

# **Land Use Planning in the GTHA “Let’s Get It Right”**

**Ryerson Centre for Urban Research and Land Development**

**Mayor Frank Scarpitti  
City of Markham**

**May 8, 2017**

# Markham's Position (Poster Child for Density)

## **We strongly support the principles of the Growth Plan and compact communities – but have strong concerns**

- With the magnitude of proposed increases in intensification/DGA minimum density
- Lack of meaningful consultation with municipal partners in developing new targets.

## **We support density but need flexibility**

- Markham is a leader in environmental protection, intensification and development of compact greenfield communities.
- But we need flexibility in providing a range of housing, including ground-oriented housing.

## **Transition policies need to be workable**

- Need to implement our growth strategy for 2031 forecasts under consistent planning policies.

## **Transit and density go hand-in-hand**

- Cannot plan transit-supportive densities without transit.





## **Density comparisons for selected North American Urban Areas** (People per square km)

• Montreal	3,377
• Toronto	2,900
• Los Angeles	2,237
• Chicago	1,653
• San Diego	1,313
• Portland-Salem	1,165
• Phoenix-Mesa	1,044
• Dallas-Forth Worth	855
• Atlanta	732
• Kansas City	646

Source: U.S. Census Bureau; Wendell Cox Consultancy except  
Toronto (GTA) - based on Neptis Foundation data





# Markham Centre: A Thriving Downtown



York University-Markham Centre  
Université York-Centre de Markham





# Markham Centre: From Vision to Reality



## MARKHAM CENTRE - URBAN GROWTH CENTRE

Population	41,000
Employment	39,000

# Langstaff Gateway Regional Centre

Richmond Hill/Langstaff Gateway  
Urban Growth Centre



## Richmond Hill / Langstaff Urban Growth Centre

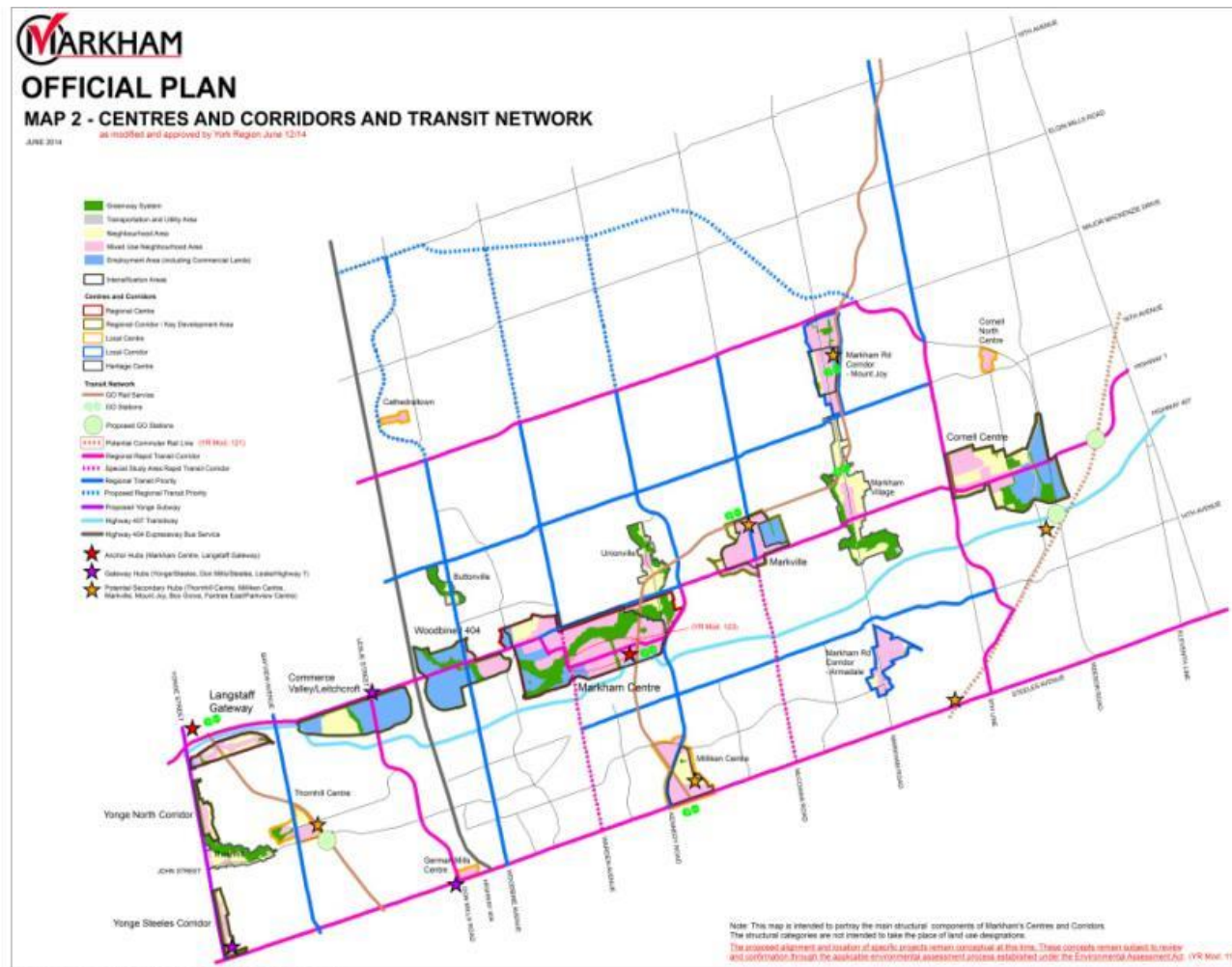
Employment

24,990

Residential Units

23,530





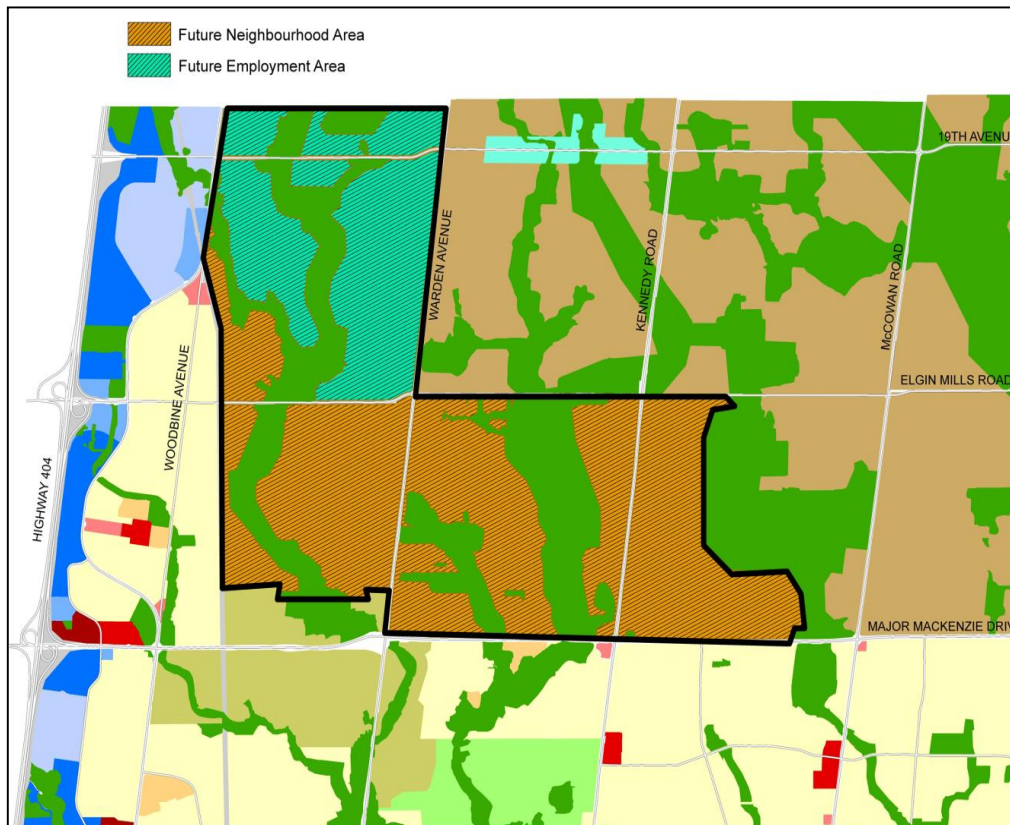
## Cornell – Compact Greenfield Community





# Markham's Urban Expansion Lands to 2031

## Future Urban Area



- Approx. 40,000 population/19,000 jobs (20% of total residential growth to 2031)
- Planned at **70 residents + jobs per hectare**
- **Transit-supportive densities** along Major Mackenzie Rapid Transit Corridor (not in Growth Plan and not funded)
- Currently **midway** through multi-discipline, multi-year, multi-million dollar master planning exercise:
  - Subwatershed study
  - Master transportation study
  - Master servicing study
  - Community energy planning
  - 'Green' development practices, etc

## ***“Will GTA Homebuyers Really Give Up Ground-Related Homes for Apartments?”***

*August 2016, Centre for Urban Research & Land Development, Ryerson University*

- Smart growth community proponents point to surveys indicating that GTA residents would willingly forgo ground-related houses for apartments
- But other surveys indicate that ground-related houses out-sold apartments 2:1 in the GTA in 2015 with single-detached houses most in demand
- Also, GTA housing preferences favour ground-related homes, especially single-detached, even more than the 2015 sales indicate
- And millennials prefer ground-related homes too, especially single-detached houses

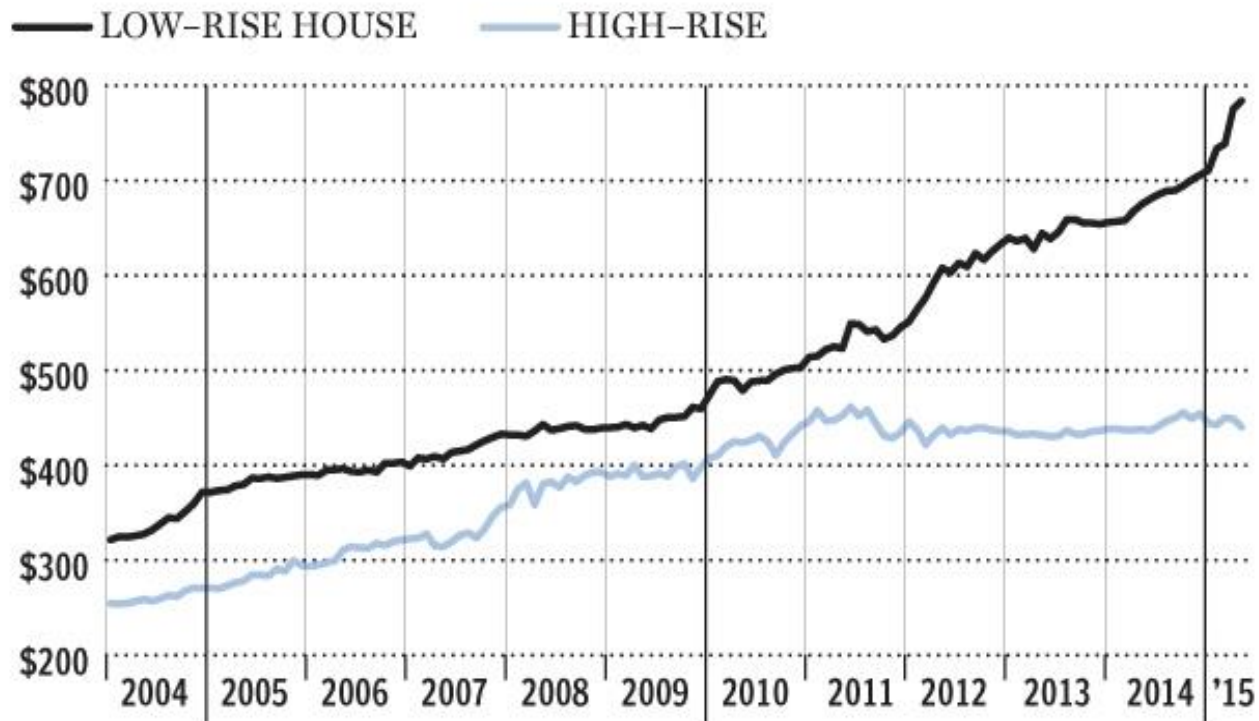




## *PRICE GAP BETWEEN TORONTO LOW-RISE HOUSES, CONDOS GAPING WIDE*

### **MONTHLY REALNET GTA NEW HOME PRICE INDEX**

IN THOUSANDS OF DOLLARS. JAN. 2004 TO MAY 2015



**NOTE:** The RealNet New Home Price Index is the average asking price of all remaining inventory excluding the extremes. Extremes are those projects where the remaining inventory has an average \$/sf greater than 2 standard deviations from the mean.

SOURCE: REALNET

ANDREW BARR / NATIONAL POST



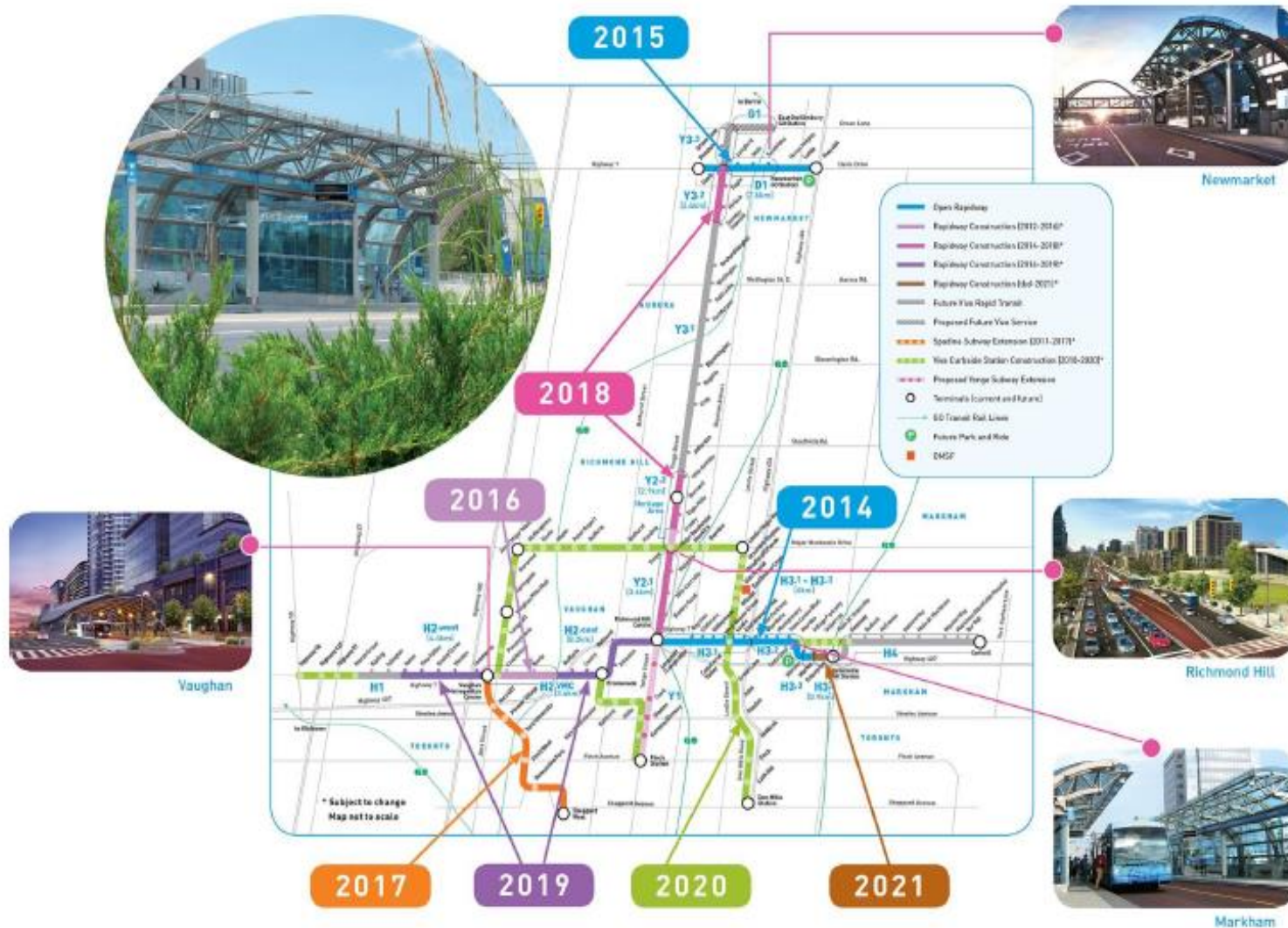
ghg reduction options  
80 equals 180 grandfather FUA at 70  
intensification needs transit  
definition of employment area  
**impact**  
density rationale previous investments  
intensification and DGA targets are too high  
highway 7 rapid transit  
yonge subway extension  
built boundary should change



# Transit and Density Go Hand in Hand



# We Have a Plan – We Need Funding







# Where do we go from here?