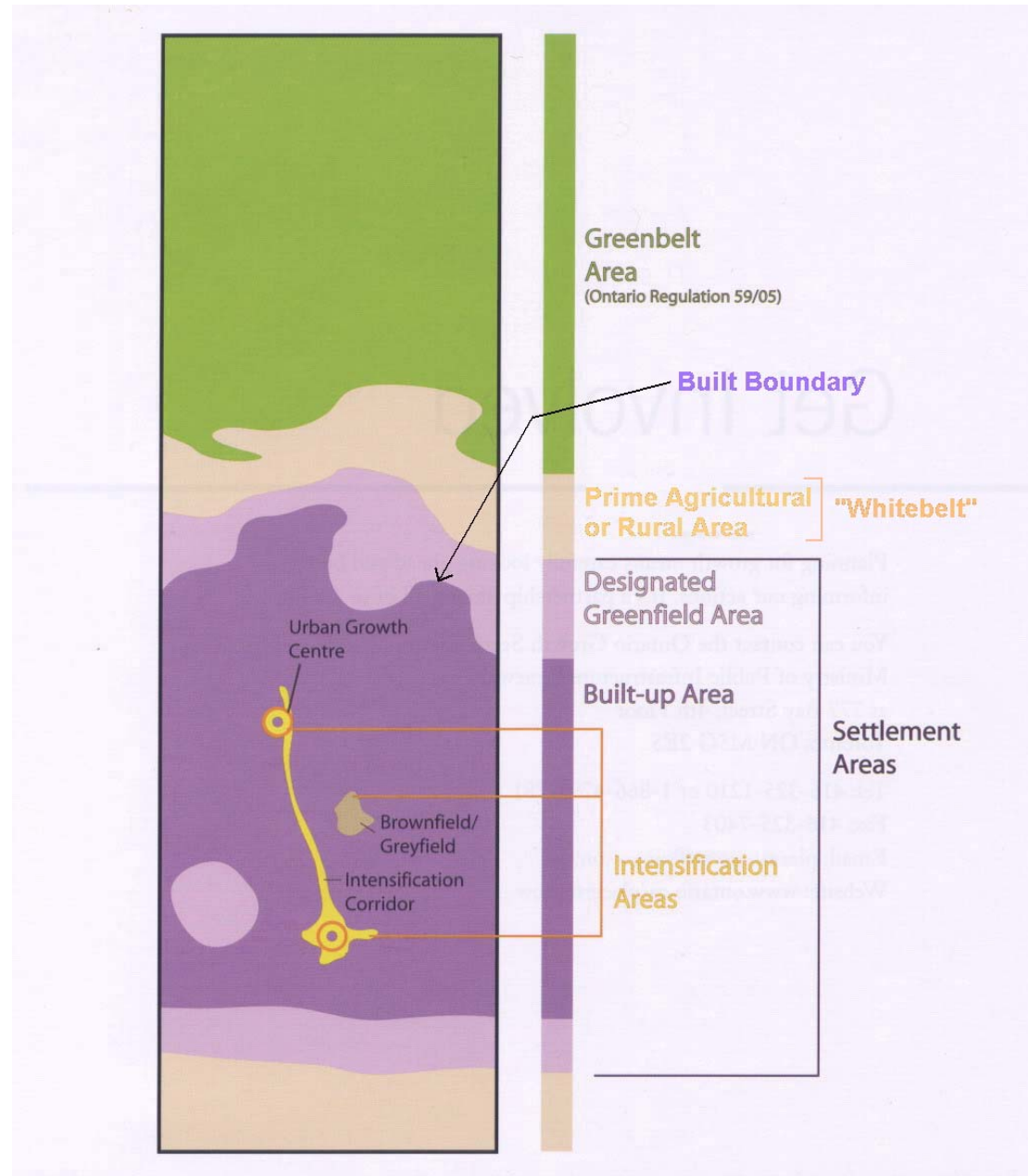
- Growth Plan took effect June 16 2006, pursuant to Places to Grow Act, 2005
- Growth Plan forecast horizon 2031
- Municipal conformity 2009
- Establishes population and employment growth forecasts for Region of York
- Establishes intensification and density targets; **the targets apply at the Regional level**
- Provides Region with authority to allocate growth and determine what minimum targets shall apply to each local municipality

Forecast Growth in the Region of York

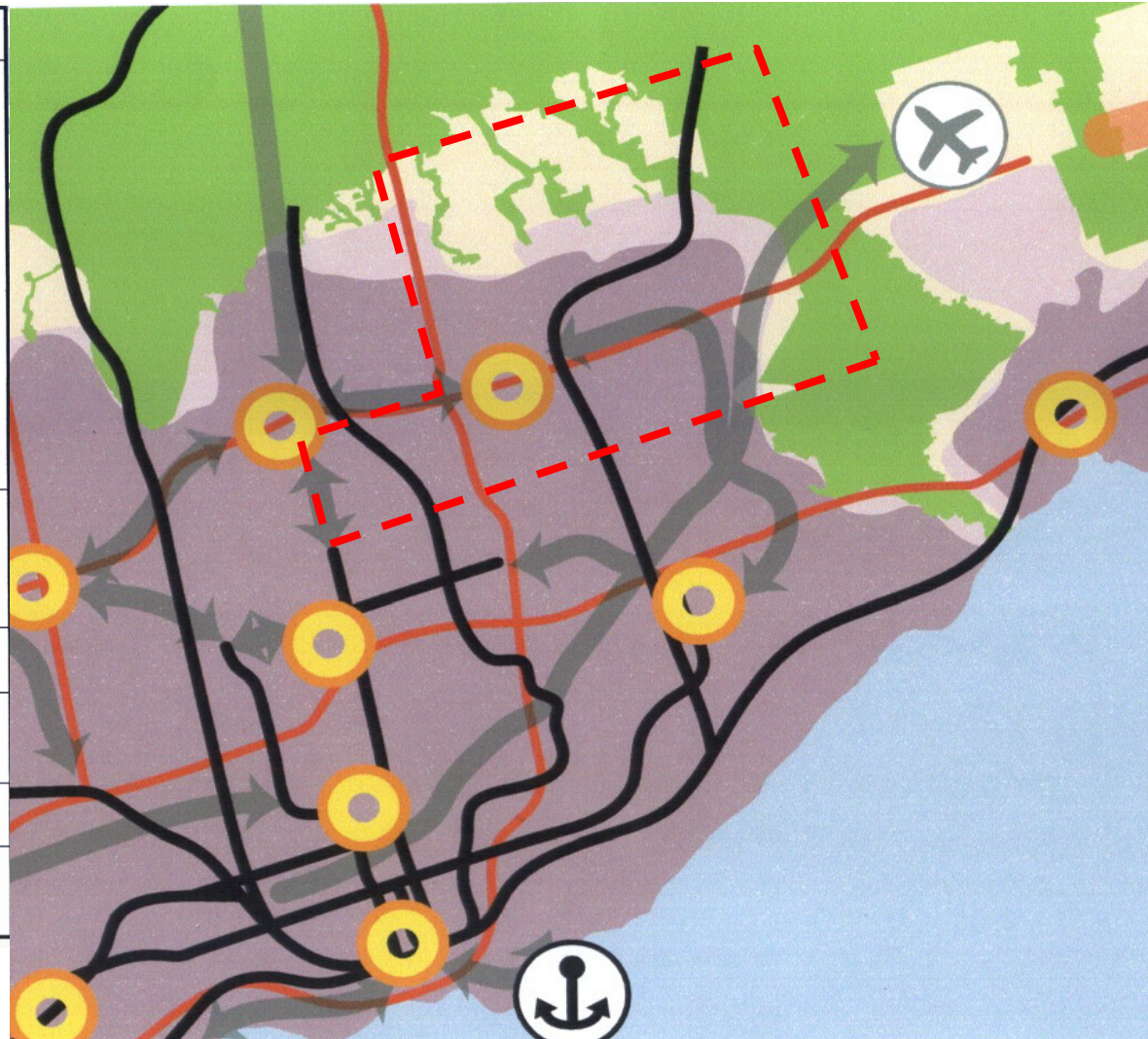
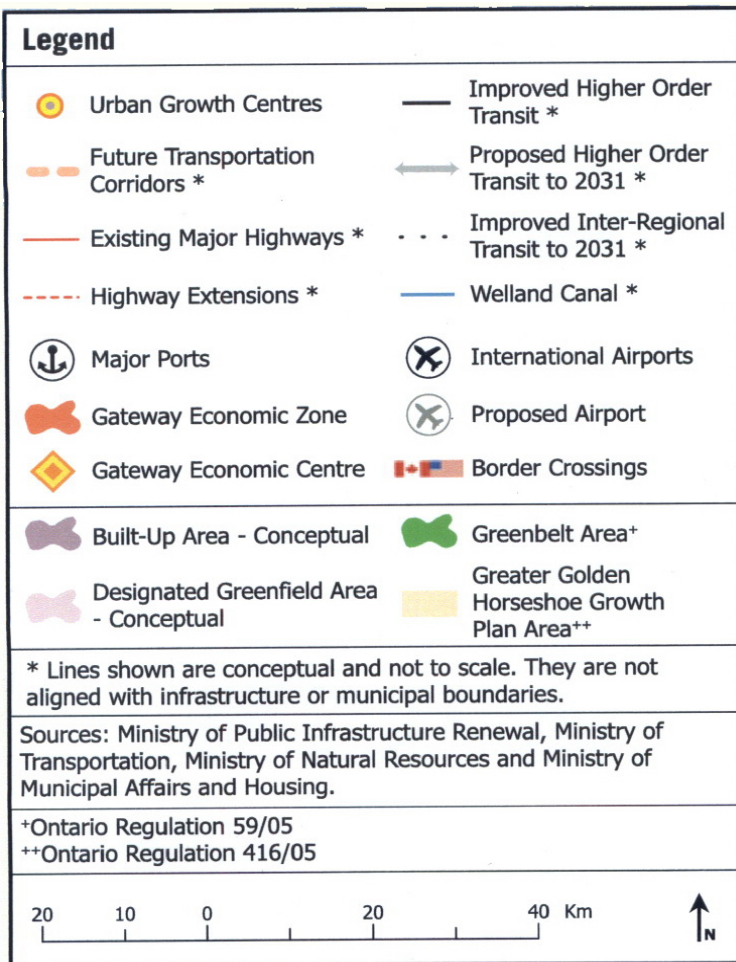
	2006	2031 Current Regional Forecast	2031 Growth Plan Forecast	Growth 2006 to Growth Plan Forecast	Annual Growth '06 -'31
Population	930,000	1,360,000	1,500,000	570,000	22,800
Employment	450,000	734,000	780,000	330,000	13,200
Households	275,000	429,000	500,000	225,000	9,000

Growth Plan “Geography”

- Policies and targets are linked to defined geographic areas

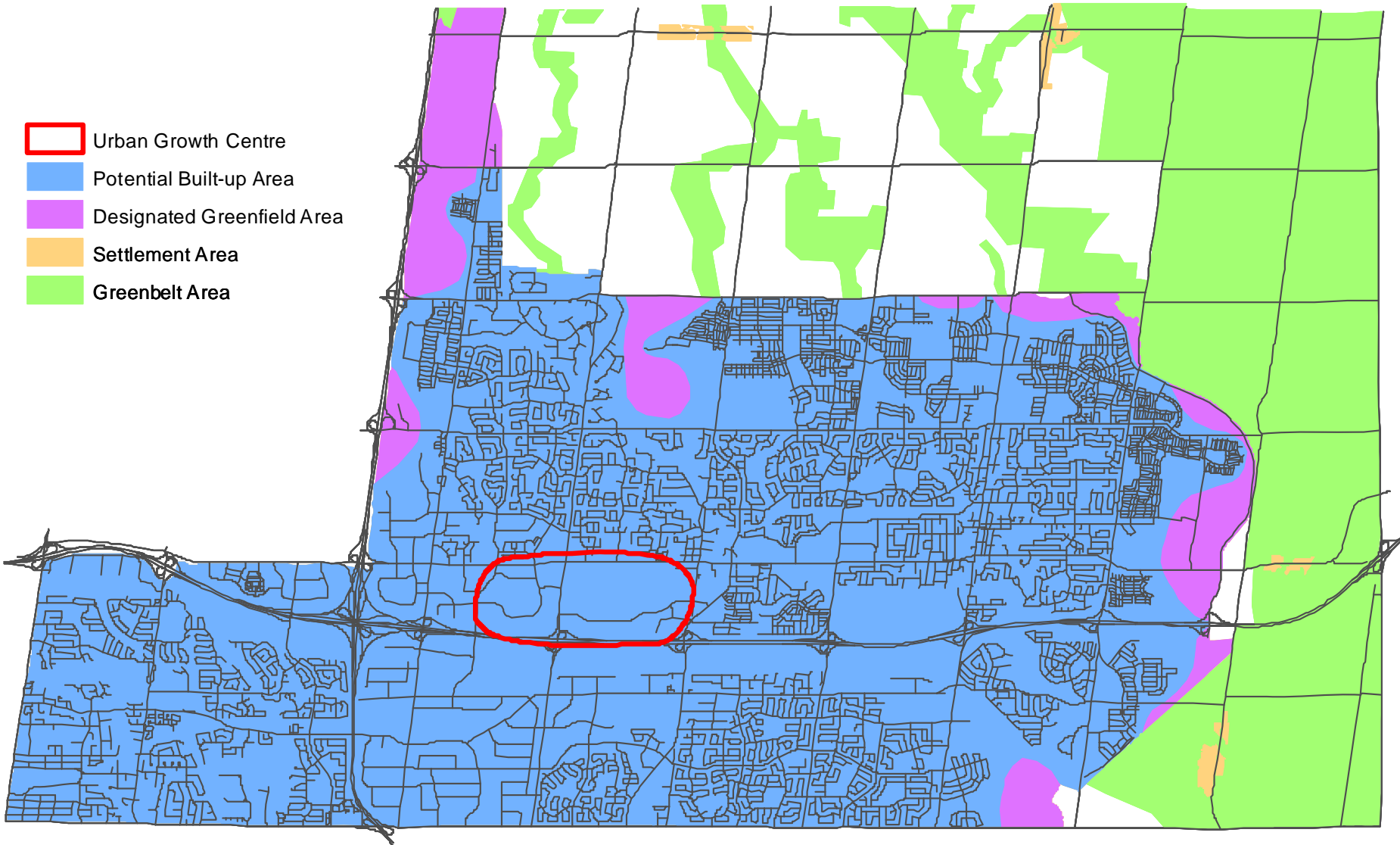


Markham, in the Context of the Growth Plan



Growth Plan “Geography” in Markham

-  Urban Growth Centre
-  Potential Built-up Area
-  Designated Greenfield Area
-  Settlement Area
-  Greenbelt Area

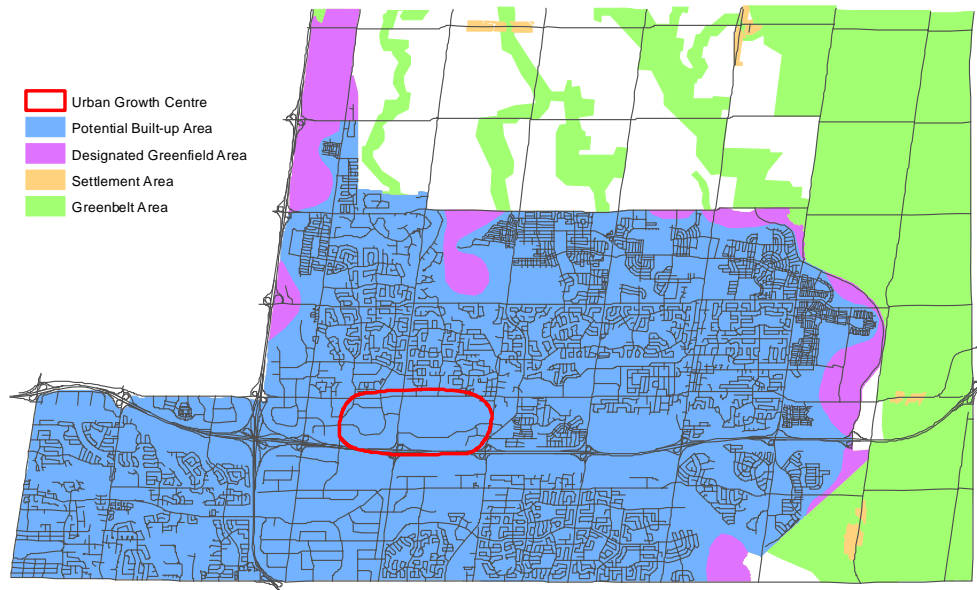


The Minimum 40% Intensification Target

Growth Plan

“2.2.3.1. By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each **upper- and single-tier municipality** will be within the *built-up area*.”

The Region must plan for a housing stock, incorporating sufficient intensification potential within the built-up area to demonstrate conformity with the minimum 40% target, and the Growth Plan population forecast, and then allocate the stock, including the 40% target, to the local municipalities



Preliminary Regional Framework for Locating Intensification

Markham examples:

- Regional Centres: Markham Centre
- Regional Corridors: Yonge Street, Highway 7 (KDA's)
- Regional Transit Corridors: Warden Avenue
- Other Major Corridors: eg. Sections of arterial roads especially transit routes where intensification opportunities can be identified
- Local Centres: eg. Milliken, Thornhill, Markham Village
- GO/VIVA Stations: eg. Langstaff, Unionville, Centennial, Markham, Mount Joy
- Local Infill, redevelopment, remnant parcels
- Second Suites

Some Questions re the Minimum 40% Intensification Target

- Boundary of *built-up area*; what lands included, excluded?
- Can the boundary of *built-up area* change?
- Confirm: Does Growth Plan intend that:
 - intensification outside the defined *built-up area* will not contribute to the 40% intensification target?
 - intensification constructed before 2015 will not contribute to the 40% intensification target after 2015?
- If GP conformity achieved in 2009, could all intensification from this point on be counted?
- Should the Markham Centre contribution have special status?
- Will the Region confirm 40% target for Markham?
- How will the housing mix arising from the target (40%&60%) relate to the forecast housing market (opportunity vs. demand)?

Designated Greenfield Area Minimum

Density Target: 50 residents and jobs combined per hectare

- Minimum Density Target applies at the Regional level
- Target applies to gross area of *designated greenfield area*, minus area of environmental features defined in the Growth Plan
- Population and employment based on density estimates; for example:
 - Population = units per ha. x persons per unit
 - Employees = employment land ha. x employees per ha.
- Add persons and employees and divide by defined gross land area
- Monitoring to be undertaken to assess conformity

Current Markham Densities

- Markham's compact development pattern, housing and employment mixes lead densities within the Region
 - Residential - sample of 20000+ units registered 1997 to 2003 indicates 55 persons per gross ha
 - Employment – studies/surveys suggest 57 to 103 employees per gross ha depending on employment type;
- Markham business park densities 80+, highest in Region
- Growth Plan Minimum Density Target of 50 residents and jobs combined per hectare is achievable

Some Questions:

- Will the Region confirm the minimum “50 Target” for Markham or a higher target?
- Might Markham consider a higher target?

Urban Growth Centre Minimum Density Target: 200 residents and jobs combined per hectare

Minimum Density Target applies to Markham Centre:

- Target can be increased; if density higher than 200 is being achieved, or planned when Growth Plan takes effect, that higher density will apply
- Target is not subject to Growth Plan provisions relating to the calculation of the gross land area
- Target is related to a specific year, 2031
- Target could potentially be impacted through Minister's involvement in determination of location and size of the *urban growth centre*
- Current estimates indicate Markham Centre can achieve the minimum density target; policies/approvals should be confirmed to ensure density is being secured

Some Questions re the *Urban Growth Centre* Minimum “200 Density Target”

- Why do gross density calculation provisions relating to natural features not apply?
- What impact might the Minister’s involvement in delineating Markham Centre have in regard to the Centre boundary and achieving the density target?
- Will Markham Centre form part of the *built-up area*; how will intensification in Markham Centre contribute to the 40% intensification target?
- Will there be provision for unique *UGC* circumstances in regard to meeting the density target?



Regional Growth Forecasts in Progress

- The Region is preparing revised population and employment forecasts to demonstrate conformity with the Growth Plan
- Forecasts will address Region's responsibility to allocate growth to implement Growth Plan forecasts, intensification and density targets
- Forecasts expected to incorporate increased growth in Markham beyond that currently identified in the ROP
- Forecasts anticipated to be released in Spring 2007
- Forecasts will be used to underpin Region's growth options, servicing and transportation masterplans and growth monitoring program

Some Final Thoughts...

- Markham will need to respond to the Province regarding the interpretation of the Growth Plan (eg. built-up area) and to the Region regarding the allocation of the Growth Plan forecasts and targets
- Staff will continue to address application of Growth Plan policies and explore Town interests with the Province and Region
- In 2007, Council will be asked to approve a program to develop a Directed Growth Strategy for Markham
- Directed Growth Strategy will need to address many matters beyond Growth Plan (eg. Greenbelt, PPS...)
- Staff will report further in 2007, and as more information becomes available

