

Markham Centre and Ward 3 Population Projections and Implications

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Perception

- Development in Markham Centre and in Markham in general **will create unacceptable congestion** in the near future



URA Assessment

- Scope
 - Developed new Markham Centre population forecasts
 - Forecasted updated Ward 3 population
 - Compared URA forecasts to City projections
 - Examined implications

Note: This presentation has been reviewed with Councillors Hamilton and Jones and with Markham Planning Staff

URA Assessment - Approach

- Approach – Markham Centre
 - *Markham Centre Status of Development Winter 2014* document served as baseline
 - Tabulated all existing and proposed residential developments within Markham Centre (App. 1)
 - Assumed horizon years
 - 2013 (completed to-date)
 - 2016 (2013 + current construction)
 - 2023 (2016 + selected approved + part proposed)
 - 2031 (2023 + remaining approved or proposed)

URA Assessment - Approach

- Method
 - Major sensitivities on forecasted projections
 - Mobility Hub – may increase
 - Other “white space” - may increase (App. 2)
 - Remington, Times, Sheridan , MCDC plans - may change
 - Not Considered
 - Markham Live
 - Major institutional opportunities (i.e. university)
 - Market factors not considered

URA Assessment – MC Population

- Published MC forecasts

Markham Centre	OPA-21 (1994)	City Estimate (2009)	
	Full Build Out	2031	Full Build Out
Population	25,000	28,600	39,300
Employment	17,000	21,700	39,400

- URA population estimates

Markham Centre	2013	2016	2023	2031
Population	6,600	11,400	26,100	33,600

90% of 2031
Projection
Expected By **2023**

URA Assessment – Transportation in MC

- Method
 - 2031 and “Build Out” Horizon years modeled by City
 - City used population/employment consistent with their 2009 estimate



URA Assessment – Transportation in MC

- Method
 - Base transportation network (Adamson Plan) assumed by City in the modeling had numerous improvements over today

Transit Improvements	Road Improvements
YRT Service on Birchmount	Birchmount Road Rouge River Crossing
Dedicated rapidway on Enterprise	Verclaire Gate Rouge River Crossing
Dedicated rapidway on Warden	Sciberras Road Rouge River Crossing
All-day GO Rail Service	Enterprise Drive Extension to Roddick
BRT or LRT in Hwy 407 corridor	Miller Ave. Extension – Warden- Birchmount

URA Assessment – Transportation in MC

- Results
 - City concluded that 2031 level of development can be accommodated with these improvements in place
 - All improvements needed by 2023 assuming URA projections are reasonable!

URA Assessment – Transportation in MC

- Results
 - “Build Out” scenario requires “significant other investment...change current travel trends and lifestyles”

Required Improvements
I-METRO-E
McCowan BRT
New 407 crossing and connections
Miller Ave extensions (Birchmount-Kennedy, Warden-Roddick)
Markham-wide traffic is reduced/diverted from Markham Centre
Live-work (internal trips) maximized to reduce external trips

URA Assessment – MC Conclusions

- Population growth more aggressive than projected
 - Expect 90% of 2031 forecast by 2023 (9 years from now)
- Published population forecasts no longer valid
 - effect on planning
 - OMB decisions
- Transit/road improvements needed by 2023-2026
 - Realistic?

URA Assessment – W3 Population

- Published Ward 3 forecasts (App. 3)

Ward 3	2011	2016	2021
Population	35, 596	39,912	47,153
Increase vs 2011	-	4,300	11,600

URA Assessment – W3 Population

- URA Ward 3 population estimates (App. 4)

Ward 3	2011	2013	2016	2021/2023
Markham Centre (Centre N, Centre W, and East Precincts)	2000(est)	2,600	6,073	18,691
Balance of Ward 3 (Known developments only)	33,596	34,153	36,168	37,889
Total	35,596	36,753	42,241	56,580
Increase vs 2011	-	1,157	6,645	20,984

W3 Projection
180% Higher
Than Expected

URA Assessment – W3 Conclusions

- Population growth **almost twice as aggressive** as projected
- Published population forecasts no longer valid
 - effect on planning
 - OMB decisions

Markham Transportation Strategic Plan (MTSP) - Overview

- Under development since 2011 – nearly final
- High Level Directions (Sept. 2012)
 - Bold solutions are needed
 - Congestion will increase even with committed plans
 - Dependent on future transit investments
 - Change car-oriented culture/expectations with time
 - Selected road improvement investment needed
 - Implement now to address current challenges
 - All government levels **must** participate

Markham Transportation Strategic Plan (MTSP) - Overview

- Major Components
 - Integrate land use planning/transportation planning
 - Intensification
 - transit-oriented development
 - Additional higher-order transit in various corridors
 - Warden
 - 404 BRT
 - Leslie/Woodbine
 - Major Mackenzie Drive
 - 407 BRT
 - Steeles

Markham Transportation Strategic Plan (MTSP) - Overview

- Major Components
 - Selected arterial road widening (for HOV and bikes)
 - Kennedy - 7 to Steeles
 - McCowan - Bullock to Steeles
 - 16th - Woodbine to Leslie
 - Missing links in local road network
 - Miller, Enterprise, Dennison
 - Selected intersection improvements
 - turn lane lengthening
 - traffic-response loops
 - bus stop locations

Markham Transportation Strategic Plan (MTSP) - Overview

- Major Components
 - Walkability audits
 - Cycle network expansion
 - Parking standards
 - Transportation Demand Management (TDM) initiatives – schools, private sector
 - Performance monitoring program
 - Pilot tests
 - smart shuttles
 - transit fare integration

Markham Transportation Strategic Plan (MTSP) – Our Position

- Good but...When?

URA Recommendations

- Markham Centre
 - Mobility Hub/East Precinct Plan/MC Secondary Plan
 - draft by 1Q2015 latest
 - Milestone population/transportation infrastructure targets
 - Evaluate adequacy of funding mechanism(s) for transportation improvements
 - Review pace of other infrastructure (schools, leisure)
 - Consider implementing caps or holds
 - Conduct employment count analysis...**Behind?**

URA Recommendations

- City-Wide
 - Forecasts
 - Publish City-wide updated population forecasts
 - Compare with original projections
 - Assess implications
 - Detailed phasing plan (development/transportation)
 - Markham-wide
 - Secondary plan areas
 - Consider caps for non-priority growth areas

Appendix 1

MARKHAM CENTRE RESIDENTIAL DEVELOPMENT PROJECTIONS - BASED ON CURRENT PROJECTS							
	Residential Units	Estimated Residents	Status	2013 ACTUAL	2016 ADDS	2023 ADDS	2031 ADDS
Tridel Dorsey Phase 1 & 2	942	1,827	Completed	1,827			
Times Majestic Court	532	1,032	Completed	1,032			
Liberty – EKO Markham Centre	589	1,143	Completed	1,143			
H&W Developments	692	1,342	under Construction		1,342		
Hilton Suites new development	445	863	Approved - not started			863	
Hilton Suites partial conversion	99	192	Approved - not started			192	
Jason Kaptyn (Stringbridge)	500	970	Approved - not started			970	
Aryeh Construction	524	1,017	Approved - not started			1,017	
Sheridan Nurseries	1,225	2,377	Proposed - not yet approved			1,188	1,188
Times Uptown Resident Phase 1	606	1,176	under Construction		1,176		
Times Uptown Resident Phase 2	503	976	Under Construction		976		
Times Uptown Future Phases	3,391	6,579	Approved - not started			4,359	2,220
Remington Benchmark Manor Townhouses	175	340	Completed	340			
Remington Bijou Phase 1 & 2	432	838	Completed	838			
Remington Verdale	450	873	Completed	873			
Remington Nexus	376	729	Under Construction		729		
Remington Phase 2 Bldg K & J	305	592	Under Construction		592		
Remington Future Mixed Use	2,162	4,194	P.P. Approved - not started			2,097	2,097
Main Street Residence (Marleigh)	283	549	Completed	549			
Markham Centre Development Corp (north)	981	1,903	Approved - not started			1,903	
Markham Centre Development Corp (south)	1,400	2,716	Proposed - not yet approved			1,358	1,358
Global Unionville (Sylmatt) (28 Main)	718	1,393	Proposed - not yet approved			696	696
TOTAL MARKHAM CENTRE	17,330	33,620		6,602	4,815	14,644	7,559
CUMULATIVE TOTALS				6,602	11,417	26,061	33,620
NOTE: UNIONVILLE MAIN PRECINCT EXCLUDED							

Appendix 2 - “White Space” Lands in Markham Centre

- Total area of MC is 355 hectares, of which 68% is net developable land (excluding valley lands, woodlots, hydro/rail corridors, roads), namely 240 ha.
- White space on Appendix 1 consists of approximately 58 hectares out of 240 (25%)
- Currently a mix of 60% low rise commercial and 40% vacant
- Future development unknown –residential? mixed use? commercial?
- Prorating from Appendix 3:
 - $58 / (240 - 58) \times 33,000 = 10,000$
- Call it a potential addition of another 5,000 – 15, 000 population

Appendix 3 – Population Projections for Wards

Extract from Markham “Interim Report 2012 Ward Boundary Review”

November, 2012, Dr. Robert J. Williams

Using 2011 total population figure from the Regional Official Plan,

Ward 1 27,030 0.70

Ward 2 26,907 0.70

Ward 3 35,596 0.92

Ward 4 52,693 1.37

Ward 5 53,026 1.37

Ward 6 40,013 1.04

Ward 7 39,684 1.03

Ward 8 34,283 0.89

Using the York Region Official Plan population forecasts for 2016,

Ward 1 26,740 0.63-

Ward 2 26,530 0.63

Ward 3 39,912 0.94

Ward 4 59,259 1.40

Ward 5 61,856 1.46

Ward 6 46,967 1.11

Ward 7 41,601 0.98

Ward 8 35,011 0.82

Using the York Region Official Plan population forecasts for 2021,

Ward 1 28,594 0.62

Ward 2 26,187 0.56

Ward 3 47,153 1.02

Ward 4 62,431 1.35

Ward 5 66,092 1.43

Ward 6 61,926 1.34

Ward 7 42,968 0.93

Ward 8 34,905 0.75

Appendix 4

WARD 3 (EXCLUDING MARKHAM CENTRE)								
POPULATION INCREASES -BASED ON CURRENT MAJOR PROJECTS								
	Residential	Estimated		2011	2013	2016	2023	2031
	Units	Residents	Status	BASE	ADDS	ADDS	ADDS	ADDS
North Side of Highway 7								
Times Group	465	1,023	under Construction			1,023		
Lee Developments	451	992	under Construction			992		
Peak Gardens	264	581	Approved - not started				581	
2310601 Ontario (3912/3928 Hwy 7)	810	1,782	Proposed - not yet approved				891	891
Other Ward 3								
Tribute (Varley Plaza)	113	249	Approved - not started				249	
Jade-Kennedy	253	557	Completed 2013		557			
TOTAL WARD 3 (EX MC)	2,356	5,183		BASE	557	2,015	1,721	891
CUMULATIVE ADDS					557	2,572	4,293	5,184

