

YORK DOWNS DEVELOPMENT

Community Infrastructure Study

Markham, Ontario

Prepared for Sixteenth Land Holdings Inc.

April 6, 2018



This document is available in alternative formats upon request by contacting:

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April 6, 2018

Sixteenth Land Holdings Inc.
C/O Mr. Michael Montgomery
Kylemore Communities
9980 Kennedy Road, Suite 200
Markham, ON
L6C 0M4

Dear Mr. Montgomery:

RE: York Downs Development – Community Infrastructure Study (Markham, Ontario)

urbanMetrics inc. is pleased to submit our *Community Infrastructure Study*, undertaken on behalf of Sixteenth Land Holdings Inc. in support of their application for Official Plan and Zoning By-Law Amendments in the City of Markham, Ontario. These amendments are being sought to allow for the redevelopment of the York Downs Golf Course for a range of new low-rise, mid-rise and mixed-use residential uses, along with accompanying institutional (i.e., school) and parks/open space.

Based on the preliminary land use plan for the subject lands, the proposed development could ultimately include a total of some 2,295 new residential units upon full build-out. These residential uses would generally be comprised of single detached dwellings, traditional townhouses, stacked townhouse blocks, back-to-back townhouse blocks, as well as mid-rise condominiums.

The primary purpose of this study has been to identify the levels of existing community/social infrastructure in the area of Markham surrounding the subject site, as well as to evaluate the capacity and need for new infrastructure to support future population and employment growth.

We hope that you find the information presented herein helpful as part of your ongoing discussions with municipal staff. Please do not hesitate to contact the undersigned if you have any questions relating to the contents of this report.

Yours truly,

urbanMetrics inc.

A handwritten signature in black ink, appearing to read "D. R. Annand".

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1.0 Introduction

1.1 Purpose

urbanMetrics inc. (“urbanMetrics”) has been retained by Sixteenth Land Holdings Inc. to undertake a *Community Infrastructure Study* in support of their applications to amend the Official Plan and Zoning By-law for their lands located at the site of the current York Downs Golf & Country Club in the City of Markham, Ontario. The subject site comprises most of the lands situated between Warden Avenue and Kennedy Road, and immediately north of 16th Avenue.

A Community Infrastructure Study has been requested by the City of Markham to identify the levels of existing community and social infrastructure in the Study Area. As well, this study has—to the extent possible—evaluated the existing capacity and future need for new infrastructure to support forecast population and employment growth that will occur as a result of the proposed development.

This Community Infrastructure Study is comprised of three basic components including: (i) a demographic profile of a defined Study Area; (ii) an inventory of existing social services in the Study Area; and, (iii) an inventory of all existing community facilities, including places of worship and public parks.

The complete range of community services and facilities incorporated into our inventory, where information was available, include:

- Elementary and secondary schools;
- Child care services;
- Public libraries;
- Community recreation facilities;
- Places of worship;
- Public parks; and,
- Social services, including:
 - Employment resource/assessment centres;
 - Settlement services for newcomers to Canada;
 - English as a second language services;
 - Ontario Works & Ontario Disability Support Program (“ODSP”);
 - Services for seniors; and,
 - Low cost meal programs.

We note that the City of Markham is currently undertaking an update to the 2010 Integrated Leisure Master Plan (ILMP), which may include a range of similar research and information as presented throughout this study. In particular, we anticipate that the updated ILMP will include a variety of information relating to the existing inventory of public services, as well as related socio-economic data. Recognizing that the ILMP update is targeted for completion by mid-year 2018, some of the information presented herein may need to be revised or revisited upon the release of the City's report to ensure alignment between the two studies.

1.2 Background

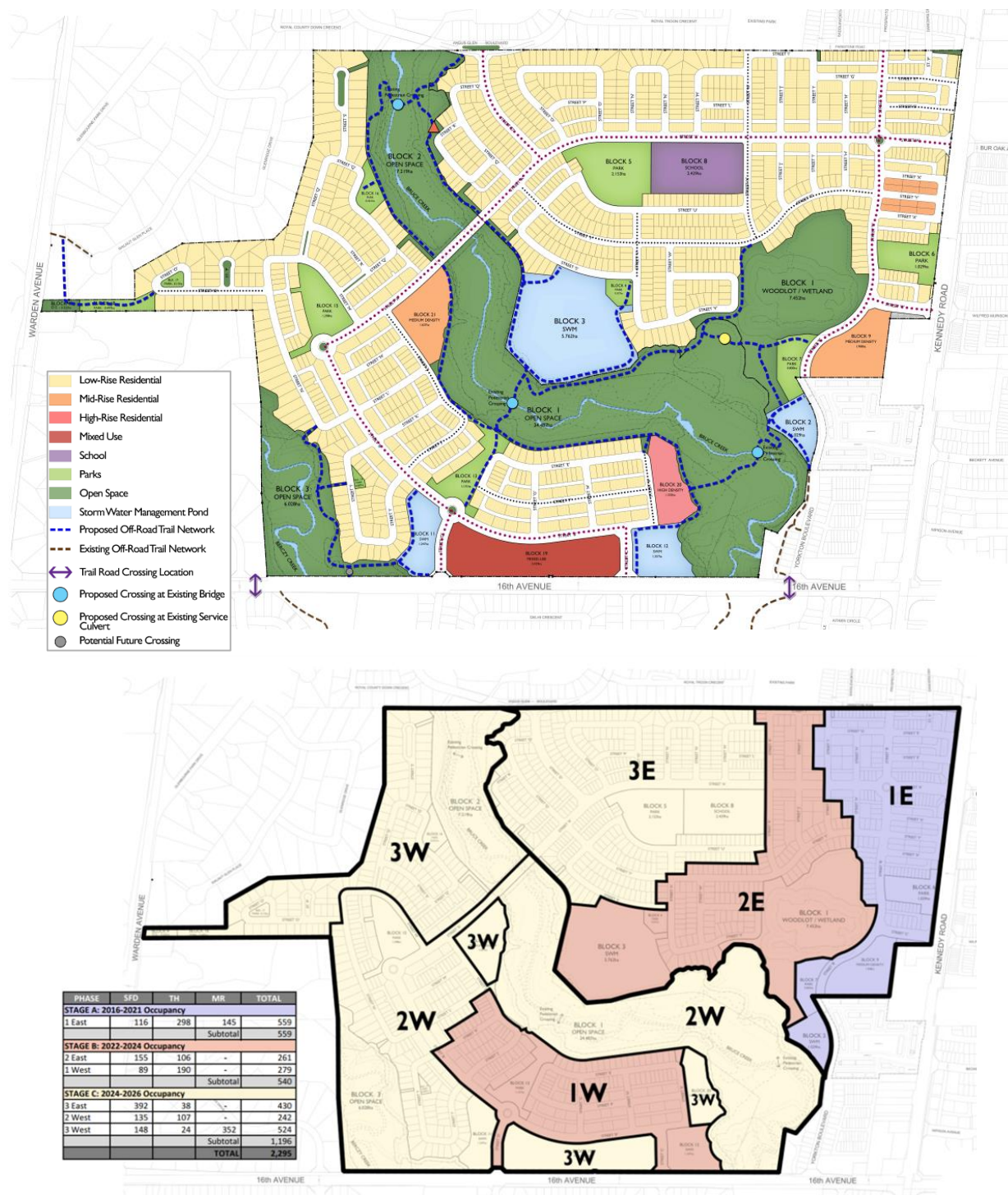
The subject site was historically the location for the York Downs Golf Course, a private 27-hole golf club. In 2015, members voted to sell the course to a consortium of land developers. Based on information available to urbanMetrics, it is evident that the new owners have now developed a site and phasing plan for the project and are actively pursuing Official Plan Amendments with the City of Markham to permit the proposed development.

As part of this development approvals process, the City of Markham has requested that a Community Infrastructure Study be completed, in order to evaluate the current supply and, where possible, the existing capacity of various community facilities and social programs to support the needs of the larger population base resulting from the proposed York Downs development.

Based on the latest site plan information available, the proposed development is to be comprised of 2,295 residential units spread over 126 hectares of developable land. Of this total, approximately 1,000 are proposed to be low density, single detached units; 750 are identified as townhouse units; and some 500 units will ultimately be constructed as mid-rise or mixed-use condominium format units.

As proposed, the subject development contains some 7.9 hectares of parkland space, as well as a 2.4-hectare site reserved for a public elementary school.

Figure 1-1: Proposed Development Concept & Phasing



SOURCE: Sixteenth Land Holdings Inc.

1.3 Approach

The following summarizes the various work steps that we have undertaken to evaluate the existing supply of community facilities near the York Downs site and any impact that the subject development might have on the ability of specific types of facilities to adequately serve the increased population that will reside in the area. The terms of reference for this study were reviewed, refined and ultimately approved by municipal staff from a range of departments at the City of Markham, and this study has specifically focused on addressing the items referenced by City staff.

- **Study Area Delineation** – The Study Area delineated for this assignment represents the geographic area where we have analyzed the supply of the existing and proposed community services that are likely to serve the future residential population on the York Downs site, as well as in other surrounding communities. The demographic profile and other research presented in this study are largely based on this area.

As detailed herein, the delineation of the Study Area was also discussed in detail with municipal staff from the City of Markham. Though the City initially recommended that the Study Area for this project correspond with the relevant “service area” identified in the Integrated Leisure Master Plan (ILMP), it continues to be our opinion that this area is too large and we ultimately decided to adopt the slightly smaller Study Area proposed by urbanMetrics.

- **Socio-Economic Profile** – Relying on a variety of data sources, we have developed a socio-economic profile of the Study Area, and—where relevant—benchmarked these statistics against a City-wide profile for Markham.
- **Future Market Profile** – We have considered the demographic and socio-economic profile of the likely purchasers in the York Downs development. In combination with the demographic and social profile of population living in the balance of the Study Area, as outlined above, this information has assisted in identifying the specific need for services and facilities that will be required to serve the subject development and broader Study Area population.
- **Community Facilities Inventory** – We have carried out a detailed inventory of existing community facilities in the Study Area. These services have been mapped, and—where possible—information pertaining to their under or over capacity have been provided. The services surveyed include the following:
 - Schools,
 - Public and Private child care services;
 - Public libraries;
 - Community and recreational facilities;
 - Places of worship;

- Parks;
 - Medical Facilities;
 - Emergency Services; and,
 - Social services.
- **Conclusions & Recommendations** – We have developed conclusions as to the available capacity of existing services and facilities in the Study Area to accommodate a portion of the need created through development of the York Downs community, and assessed the need for additional services. These recommendations will assist in identifying specific needs for public or private services/programs and facilities that may be required to serve the York Downs development as well as the Study Area.

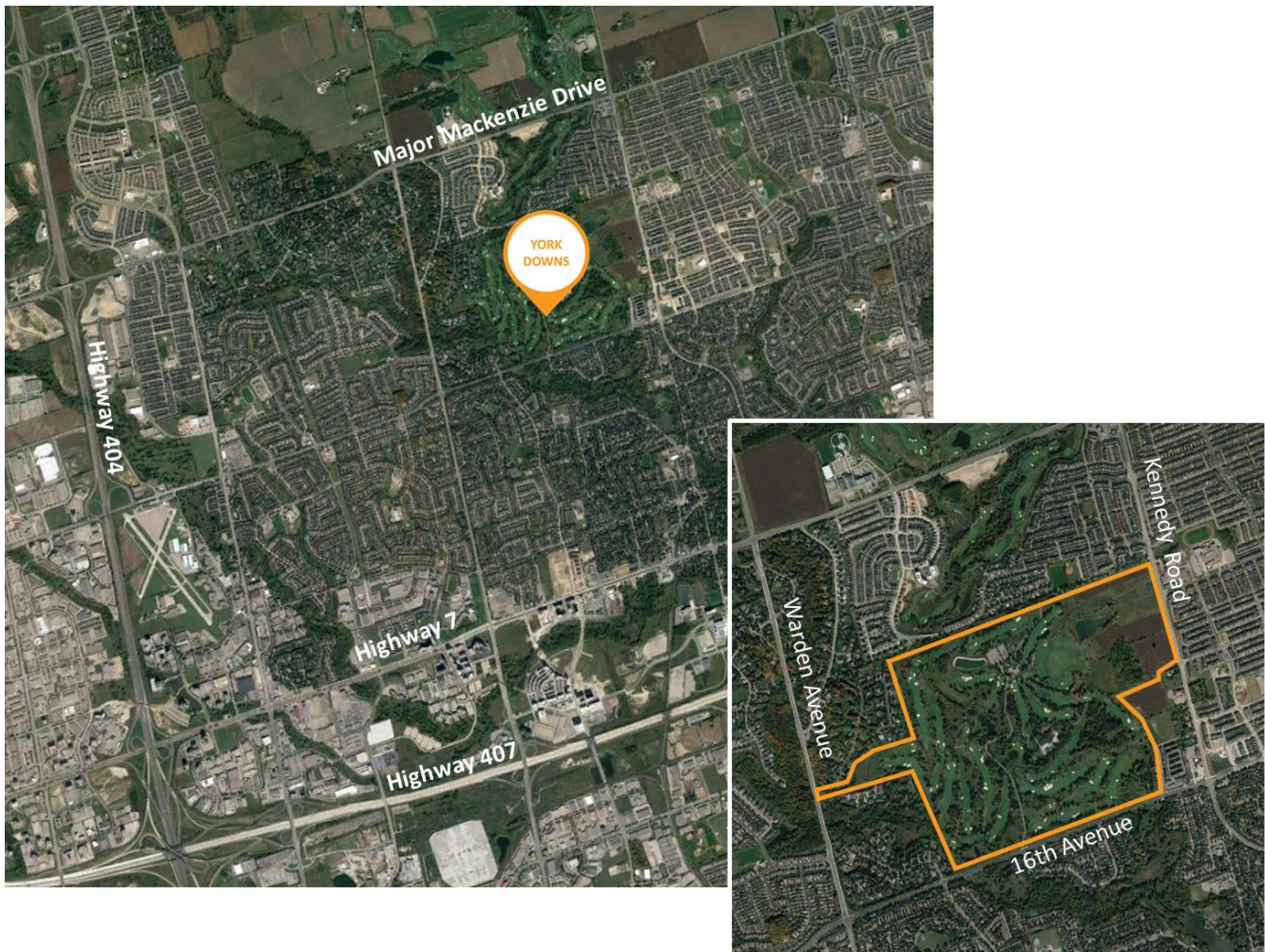
2.0 Site Context

2.1 Site Location

As shown in Figure 2-1, the subject site is located in the northern portion of Markham. More specifically, the subject lands are located to the south of the Angus Glen Golf Course and the recently developed residential community that surrounds it. The subject lands are also located north of the historic neighbourhood of Unionville.

The York Downs site is bounded by Warden Avenue to the west and Kennedy Road to the east. To the south, the site fronts onto 16th Avenue, and to the north it integrates into the recently developed Angus Glen neighbourhood. The subject lands are located approximately 5 kilometres to the east of Highway 404, and some 6 kilometres from Highway 407, and the Unionville GO Station.

Figure 2-1: Site Location within Markham



SOURCE: urbanMetrics inc.

2.2 Study Area Delineation

The Study Area delineated for the purposes of this assignment has been illustrated in Figure 2-2. As shown, the delineated Study Area comprises an area bounded by Major Mackenzie Drive to the north, Woodbine Avenue to the west, Highway 7 to the south and Eckardt Creek to the east. The subject site is located near the centre of the Study Area, to the north of the historic Unionville neighbourhood and to the south of Angus Glen Golf Course. The Study Area also includes the Markham communities of Berczy Village, Cachet, as well as portions of Buttonville and Quantztown.

This Study Area has served as the basis for our inventory of social and community services, as well as the various research components and analysis presented throughout the balance of this report.

Figure 2-2: York Downs Study Area



SOURCE: urbanMetrics inc.

We note that the Study Area identified for this assignment has been developed and approved in partnership with Gatzios Planning, as well as in consultation with planning staff from the City of Markham. In particular, we note that City staff recommended that consideration be given to the corresponding “Service Area” defined in the municipality’s Integrated Leisure Master Plan (ILMP). The ILMP *West Markham Service Area A* in which the subject site is located generally extends between Highway 404, Highway 407, McCowan Road, and the City’s northern municipal boundary. However, it continues to be our opinion that this area is too large and we ultimately recommended the slightly smaller Study Area shown in Figure 2-2.

3.0 Socio-Economic Profile

3.1 Population

Historical Growth

As shown in Figure 3-1, the population of the Study Area was estimated at some 51,700 persons in 2016, an increase of some 4.9% over the 49,300 recorded in the 2011 Census. Although the Study Area has experienced strong growth over the 2006-2016 period, the rate of increase has been significantly lower than that experienced across the entire City of Markham over this same period.

Figure 3-1: Population Growth, 2006-2016

Year	2006	2011	2016
Study Area Population	45,100	49,300	51,700
% Change		9.3%	4.9%
Absolute Change		4,200	2,400
City of Markham Population	261,600	301,700	329,000
% Change		15.3%	9.0%
Absolute Change		40,100	27,300

SOURCE: urbanMetrics inc., based on Statistics Canada.

Forecast Growth

As shown in Figure 3-2, upon full build-out, the subject site is forecast to yield a total population of some 7,200 persons.

Figure 3-2: York Downs Population Forecast

Unit Type	Number of Units	Persons Per Unit ¹	Forecasted Population
Single Detached	1035	3.84	3,974
Townhouse	763	2.94	2,243
Medium Density/Condominium	497	1.99	989
TOTAL	2,295		7,207

SOURCE: urbanMetrics inc.

¹Based on *Markham Development Charges Background Study* prepared by Hemson Consulting Ltd., Feb. 2018.

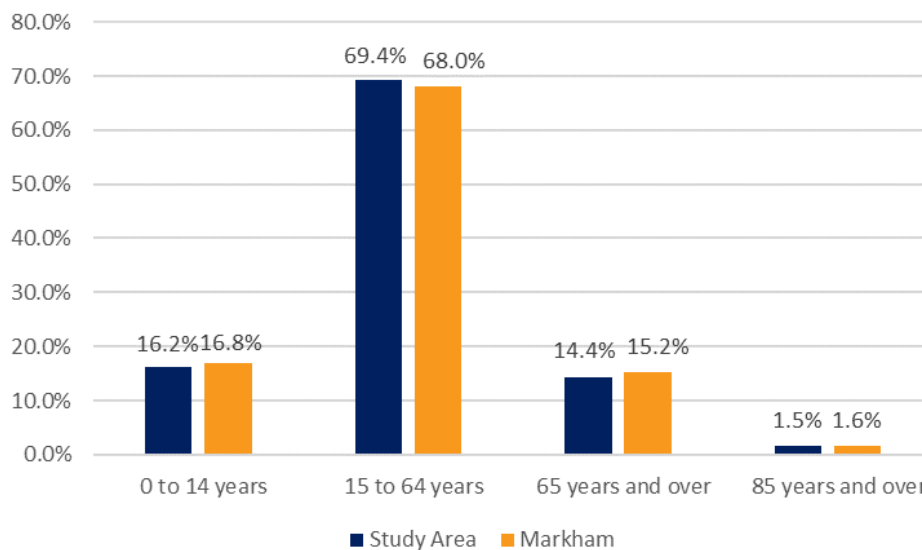
Based on a review of development, policy and growth patterns in the surrounding neighbourhood, it is our opinion that the subject development represents the most significant source of population increase in the Study Area. We do note that significant intensification is also occurring along the

Highway 7 corridor, particularly between Warden Avenue and Sciberass Road. Although the majority of this development is currently located on the south side of Highway 7, certain sites to the north are designated ‘mixed use neighbourhood area’ and capable of absorbing significant additional population growth. Based on our analysis, the remaining lands in the Study Area are generally comprised of stable, low density residential neighbourhoods that are fully developed. Due to declining persons per unit metrics in similar developed communities in the Greater Toronto Area, we anticipate limited net population increase in the Study Area beyond the specific zones identified above.

3.2 Age Profile

As illustrated in Figure 3-3, the Study Area’s age profile in 2016 was very similar to the municipality as a whole. The Study Area contains a slightly lower proportion of children from 0-14 years of age, as well as individuals 65 and older. However, the Study Area is comprised of a higher proportion—some 69.4%—of individuals in their working years, aged 15 to 64 years.

Figure 3-3: Age Breakdown



SOURCE: urbanMetrics inc., based on Statistics Canada, 2016

3.3 Gender

Based on data obtained from the 2016 Census, 51.4% of residents of the Study Area identify as female, and 48.5% as male. This distribution is almost identical to that of the City of Markham, where 51.3% of residents identify as female, and 48.7% identify as male. This is also consistent with most other established communities throughout the Greater Toronto Area and beyond.

3.4 Immigration and Visible Minorities

As shown in Figure 3-4, the proportion of Canadian citizens, immigrants, recent immigrants and non-permanent residents in the Study Area is generally comparable to corresponding levels across the City of Markham. We also note in particular that the rate of recent immigration to the Study Area is similar to Markham as a whole. This suggests that future growth in the Study Area can be expected to attract new immigrants at a similar rate to Markham as a whole in the coming years. With that said, the Study Area is not necessarily a unique nor specific destination for newcomers to Canada, when compared to other locations throughout Markham.

Figure 3-4: Community Characteristics

	Study Area		Markham	
Total Population	51,490		327,400	
Visible Minority	41,065	79.8%	255,155	77.9%
Canadian Citizenship	44,595	86.6%	283,890	86.7%
Immigrants	30,595	59.4%	192,220	58.7%
Recent Immigrants (2011-2016)	3,170	6.2%	20,660	6.3%
Non-Permanent Residents	1,060	2.1%	6,530	2.0%
Mother Tongue English	16,770	32.6%	114,200	34.9%

SOURCE: urbanMetrics inc., based on Statistics Canada 2016.

As shown in Figure 3-5, the place of birth of immigrants in the Study Area is relatively consistent with the distribution for Markham. We note that the Study Area contains a greater proportion of immigrants from Asian countries than Markham as a whole. In particular, some 41.0% of immigrants in the Study Area are from China, which is more than 10% higher than the level noted across the City of Markham. Recent immigration patterns have shown a pronounced shift to immigration from Asian countries, both within the Study Area and throughout the City of Markham. As shown, well over 90% of immigrants to both areas have been from Asian countries, reflecting a significant increase compared to the longer-term trend. Furthermore, more specific recent immigration patterns in the Study Area have shown an even higher proportion of Chinese immigrants, at some 78.4% of the total.

This recent figure is over 20% higher than equivalent Markham-wide data, suggesting that the Study Area has emerged as a significant destination for Chinese immigrants. Although the Study Area does not attract a higher rate of immigration than the broader City, the place of birth of those immigrants is disproportionately from China.

Figure 3-5: Immigration by Place of Birth

	Study Area		Markham	
Total Immigrant Population	30,600		192,220	
Americas	1,625	5.3%	13,935	7.2%
Europe	1,855	6.1%	15,085	7.8%
Africa	1,070	3.5%	6,975	3.6%
Asia	26,015	85.0%	155,990	81.2%
China	12,555	41.0%	59,060	30.7%
Hong Kong	8,355	27.3%	32,525	16.9%
Total Recent Immigrant Population (2011-2016)	3,165		20,655	
Americas	105	3.3%	925	4.5%
Europe	50	1.6%	410	2.0%
Africa	70	2.2%	370	1.8%
Asia	2,940	92.9%	18,925	91.6%
China	2,480	78.4%	11,785	57.1%
Hong Kong	150	4.7%	625	3.0%

SOURCE: urbanMetrics inc., based on Statistics Canada 2016.

Figure 3-6 shows a breakdown of the Visible Minority population in the Study Area and Markham. As shown, some 64.2% of Study Area residents identify as Chinese, the largest response group in both the Study Area and the City as a whole. Relative to Markham, the Study Area has a significantly higher proportion of Chinese residents. Therefore, it can be concluded that the Study Area forms a part of a Chinese ethnic enclave within Markham.

Figure 3-6: Visible Minority Population

Population	Study Area		Markham	
	51,490		327,400	
South Asian	3,950	7.7%	58,270	17.8%
Chinese	33,045	64.2%	147,725	45.1%
Black	635	1.2%	9,655	2.9%
Filipino	535	1.0%	8,905	2.7%
Latin American	180	0.3%	1,750	0.5%
Arab	465	0.9%	3,250	1.0%
Southeast Asian	180	0.3%	2,520	0.8%
West Asian	350	0.7%	7,910	2.4%
Korean	305	0.6%	4,355	1.3%
Japanese	265	0.5%	995	0.3%
Visible minority, n.i.e.	175	0.3%	2,920	0.9%
Multiple visible minorities	975	1.9%	6,895	2.1%
Not a visible minority	10,475	20.3%	72,250	22.1%

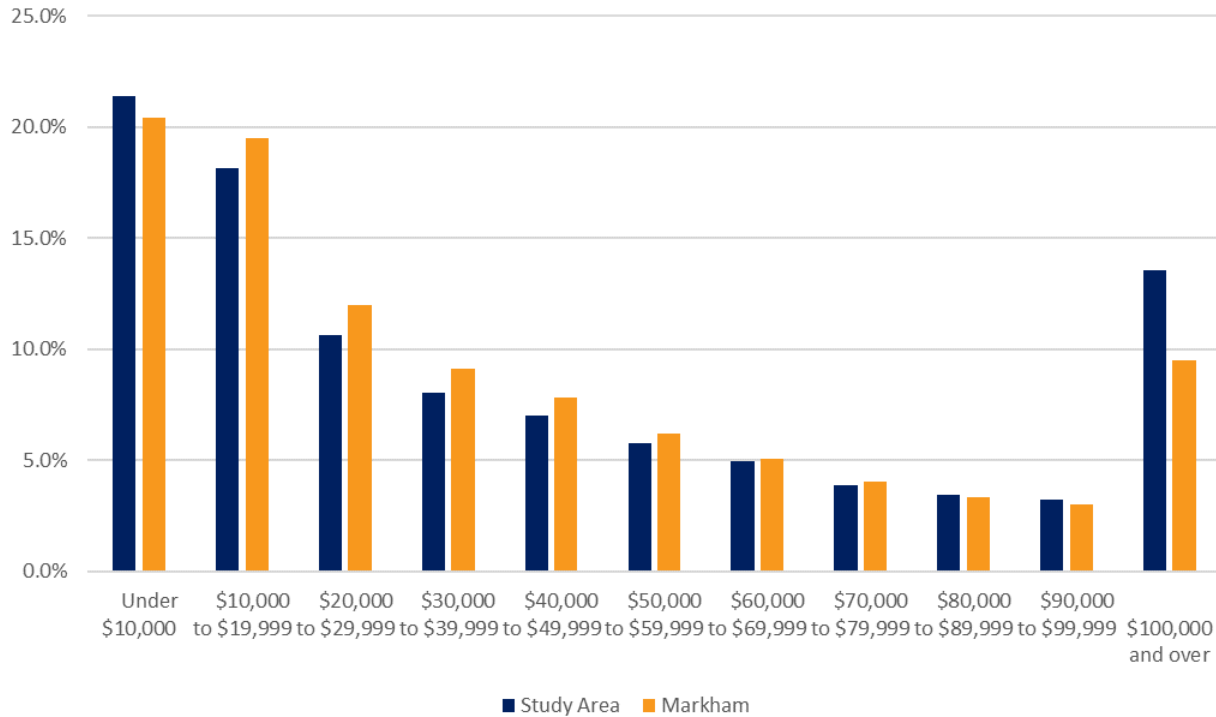
SOURCE: urbanMetrics inc., based on Statistics Canada 2016.

3.5 Income

We have reviewed average household incomes in the Study Area and across the City of Markham. Based on our review, the average household income of residents in the Study Area in 2015 was approximately \$137,000. This figure is some 21.2% higher than the average Markham figure of \$113,000.

Further, we have analyzed the allocation of individual income by bracket. As shown in Figure 3-7, the Study Area has a significantly higher proportion of individuals making over \$100,000 than the average for the entire City of Markham. Additionally, the Study Area contains a lower proportion of individuals making between \$10,000-\$79,999 than the municipality. This suggests that relative to the City of Markham, residents in the Study Area are generally higher income earners, and less in need of certain types of social services typically required in lower income neighbourhoods.

Figure 3-7: Individual Income Breakdown



SOURCE: urbanMetrics inc., based on Statistics Canada, 2016.

3.6 Family Composition

As of the 2016 Census, the family composition of the Study Area is similar to that of the City of Markham as a whole. For example, the average household size in the Study Area is 3.3 persons per household, which is only slightly above the 3.2 persons per household in Markham. Similarly, the average family size was the same across both the Study Area and the broader municipality, at 3.1 individuals per family.

Figure 3-8: Household Size

	Study Area		Markham	
Total Households	15,835		102,675	
1 person	1,490	9.4%	13,790	13.4%
2 persons	3,900	24.6%	25,955	25.3%
3 persons	3,755	23.7%	21,540	21.0%
4 persons	4,165	26.3%	23,450	22.8%
5 or more persons	2,540	16.0%	17,940	17.5%
Two parent families	13,310	87.2%	82,340	86.2%
Lone parent families	1,995	13.1%	13,145	13.8%
Male parent	350	17.5%	2,445	18.6%
Female parent	1,635	82.0%	10,700	81.4%

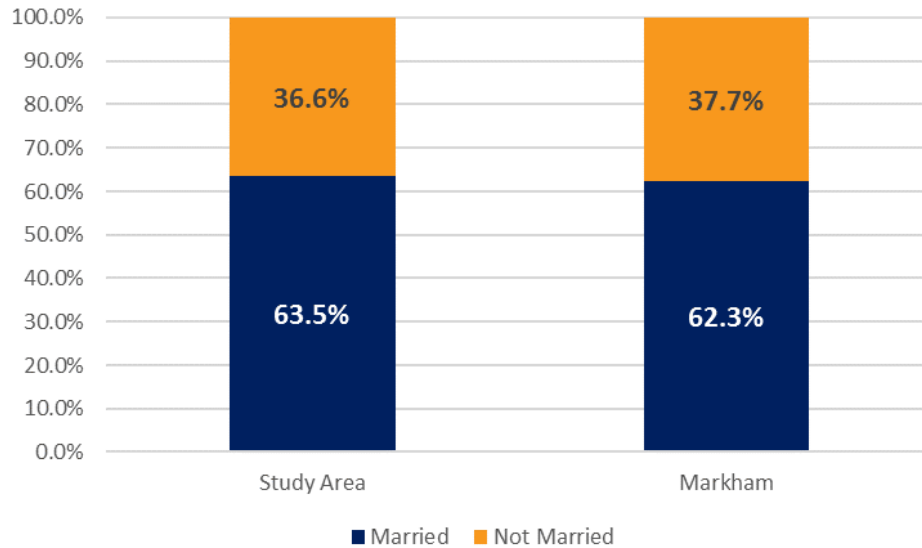
SOURCE: urbanMetrics inc., based on Statistics Canada, 2016.

As shown in Figure 3-8, the Study Area generally follows a similar household structure to that of the City of Markham. There is a slightly higher proportion of households containing 3 or 4 persons than in the municipality as a whole. As well, 4.0% fewer households contain a single individual than the average for Markham as a whole.

Family sizes are also generally consistent between the Study Area and Markham. As shown, 86.2% of all Markham families are two parent families, compared to 87.2% in the Study Area.

As shown in Figure 3-9, some 63.5% of Study Area residents over the age of 15 are married. This is similar to the 62.3% found across Markham for the same age group.

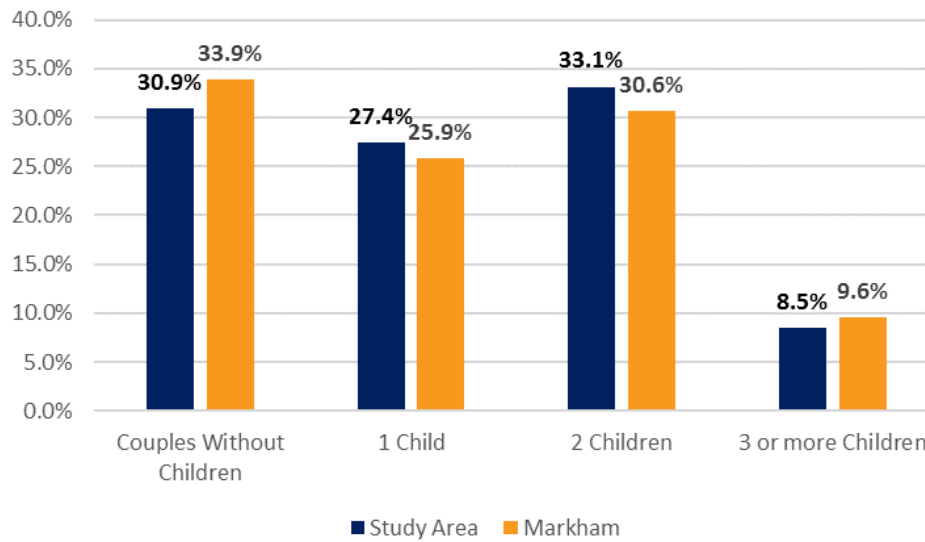
Figure 3-9: Marital Status



SOURCE: urbanMetrics inc., based on Statistics Canada 2016.

Figure 3-10 illustrates the average size of couple households. As shown, couples in the Study Area tend to have 1-2 children at higher rates than the City of Markham as a whole. Depending on the age of these children this factor can increase the need for day care facilities and school facilities.

Figure 3-10: Couple Household Size



SOURCE: urbanMetrics inc., based on Statistics Canada 2016.

3.7 Education

Overall, the educational attainment of Study Area residents is higher than across the City of Markham. As shown in Figure 3-11, in 2016 some 42.5% of Study Area residents have obtained University certificates, above the 35.8% level across Markham. Additionally, fewer individuals in the Study Area—some 13.9%—do not have any certification or degree, lower than the 16.7% rate shown for the City of Markham as a whole.

Conversely, the percentages of Study Area residents in all other categories is higher across the City of Markham. Therefore, although the Study Area contains a higher proportion of university-educated residents, it contains a correspondingly lower proportion of individuals holding other educational certifications.

Figure 3-11: Educational Attainment

Education Level	Study Area		City of Markham	
No certificate, diploma or degree	6,010	13.9%	45,325	16.7%
Secondary (high) school diploma or equivalency certificate	10,430	24.2%	71,590	26.3%
Apprenticeship or trades certificate or diploma	1,010	2.3%	7,795	2.9%
College diploma	7,385	17.1%	49,930	18.4%
University certificate at bachelor level or above	18,370	42.5%	97,405	35.8%

SOURCE: urbanMetrics inc., based on Statistics Canada 2016 Census Data.

3.8 Housing Type and Tenure

As shown in Figure 3-12, the vast majority of properties in Markham are occupied by owners. The Study Area contains an even greater proportion of homeowners, with 91.1% of all individuals owning their properties.

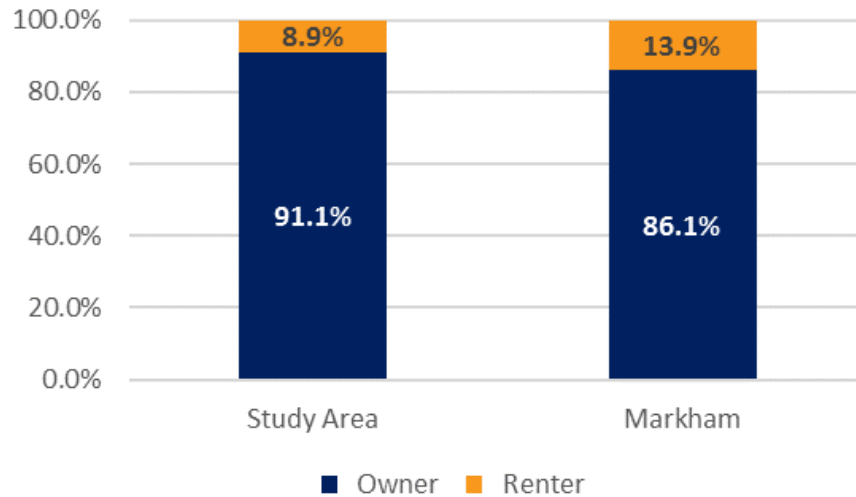
Some 11.7% of all residential developments in the Study Area are condominiums. This is significantly lower than the 17.3% across the City, and a higher proportion of properties within the Study Area are privately owned than across the City of Markham generally.

Based on 2011 data provided by the Canada Mortgage and Housing Corporation (CMHC), there were some 18,390 residential dwellings located in the Study Area.¹ As further shown in Figure 3-13, the

¹ CMHC data is reported on the Census Tract level. Due to this, the Study Area totals cited include some additional residential properties which are not within the geographic boundary of the Study Area. However, for the purposes of this proportionate analysis, we have assumed that the proportionate distribution of housing types will remain reasonably constant.

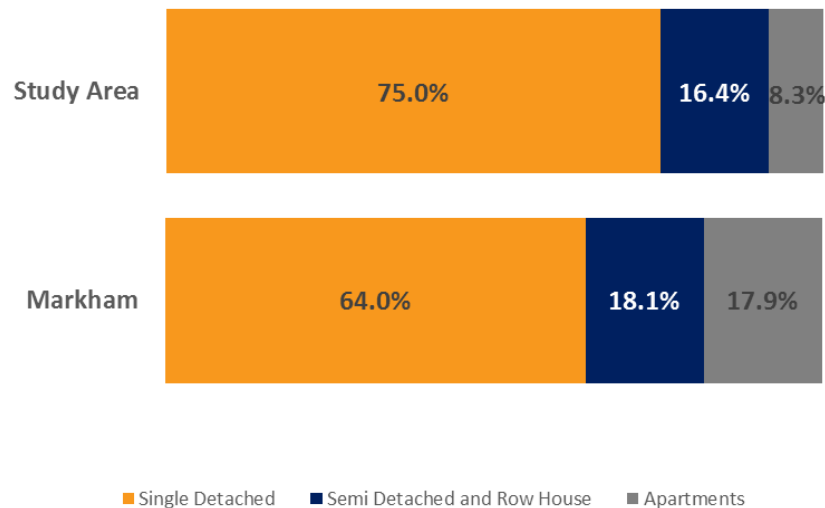
overwhelming majority of these properties were single detached homes. Specifically, 75.0% of all residential properties in the Study Area in 2011 were detached properties, significantly higher than 64.0% across Markham as a whole.

Figure 3-12: Home Ownership Rates



SOURCE: urbanMetrics inc., based on Statistics Canada, 2016.

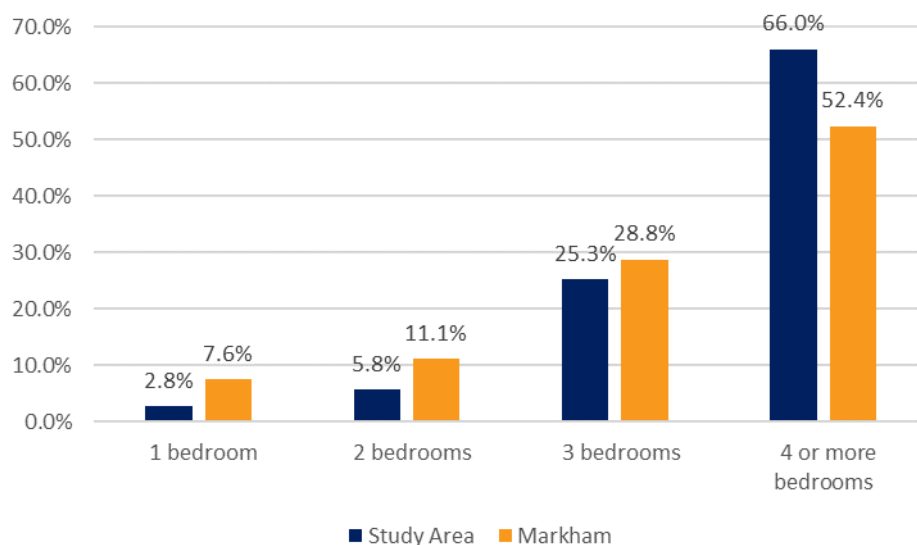
Figure 3-13: Housing by Type



SOURCE: urbanMetrics inc., based on CMHC, 2011.

As shown in Figure 3-14, the majority of residential properties in Markham are comprised of at least four bedrooms. With 66.0% of all properties in the Study Area containing four or more bedrooms, it is clear that homes in the Study Area are generally large, even relative to the City of Markham, where similarly larger housing types prevail.

Figure 3-14: Homes by Number of Bedrooms



SOURCE: urbanMetrics inc., based on Statistics Canada.

4.0 Community Services & Facilities Inventory

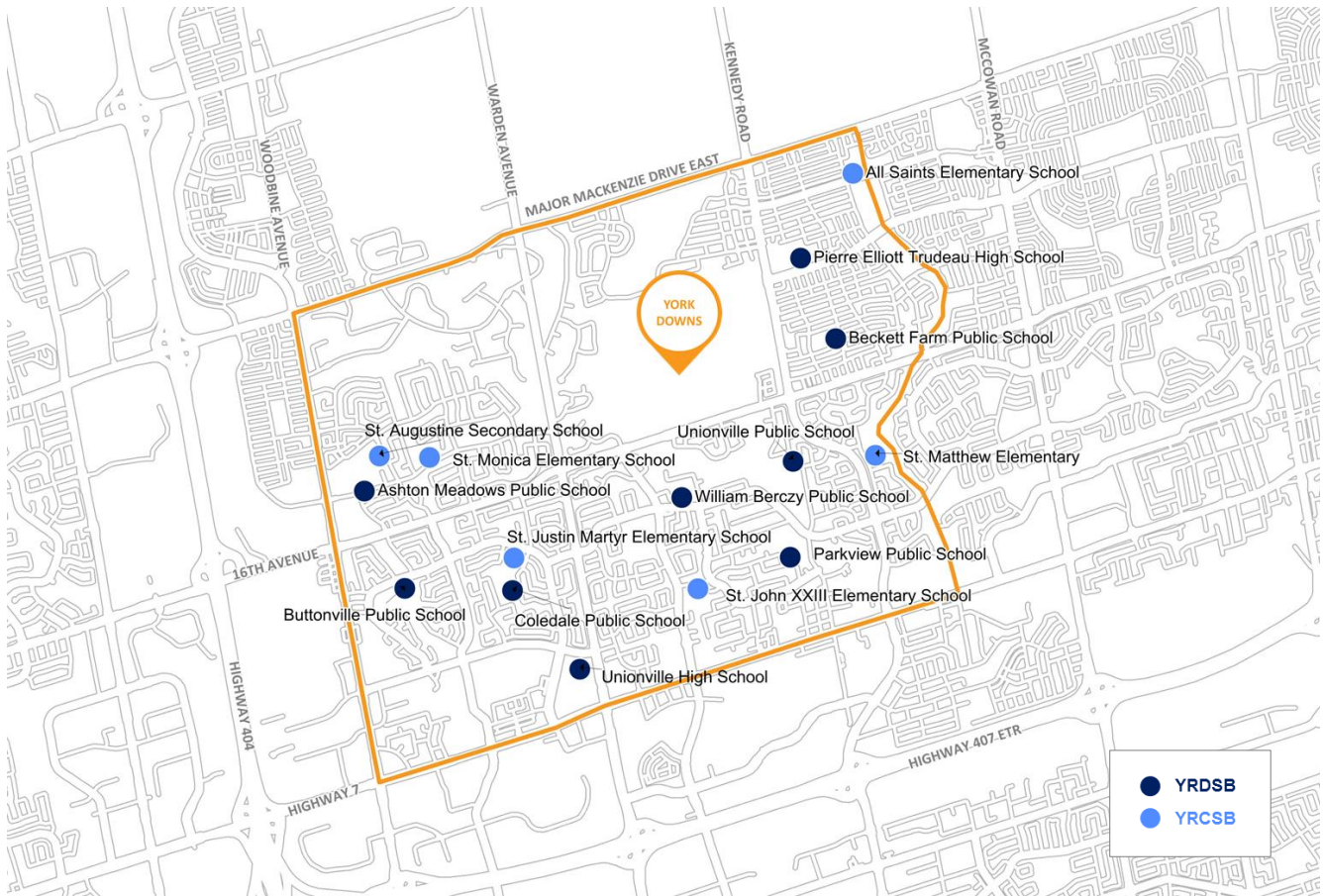
The following section provides a summary of the existing community facilities and resources currently serving residents living in the vicinity of the subject site and in the broader Study Area. The locations of these community resources are also identified in the following sections.

4.1 Schools

Figure 4-1 identifies the York Region District School Board (“YRDSB”) and York Catholic District School Board (“YCDSB”) schools located in the Study Area. We note that this list includes all schools in the area, beyond those that are currently designated as schools to serve the York Downs development. Due to the potential shifting of school boundaries to accommodate the changing levels of population in the Study Area, a broader inventory of schools is more useful. The YRDSB has 9 existing public schools in the Study Area, including 7 elementary schools and 2 secondary schools. For the York Downs site, Buttonville Public School is the designated elementary school, whereas Pierre Elliott Trudeau Secondary School is the designated Secondary School.

The YCDSB has 6 existing Catholic schools in the Study Area, including 5 elementary schools and 1 secondary school. Based on the location of the York Downs development, the lands are located within the school boundary for All Saints Elementary School and St. Augustine Secondary School. Based on correspondence with YCDSB, there is currently no plan, nor need, to pursue an additional school to serve the anticipated population growth resulting from new development in the Study Area.

Additionally, the Ontario Academy is a private school located at 2 Corby Road. It is a high school that attracts students from across Canada and internationally.

Figure 4-1: Study Area Schools

SOURCE: urbanMetrics inc.

As shown in Figure 4-2, based on the 2017-2018 full-time enrollment data provided by the YRDSB, the utilization rates for public schools in the Study Area range from 77% - 125%, illustrating that there is limited capacity to accommodate additional students living in the Study Area. Overall, there is capacity to accommodate approximately 65 additional students in the existing YRDSB elementary schools and a shortfall of 496 student spaces in YRDSB secondary schools in the Study Area.

Similarly, based data provided by the YCDSB, the utilization rates for Catholic schools in the Study Area range from 44-163%. In the 2017-2018 school year, a single YCDSB elementary school was over capacity, whereas the other four schools had space available. The net result was capacity to accommodate some 140 students. During the same year, St. Augustine Secondary School had capacity for some 144 additional students.

Figure 4-2: School Capacity and Utilization Rates

School	Address	Grades	Capacity	Full-Time Enrollment ¹	Utilization Rate
York Region District School Board					
Unionville Public School	300 Main Street, Markham	JK - 8	333	334	100.3%
Beckett Farm Public School	78 Beckett Avenue Unionville	JK - 8	650	708	108.9%
Parkview Public School	22 Fonthill Boulevard	JK - 8	448	519	115.8%
William Berczy Public School	120 Carlton Road	JK - 8	567	562	99.1%
Coledale Public School	60 Coledale Road	JK - 8	457	471	103.1%
Ashton Meadows Public School	230 Calvert Road	JK - 8	404	311	77.0%
Buttonville Public School	141 John Button Boulevard	JK - 8	563	452	80.3%
Total Elementary			3,422	3,357	98.1%
Unionville High School	201 Town Centre Boulevard	9-12	1,409	1,532	108.7%
Pierre Elliott Trudeau High School	90 Bur Oak Avenue	9-12	1,518	1,891	124.6%
Total Secondary			2,927	3,423	116.9%
York Region Catholic School Board					
St. Monica Elementary School	290 Calvert Road, Markham	JK - 8	441	424	96.1%
St. Justin Martyr Elementary School	140 Hollingham Road, Markham	JK - 8	398	647	162.6%
St. John XXIII Elementary School	125 Kreighoff Avenue, Markham	JK - 8	291	206	70.8%
St. Matthew Elementary	75 Waterbridge Lane, Markham	JK - 8	369	161	43.6%
All Saints Elementary School	130 Castlemore Avenue, Markham	JK - 8	513	434	84.6%
Total Elementary			2,012	1,872	93.0%
St. Augustine Secondary School	2188 Rodick Road, Markham	9-12	1,218	1,074	88.2%
Total Secondary			1,218	1,074	88.2%

¹ Enrolment figures are for the 2017-2018 school year.

SOURCE: urbanMetrics inc., based on e-mail correspondence.

As shown in Figure 4-3, based on the detailed unit breakdown proposed, an estimated yield of some 1,265 students are projected from the subject development of York Downs. For the YRDSB, this yield includes 935 students, 643 of which are in elementary school, and 292 in secondary school. As shown previously, the Study Area includes land allocated for a public elementary school to accommodate the proposed growth in elementary school students. For the YRCSB, the estimated yield includes 330 students, 200 of which will be in elementary school, and 130 in secondary school.

Based on correspondence with staff at YRCSB, there is currently no need to provide new elementary or secondary school infrastructure to accommodate the expected growth. Such growth is forecast to be absorbed by existing school facilities in the area. In particular, elementary school population is expected to be accommodated at All Saints and St. Monica Schools, and secondary school population at St. Augustine. Similarly, based on discussions with staff at YRDSB, there appears to be an established need for additional public school space in this area. We note that the York Downs development will help contribute to alleviating this need, with the lands reserved for a potential new public elementary school.

Figure 4-3: Estimated Pupil Yield

	Single Detached	Townhome	Condo	Total
Units Proposed	1035	763	497	2,295
Pupil Generation				
YRDSB				
Elementary School	401	197	45	643
Secondary School	170	85	37	292
YRCSB¹				
Elementary School	-	-	-	200
Secondary School	-	-	-	130
TOTAL				1,265

¹ Pupil Generation by unit type was not provided.

NOTE: Pupil Yield figures provided are estimates only, and subject to change.

SOURCE: urbanMetrics inc., based on correspondence with the York Region District School Board, and York Region Catholic School Board.

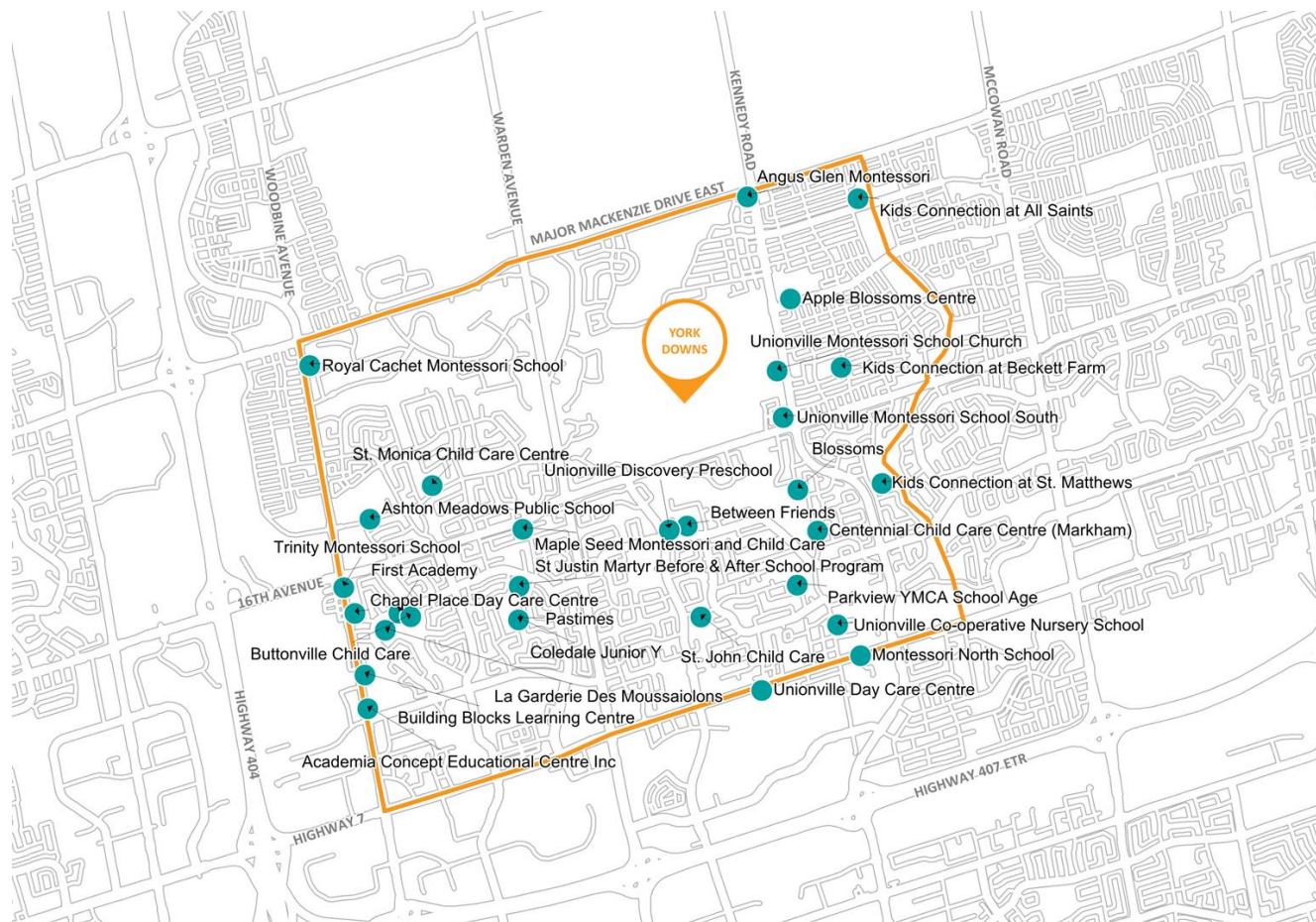
4.2 Child Care Services

As shown in Figure 4-4, there are 30 child care facilities currently located within the Study Area, 14 of which are located in existing schools.

As further shown in Figure 4-5, these child care facilities have licensed capacity for 2,688 children at various ages. Based on the responses received from selected individual facilities, the daycares that responded have an overall availability of 113 spaces, or some 8.9% of the 1293 units that were surveyed². We expect that there are likely additional vacancies available from those facilities that would not respond to our enquiries, as well as any potential day care facility located in the proposed elementary school in the York Downs development.

² Vacancy information not available for all establishments.

Figure 4-4: Study Area Child Care Facilities



SOURCE: urbanMetrics inc.

Figure 4-5: Existing Child Care Facilities in the Study Area

Licensed Child Care/Daycare Facilities	Address	In A School	Infant (0-1.5 years)		Toddler (1.5-2.5 years)		Pre-school (2.5-5 years)		Kindergarten (JK and SK)		School Age (Grade 1 and up)		Total	
			Capacity	Vacant	Capacity	Vacant	Capacity	Vacant	Capacity	Vacant	Capacity	Vacant	Capacity	Vacant
First Academy	131 John Button Boulevard	No			15	0	69	0	25	0			109	0
Buttonville Child Care	141 John Button Boulevard	Yes			15	5	24	3	104		90		233	8
Coledale Junior Y	60 Coledale Road	Yes			15	0	24	0	26	13			65	13
Maple Seed Montessori and Child Care	50 Lockridge Avenue	No	20		25		32	10					77	10
Chapel Place Day Care Centre	8 Chapel Place	No			15		48	0	10	0	30	0	103	0
Angus Glen Montessori	10000 Kennedy Road	No			24	0	71	0					103	0
Apple Blossoms Centre	50 Bur Oak Avenue, Units 1,2,3	No	8	0	15	0	71	0			26	0	112	0
Unionville Montessori School Church	9400 Kennedy Road North	No			39	0	16	0					55	0
Kids Connection at All Saints	130 Castlemore Avenue	Yes							20		55		75	0
Kids Connection at Beckett Farm	78 Beckett Avenue	Yes							52		30		82	0
Centennial Child Care Centre (Markham)	243A Main Street	No					32	0					32	0
Parkview YMCA School Age	22 Fonthill Boulevard	Yes											56	46
St. John Child Care	125 Krieghoff Avenue	Yes											52	36
Unionville Discovery Preschool	100 Carlton Road Unit 1	No	9	0	15	0	24	0					48	0
Unionville Day Care Centre	4171 Highway #7	No			15	0	32	0	44	0			91	0
Current Vacancy information not available														
St. Monica Child Care Centre	290 Calvert Road	Yes			10		31		26		60		127	-
Ashton Meadows Public School	230 Calvert Road	Yes	10		15		48		20		75		168	-
Trinity Montessori School	9211 Woodbine Avenue	No			15		39						54	-
Royal Cachet Montessori School	9921 Woodbine Avenue	No	10		30		159		26				225	-
La Garderie Des Mousaillons	111 John Button Boulevard	Yes			15		48		78		114		255	-
Pastimes	60 Coledale Road	Yes									60		60	-
St. Justin Martyr Before & After School Program	140 Hollingham Road	Yes			14		33		26		60		86	-
Academia Concept Educational Centre Inc	8855 Woodbine Avenue C1-2	Yes	10				24						57	-
Building Blocks Learning Centre	8931 Woodbine Avenue	No					68						24	-
Unionville Montessori School South	4484 16th Avenue East	No											68	-
Kids Connection at St. Matthews	75 Waterbridge Lane	Yes									28		28	-
Between Friends	120 Carlton Road	Yes							26		60		86	-
Blossoms	300 Main Street	Yes							52		30		82	-
Montessori North School	4561 Highway 7 East Street East	No			15		24						39	-
Unionville Co-operative Nursery School	131 Main Street	No					24		12				36	-

SOURCE: urbanMetrics inc.

As previously shown in Figure 3-2, the proposed development is forecast to accommodate some 7,200 people. As shown in Figure 4-6, based on derived age yields by unit type, the subject development is forecast to support some 1,360 children under the age of 14. In 2016, the City of Toronto Children's Services commissioned the University of Toronto to study the demand for child care, and before/after school care programs in the City. The study estimated that in 2015, the overall probability that a family will seek child care is 33.2%. This estimate has been applied against the estimated child yield, to forecast demand for daycare spaces derived from the subject development at some 451 spaces.

Figure 4-6: Forecasted Child Care Demand

Housing Category	Number of Units Proposed		Children per Unit Type ¹		Total Children under 14		Probability to use Licenced Child Care ²		Forecast Demand
Single Detached	1035		0.60051		622		33.20%		206
Semi-Detached (Townhome)	763	X	0.73983	=	564	X	33.20%	=	187
Medium Density (Apartments)	497		0.34743		173		33.20%		57
TOTAL FORECAST SPACES									451

SOURCE: urbanMetrics inc.

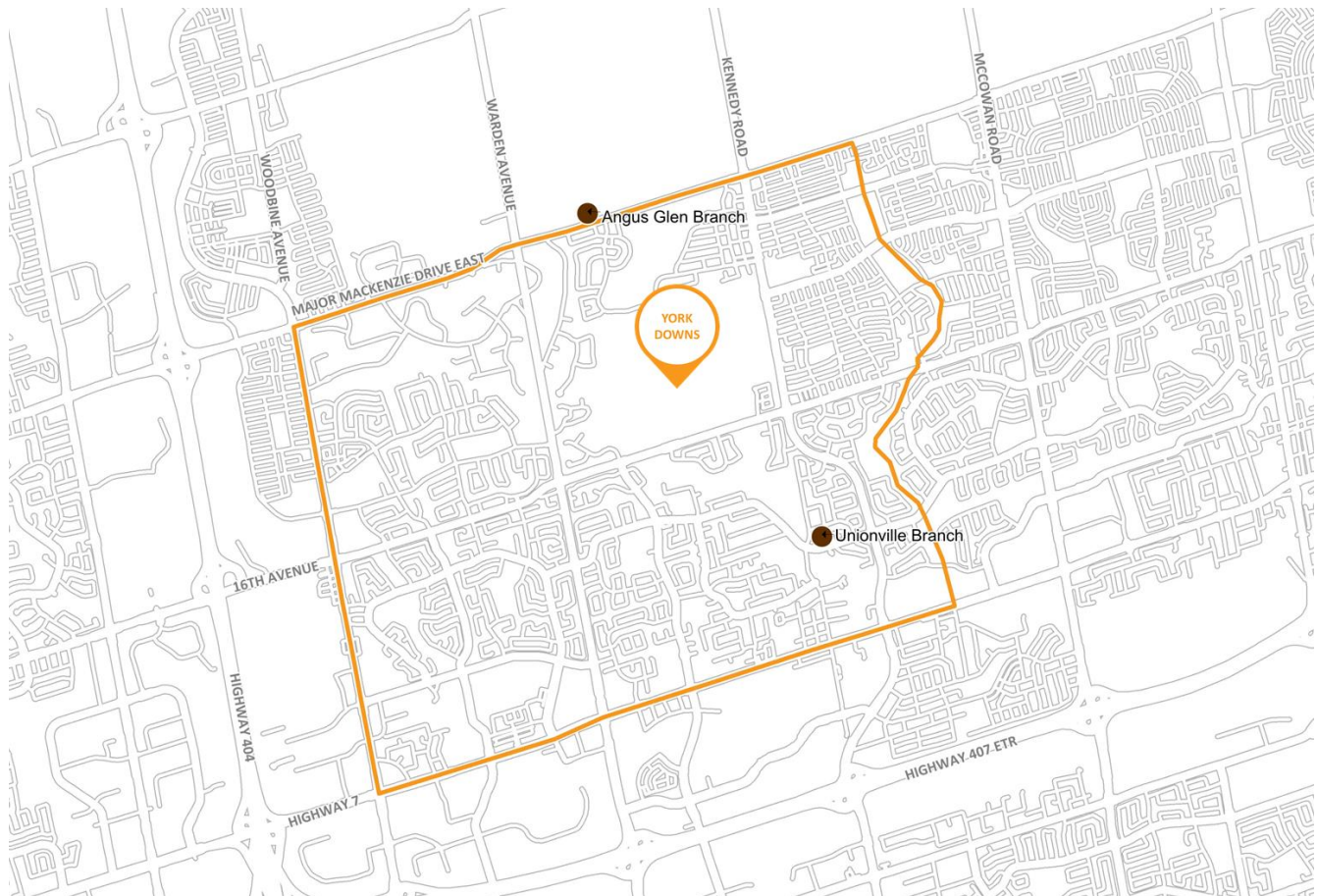
¹ Based on Statistics Canada 2016 Census. To derive factors shown, the number of children under 14 in each housing category was divided by the total number of housing units to establish a 'Children per unit type' factor for the City of Markham.

² Based on *City of Toronto Licensed Child Care Demand and Affordability Study*, October 2016.

4.3 Public Libraries

The study area is served by two libraries, the locations of which have been illustrated in Figure 4-7. As shown, the Angus Glen Branch is located just outside of the Study Area, though directly serves a significant portion of residents located within it. Recognizing this library's location just north of the York Downs site, this library will be able to serve the future needs of residents living in the York Downs community.

Figure 4-7: Study Area Libraries



SOURCE: urbanMetrics inc.

- **Angus Glen Branch – 3990 Major Mackenzie Drive East**

The 29,700 square foot Angus Glen library is located within the larger Angus Glen Community Centre. Angus Glen is responsible for over 20% of the 5,000,000 items circulated through the Markham library system annually. It also offers a significant amount of conveniently located

community meeting space, in addition to over 200 seats throughout the library. The branch further offers a range of community services, including technology tutorials and ESL classes. The branch has collections for many languages including: Arabic, Chinese, French, Greek, Hindi, Italian, Korean, Panjabi, Portuguese, Spanish, Tagalog, Tamil and Urdu.

- **Unionville Branch – 15 Library Lane**

The Unionville branch offers some 100,000 loanable materials in circulation, including books, music and videos. The branch features collections in Chinese, Urdu and Hindi. There are 18 computers available for public use, in addition to meeting spaces. The library operates several community programs for both children and adults.

As shown in Figure 4-8, full build out of the subject development would warrant an additional 4,324 square feet of library space.

Figure 4-8: Warranted Additional Library Space

	Units	Persons Per Unit ¹	Population forecast	Warranted Library Space (Sq. Ft.) ²
Single detached	1,035	3.84	3,974	2,385
Townhouse	763	2.94	2,243	1,346
Condominium	497	1.99	989	593
Total additional warranted library space:				4,324

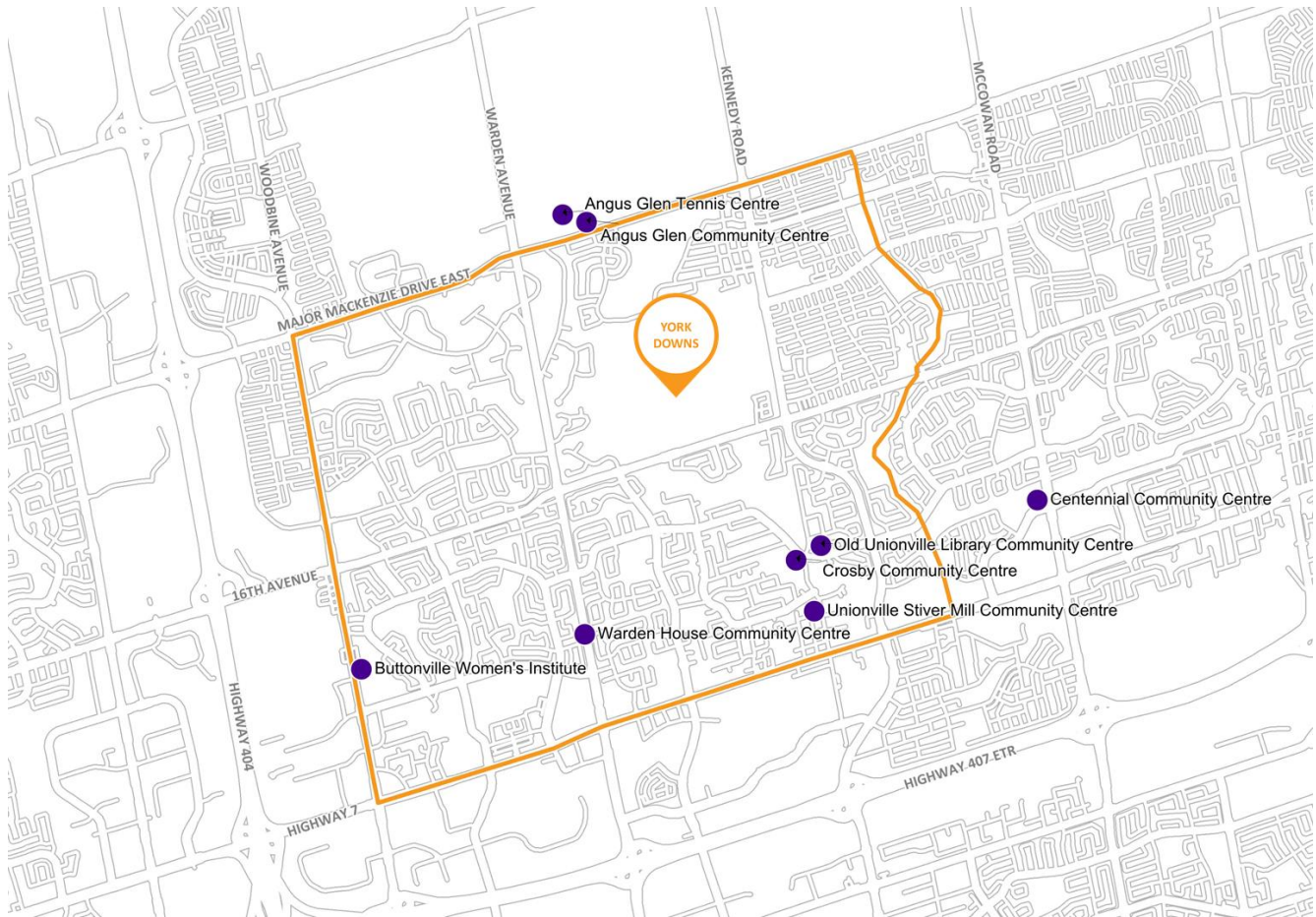
SOURCE: urbanMetrics inc.

¹ Based on *Markham Development Charges Background Study* prepared by Hemson Consulting Ltd., Feb. 2018.

² Based on 0.6 square feet per capita ratio identified in *2010 Markham Integrated Leisure Master Plan*.

4.4 Community and Recreational Facilities

As shown in Figure 4-9, the Study Area is served by 8 recreation and community meeting facilities. Figure 4-10 provides a description of the services offered at each centre. In addition to the facilities identified in Figure 4-10, we note that the recently constructed Markham Pan Am Centre is located at 16 Main Street Unionville, immediately south of the Study Area boundary. This state of the art facility has a regional draw and is an important recreational facility that will undoubtedly serve the needs of many Study Area and future York Downs residents. Additionally, the Rudy Bratty YMCA, is located at 101 YMCA Boulevard, just to the south of the Study Area. This 60,000 square foot facility provides a variety of health and fitness programs that attract visitors from across the region.

Figure 4-9: Study Area Community Centres

SOURCE: urbanMetrics inc.

Figure 4-10: Description of Existing Community and Recreation Facilities in Study Area

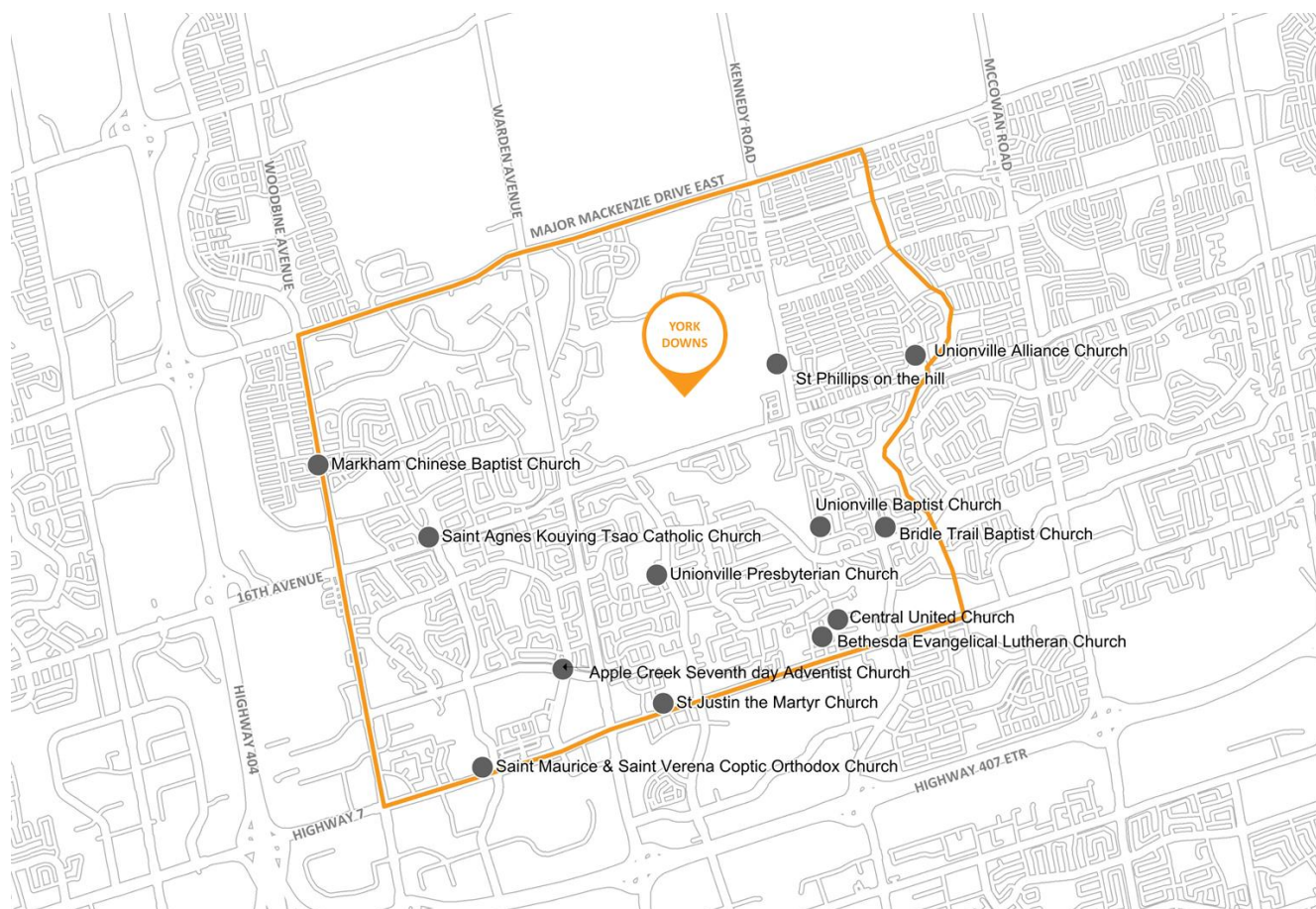
Name	Address	Meeting Room Capacity	Facilities
Angus Glen Community Centre	3990 Major Mackenzie Drive East	180	2 ice rinks, swimming pool, gymnasium, community hall, library, multipurpose rooms
Angus Glen Tennis Centre	3970 Major Mackenzie Drive East	60	Four tennis courts
Centennial Community Centre	8600 McCowan Road	120	Health and fitness centre, swimming pool, ice rink, gymnasium, bocce courts, multipurpose rooms, squash courts
Crosby Community Centre	210 Main Street	180	Ice rink, community hall
Old Unionville Library Community Centre	15 Library Lane	90 (2 rooms)	2 Meeting rooms
Unionville Stiver Mill Community Centre	9 Station Lane	50 (2 rooms)	1 Meeting room
Buttonville Women's Institute	8931 Woodbine Avenue	75	1 Meeting room
Warden House Community Centre	8840 Warden Avenue	50	1 Meeting room

SOURCE: urbanMetrics inc.

4.5 Places of Worship

There are 12 places of worship for various denominations located in the Study Area, as shown in Figure 4-11.

Figure 4-11: Study Area Places of Worship



Name	Address
Markham Chinese Baptist Church	9580 Woodbine Avenue
Saint Agnes Kouying Tsao Catholic Church	2130 Rodick Road
Apple Creek Seventh day Adventist Church	700 Apple Creek Boulevard
Saint Maurice & Saint Verena Coptic Orthodox Church	3300 Highway 7 Markham
St Justin the Martyr Church	3898 Highway 7 East, Unionville
Unionville Presbyterian Church	600 Village Parkway
Unionville Baptist Church	243 Main Street
Bethesda Evangelical Lutheran Church	20 Union Street
Central United Church	131 Main Street
Bridle Trail Baptist Church	10 Waterbridge Lane
Unionville Alliance Church	4898 16th Avenue
St Phillips on the hill	9400 Kennedy Road

SOURCE: urbanMetrics inc.

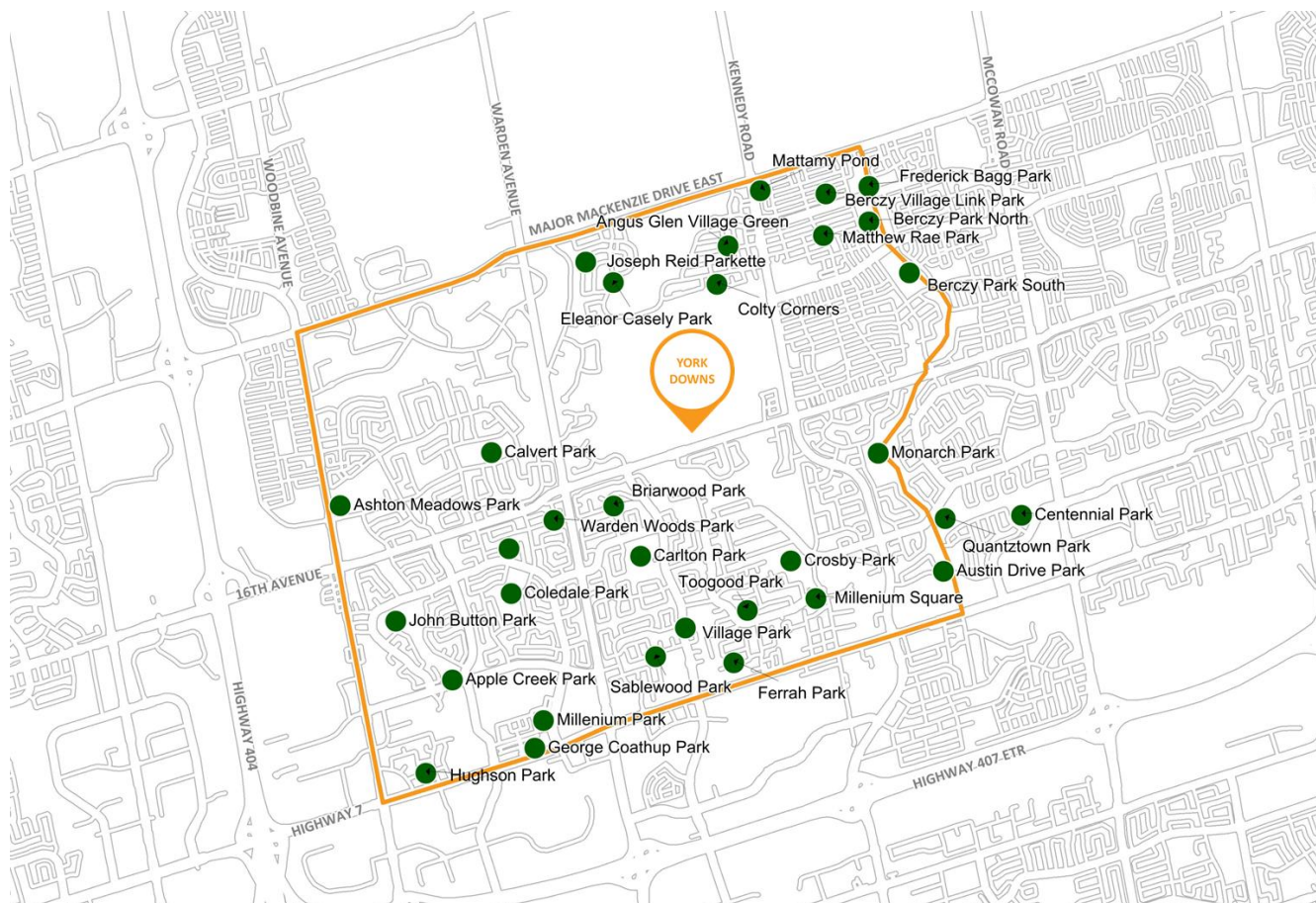
4.6 Parks

The Study Area is served by an abundance of parks, totalling more than 248 acres of greenspace. The 32 parks offer a broad range of services, including:

- Children’s playgrounds;
- Sports infrastructure (i.e. baseball diamonds, soccer fields, basketball courts, tennis, hockey rinks etc.);
- Picnic areas/benches;
- Outdoor pools;
- Ponds; and,
- Wooded and cycling trails.

Figure 4-12 illustrates the location of the existing parks in the Study Area, plus the corresponding table in Figure 4-13 details the size of each park, as well as the presence of various features. In addition, the significant amount of green space within the York Downs development will add to the substantial amount of parkland located within the Study Area.

Figure 4-12: Study Area Parks



SOURCE: urbanMetrics inc.

Figure 4-13: Study Area Parks Features

Park Name	Sports Fields	Natural Features	Playground	Address	Size (ac)
Hughson Park			X	17 Montgomery Court	1.29
George Coathup Park				3500 Highway 7 East	1.09
Millenium Park			X	100 Town Centre Boulevard	4.34
Sablewood Park	X		X	N/A	0.76
Ferrah Park				28 Ferrah Street	0.67
Millenium Square			X	146 Main Street	1.74
Austin Drive Park		X		215 Austin Drive	59.81
Centennial Park	X		X	4 Miley Drive	8.13
Quantztown Park	X	X	X	601 Carlton Road	13.67
Crosby Park	X		X	51 Pomander Road	7.31
Toogood Park	X		X	58 Sciberras Road	3.65
Village Park	X			539 Village Parkway	2.43
Carlton Park	X		X	101 Carlton Road	16.45
Monarch Park	X		X	77 Longwater Chase	9.43
Briarwood Park			X	118 Briarwood Road	5.72
Leighland Park	X		X	39 Leighland Drive	4.15
Coledale Park	X		X	70 Coledale Road	4.81
John Button Park	X		X	125 John Button Boulevard	4.83
Apple Creek Park			X	N/A	3.15
Ashton Meadows Park	X	X	X	202 Calvert Road	15.67
Calvert Park	X		X	201 Macrill Road	8.59
Warden Woods Park				24 Danbury Court	0.71
Berczy Park South	X	X	X	432 Wilfred Murison Avenue	18.98
Berczy Park North	X	X	X	447 The Bridle Walk	30.49
Frederick Bagg Park			X	180 Castlemore Avenue	6.47
Berczy Village Link Park				78 Drawbridge Drive	0.5
Matthew Rae Park			X	531 William Berczy Boulevard	0.73
Mattamy Pond		X		9995 Kennedy Road	3.57
Angus Glen Village Green			X	60 Prospector's Drive	2.22
Colty Corners	X		X	65 Angus Glen Boulevard	4.99
Eleanor Casely Park				200 Angus Glen Boulevard	0.99
Joseph Reid Parkette				78 Glengordon Crescent	0.95
				Total	248.29

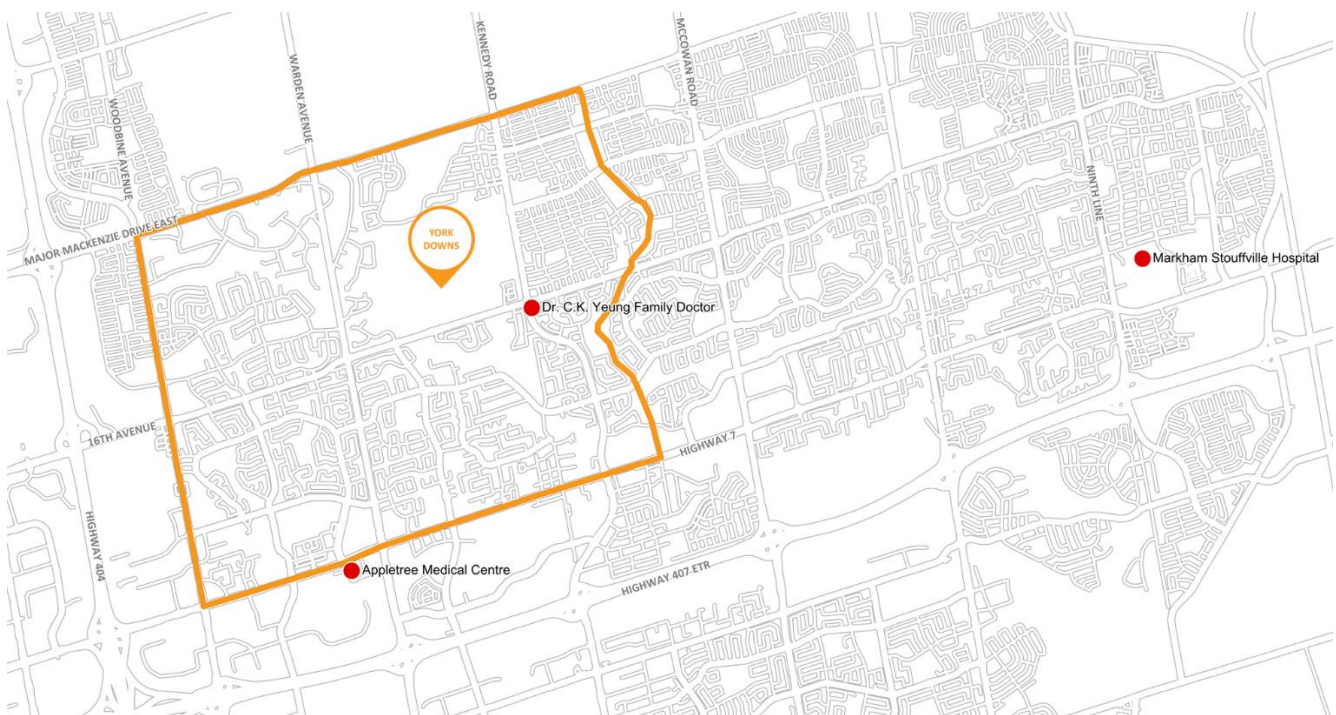
SOURCE: urbanMetrics inc.

4.7 Medical Facilities

The Study Area is served by both a regional hospital and two walk-in clinics, as shown in Figure 4-14. The Markham-Stouffville hospital is located at 381 Church Street in Markham, approximately 10 kilometres to the east of the subject site. Although the hospital is located beyond the Study Area, it serves a large catchment area that includes the majority of the City of Markham, including areas in and around the York Downs site. The hospital has just over 300 beds and 450 physicians, and specializes in acute care medicine and surgery, addictions and mental health, as well as children's health.

Additionally, two walk-in clinics serve the more immediate needs of the Study Area. The Dr. C.K. Yeung Family Doctor and Walk in Clinic is located at 9249 Kennedy Road, some 1.9 kilometres from the subject site, and the Appletree Medical Centre is located at 3603 Highway 7 East, some 4.5 kilometres to the south of the subject site.

Figure 4-14: Medical Facilities near the Study Area



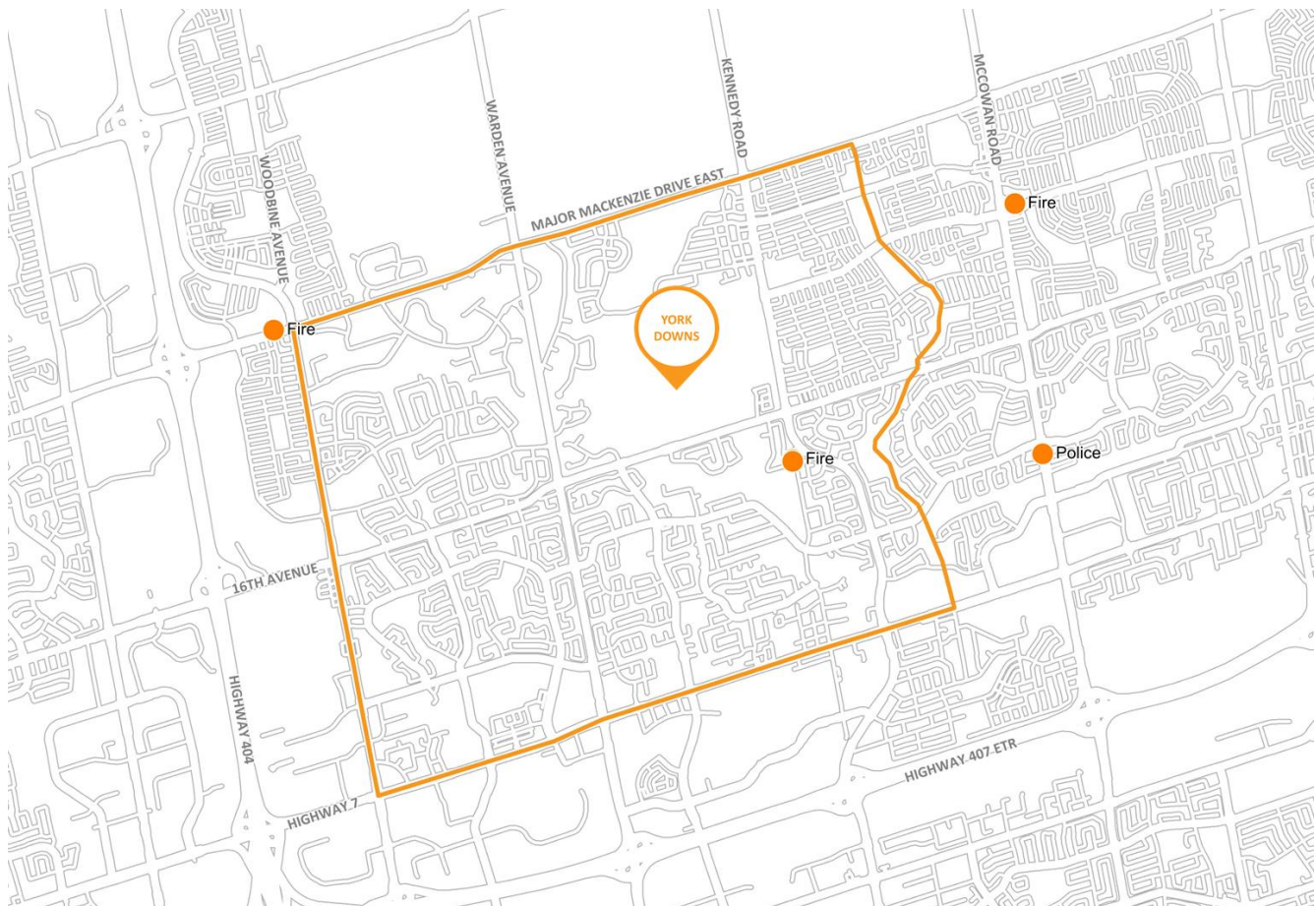
SOURCE: urbanMetrics inc.

4.8 Emergency Services

As shown in Figure 4-15, the Study Area is served by five emergency services stations: 3 fire stations, 1 paramedic response station, and 1 police station that is located just outside the Study Area.

- **Fire** – The Study Area is served by three fire stations, located at 2930 Major Mackenzie Drive, 650 Bur Oak Avenue and at 316 Main Street. The location at 316 Main Street shares space with a paramedic/emergency services station.
- **Paramedic** – As mentioned previously with respect to the joint paramedic/fire station, the Study Area is served by the Unionville Paramedic Station, which is located at 316 Main Street.
- **Police** – The Study Area is served by York Region’s District 5 office, located at 8700 McCowan Road.

Figure 4-15: Emergency Services in the Study Area



SOURCE: urbanMetrics inc.

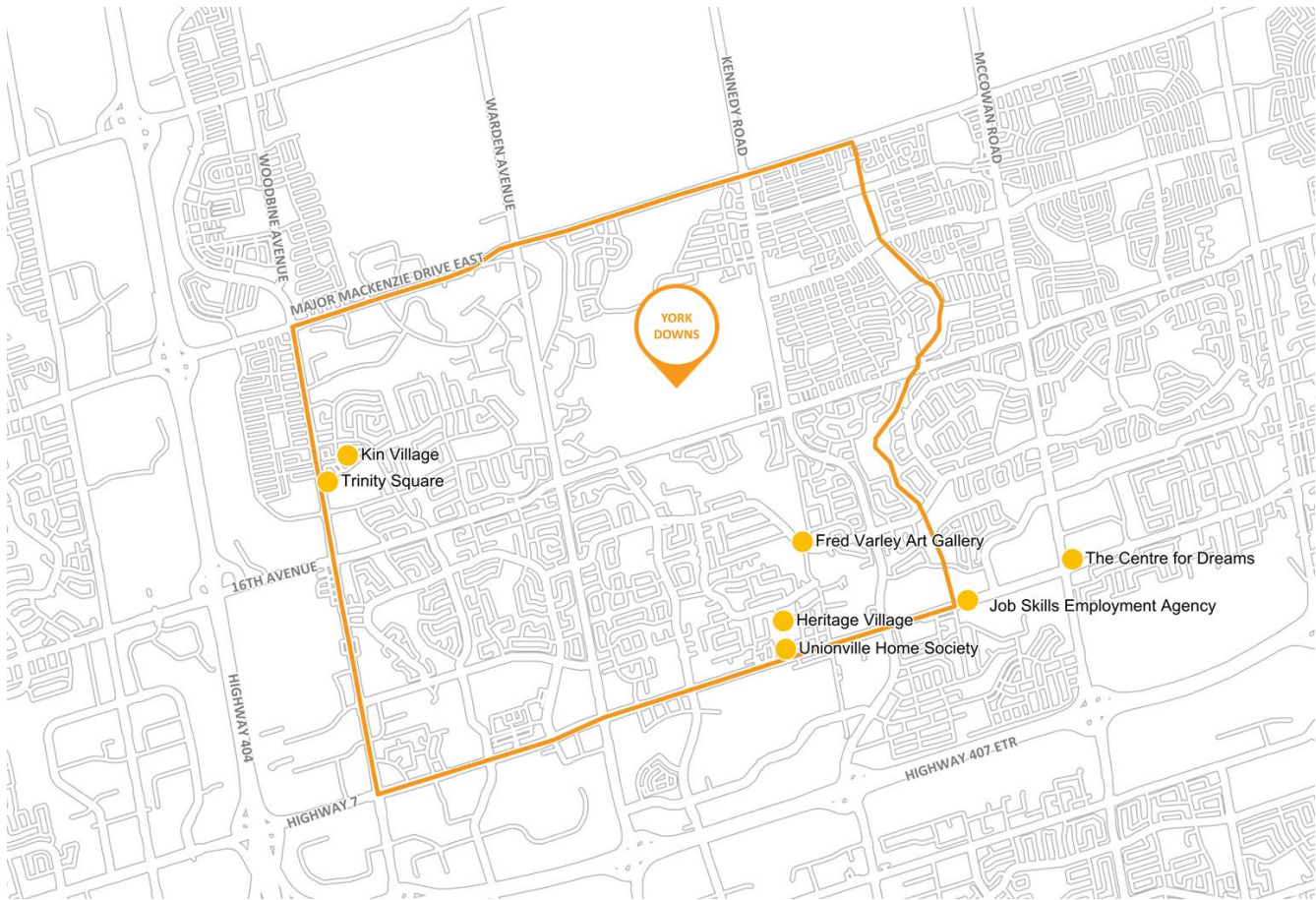
4.9 Social Services

This section includes an inventory of the various social services available to Study Area and future York Downs residents, including the following:

- Non-profit housing;
- Seniors Assistance;
- Developmental Disability;
- Employment Agency; and,
- Art space.

A map illustrating the location of existing social service providers in the Study Area is shown in Figure 4-16. These services are additionally described at the bottom of the figure.

Figure 4-16: Social Services in the Study Area



Establishment Name	Address	Description of service
Kin Village	1 Founders Way	This community contains 187 affordable apartments and town homes intended for families, located near public transit and education facilities.
Trinity Square	37 Bates Way	This non-profit community contains 100 affordable townhomes geared to a range of household sizes. It is located close to public transit and shopping amenities.
New Unionville Home Society	4300 Highway 7	New Unionville Home Society is a non-profit provider of services for seniors. The facility offers assisted and independent living facilities, as well as personalized care delivered by both staff and volunteers. In addition, the Society offers a variety of programs for its members.
Heritage Village	1-93 Anna Russell Way	Heritage Village is currently being redeveloped and will accommodate approximately 200 residents by 2020. Heritage Village features subsidized and below market rent senior's residences.
Fred Varley Art Gallery	216 Main Street	In addition to an active gallery featuring rotating exhibits, the Fred Varley Art Gallery offers a variety of art classes, camps and workshops available to the community. The gallery runs elementary and high school education programs, offers scholarships and rents out its facilities as well.
Job Skills Employment Agency	4961 Highway 7	The Job Skills Employment Agency works to connect individuals with employment service providers, social service agencies, the business community and various levels of government. The agency offers a variety of forms of assistance for newcomers, individuals with disabilities and youth.
The Centre for Dreams	8515 McCowan Road	Centre for Dreams is a day program that provides an educational curriculum designed for adults living with a developmental disability.

SOURCE: urbanMetrics inc.

5.0 Summary

Overall, the research and analysis presented throughout this report indicates that the Study Area for the proposed development at York Downs is well-served in terms of access to social services, community programs, parks, and recreation facilities. In addition to our in-depth socio-economic profile of Study Area residents, we have also evaluated the supply of existing community services and facilities in the Study Area, including: elementary and secondary schools; child care services; public libraries; community recreation facilities; places of worship; public parks; and, other social services.

The following provides a brief summary of our key findings and conclusions:

Profile

The Study Area shows similar socio-economic characteristics to the entire City of Markham, though exhibits some notable differences for certain variables.

- Population growth has generally occurred at a slower rate than the City, however is continuing to increase.
- The age breakdown across the Study Area is very similar to Markham, with slightly higher numbers of residents in the 15-64 category, and correspondingly lower figures in all other age categories.
- With respect to immigration, we note that the Study Area has experienced similar rates of immigration to the rest of Markham. The proportion of Chinese immigrants is almost 20% higher in the Study Area, however, and comprises an overwhelming majority of all new immigrants to the area. This suggests a significant emerging ethnic cluster.
- Income levels in the Study Area are significantly higher than Markham as a whole, and residents have generally higher levels of educational attainment.
- As a direct result of these characteristics, homeownership rates are high, and a higher proportion of properties are single detached residences.
- As of 2016, the family composition of the Study Area mirrored that of the City, with very similar persons and children per family rates. We do note, however, that a lower proportion of households were single-person households within the Study Area.

Conclusions

- Based on student yields for the subject proposal, there will be a need to accommodate some 1,265 new students as a result of the future population growth directly attributable to the York Downs development. We note that the subject development includes lands allocated for a new public elementary school to accommodate a portion of the new on-site growth.

Moreover, based on correspondence with staff from the local school boards, there may not be need to provide additional/new elementary or secondary school infrastructure to accommodate the expected growth; particularly with respect to separate schools. Specifically, this growth is forecast to be absorbed by other existing school facilities in the area.

- In general, there is some capacity at existing daycares in the Study Area to accommodate new children. In total, daycares within the Study Area are licensed to accommodate 2,688 children. However, based on the anticipated demand for daycare spaces as a result of the growth in population and unit types proposed, there is an estimated demand for some 451 childcare spaces across various age categories. As such, additional daycare capacity may be required in the Study Area, though it should be recognized that there may be additional spaces available in the existing facilities that did not answer our enquiries. Similarly, additional spaces may be available if a day care facility is provided for in the new elementary school being proposed as part of the York Downs development.
- The Study Area contains a range of community recreation facilities to serve current and future Study Area residents, including two libraries, and eight community and recreational facilities. We additionally note the presence of both the Markham Pan Am Centre and Rudy Bratty YMCA, located just outside of the Study Area, which both have a regional draw and will provide recreational facilities to Study Area and York Downs residents.
- There are twelve places of worship within the Study Area. These existing places of worship provide services for individuals from a variety of religious backgrounds.
- Study Area residents have access to nearly 250 acres of existing park space. Additionally, the York Downs development is expected to deliver an additional 7.9 hectares (19.5 acres) of parkland space to meet any additional need created as a result of the subject proposal.
- There are a range of social services operating in the Study Area to serve local residents with programs that provide assistance in areas such as non-profit housing, senior assistance, developmental disabilities and employment.
- With respect to larger institutions, such as libraries and other medical/emergency facilities (e.g., hospitals, police/fire services, etc.), the Study Area and the York Downs community will be well-served by existing locations intended to service the broader population base in Markham. We do not anticipate any major influence on the ability of these facilities to continue serving this existing and potentially expanded population across the City, through the development of the York Downs community.

Overall, it is our professional opinion that **Study Area residents are well served by existing community services and community facilities**. Undoubtedly, a development at the scale of that proposed on the subject site will ultimately require some additional services in specific sectors.

However, given the services already available within the Study Area, it is our professional opinion that **the need for additional facilities and programs is relatively minimal.**