



York Region Proposed 2051 Forecast and Land Needs Assessment

Preliminary Markham Staff Comments and Next Steps

Development Services Committee
April 19, 2021



Report Table 6: Summary of Forecast Assumptions for Markham

	2016	2051	2016-2051 (35 yrs)		2006-2019 (Actual)
			Total Growth	Average Annual	Average Annual
Population	339,100	619,200	280,100	8,000	4,150
Employment	182,000	309,200	127,200	4,200	2,990
Jobs/Population	54%	50%			
					2010-2019 (Actual)
Total Units*			97,000	2,760	2,240
Intensification Units			50,300	1,440	1,280
Intensification Rate			52%		57%
Proposed Expansion Lands	Total	Community	Employment		
Hectares (acres)	1,490 (3,680)	1,270 (3,140)	220 (540)		
DGA Target (residents + jobs/ha)		70			

Source: York Region March 18, 2021 report, various tables.

* Markham Policy & Research calculation.



Preliminary Markham Staff Comments

Areas identified for further analysis and discussion:

1. Population and employment forecast for Markham appears optimistic given recent growth trends.
2. The proposed intensification target of 52% (1,400 units/yr) appears to be achievable.
3. The designated greenfield area (DGA) minimum density target of 70 residents + jobs/ha for Markham expansion lands requires review.
4. Markham will need to ensure appropriate opportunities for major office development along the Yonge North Subway corridor and in the Langstaff Gateway.
5. Viability of employment land expansion east of Warden Avenue needs to be confirmed.
6. Strong phasing policies are critical for development of remaining whitebelt lands.



Proposed Public Consultation

- Region is seeking comments on the forecast by mid-July 2021.
- Markham staff propose the following public consultation program prior to finalizing comments:
 - Your Voice Markham presence (late April to late May)
 - Council Education Session (early May)
 - Meetings with ratepayers associations, agencies and development industry (May)
 - Virtual City-wide Public Open House (late May)
 - Consultation with City departments



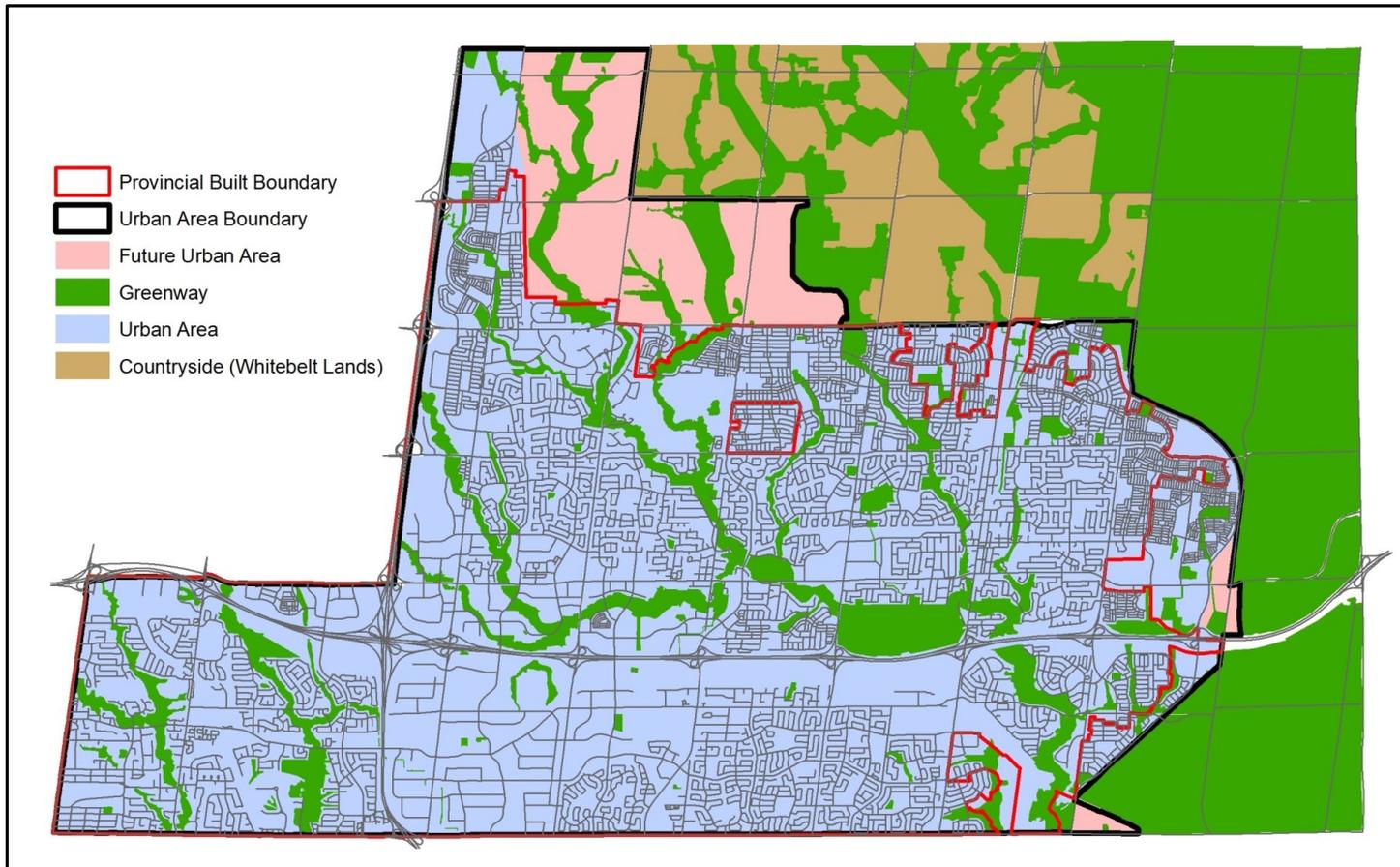
Recommendation and Next Steps

- April 19, 2021 Report Recommendation:
“That staff be directed to undertake public consultation on the Region’s Proposed Forecast and Land Needs Assessment to 2051 as outlined in this report, prior to reporting back to Council with comments for submission to York Region.”
- Staff are targeting late June DSC meeting for final comments.



Figure 1

Markham's Built Boundary and Designated Greenfield Area



Designated Greenfield Area in 2051 = All of the lands outside of the Provincial Built Boundary that are not in the Greenway designation (i.e., some Urban Area lands, all Future Urban Area lands, and all Countryside lands shown above).



Figure 2

Proposed Urban Expansion Lands in Markham and Whitchurch-Stouffville

