

## Town of Markham Mayor's Youth Task Force (MYTF) Workbook Summary Notes March, 2009

Town of Markham staff facilitated a discussion on the Growth Management Strategy at the Mayor's Youth Task Force Meeting on March 24, 2009. Sixteen youth participated in the workshop.

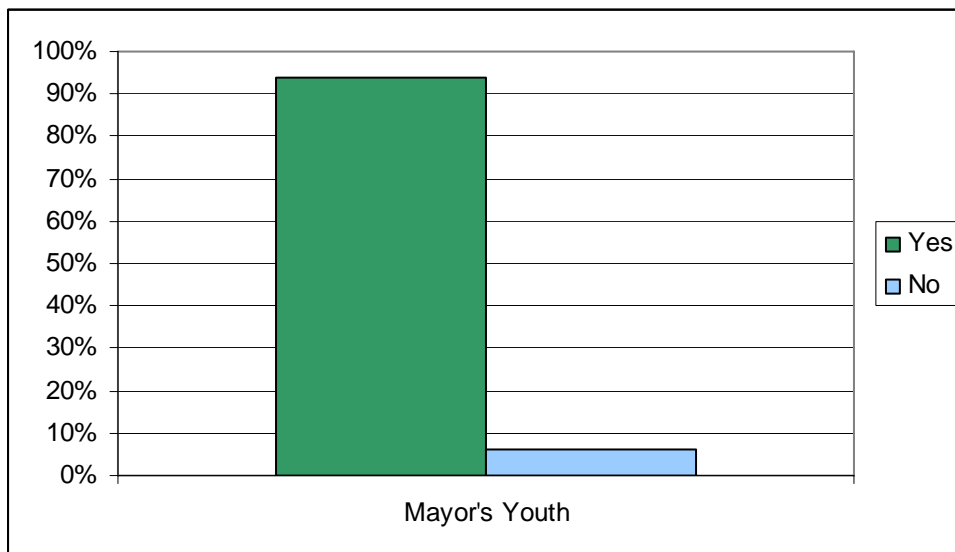
The purpose of the meeting was to provide youth an opportunity to learn more about the Growth Management Strategy and gather a youth perspective on the growth management options, and key considerations and issues.

A summary of the **16** completed workbooks is presented below.

### MARHKAM'S GROWTH MANAGEMENT STRATEGY

Note: Results for workbook responses are presented in a similar graphical format to the launch and community meeting responses. The results of the workbook responses represent low sample sizes and are *not statistically significant*.

#### 1. Do you agree with an 'environment first' approach to planning for new development?



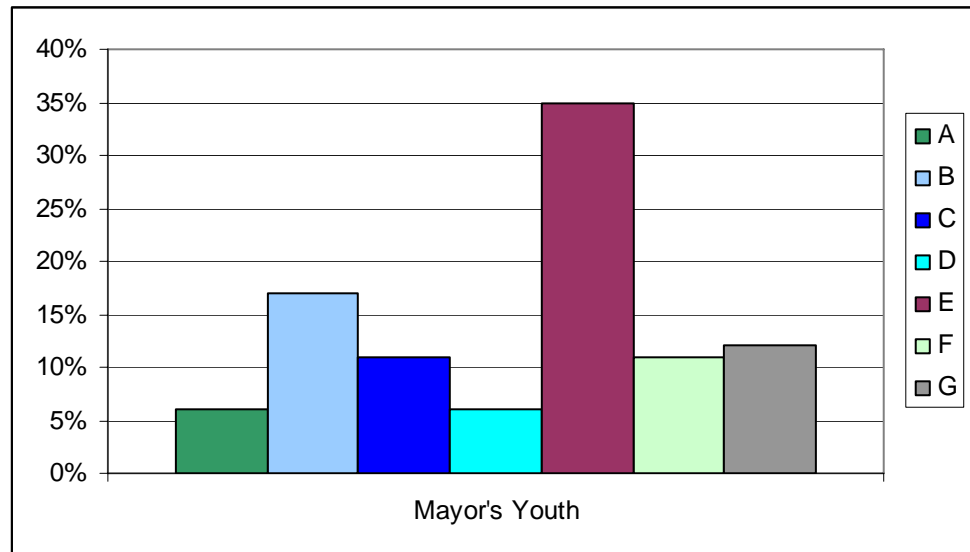
- The environment is a growing concern of the community and of the whole of Ontario. It would be wise to think of it from the very beginning as opposed to developing the town and then taking notice of the issue.
- If we start with an environment first approach then we would be able

to cut

- down dramatically on the pollution and make the world a cleaner place.
- I believe maintaining our environment is crucial in ensuring our health and will bring people in rather than having filth drive them away.
- Putting the environment first is the first step in planning for a new development. Many individuals live for places that are environmentally friendly.
- We need a strong, staple, healthy environment. It makes up for a lot of our community
- I think this because now, environment is an important part of sustainability also the environment could serve as a natural park or conservation area for the residents of Markham
- In today's society we need to be extremely conservative to our limited resources and protect ourselves by creating less pollution and forming a better environment for all our future generations.
- The environment is an important part of our community. It should be preserved because we have the kinds of greenspace many other people do not have, they should not be covered in roads and housing.
- Because you can rebuild buildings quicker than you can re-grow the environment, and much of the soil in southern Ontario becomes useless after you build upon it.
- Having an environmentally friendly approach to planning for new development is a key factor in future sustainability.
- Need to preserve environment before expanding our community
- Thus far Markham has worked to accomplish sustainable living. They should keep with this pattern to keep succeeding in all areas of development.
- Because it is good to have less dependence on automobiles and encouraging public transportation and walking is a good thing. However, I disagree with the increase in apartments buildings and decrease in detached house.
- The environment is one of the most important things required for a healthy community. That is why it should be looked after for the future.
- I believe that we must maintain balance of environmental protection, growth and economic competitiveness.
- It is vital that we preserve the environment while taking into consideration Markham's growth

**1. In the space provided next to the guiding principles above, please rank the principles in order of importance to you, with '1' being the most important and '7' the least important.**

This figure represents the percentage of respondents that ranked each guiding principle first (i.e., as their most important).



A. Define a Town-wide natural heritage network and do not permit new development within this network	7	6	5	7	4	2	7	4	5	7	2	1	7	7	7	6
B. Preserve established residential neighbourhoods and employment areas	6	4	2	1	1	6	5	7	7	4	1	4	4	6	6	4
C. Focus new development within the existing urban area (intensification) and minimize expansion of the urban area	5	3	7	6	2	3	2	1	1	5	6	6	5	4	4	2
D. Direct intensification to priority locations served by rapid transit	4	7	6	5	7	4	6	3	4	6	4	5	2	5	2	1
E. Build compact, complete, sustainable and transit-supportive communities	1	1	1	4	6	5	1	2	2	1	7	1	6	3	5	3
F. Maintain Markham's economic sustainability and competitiveness	2	2	3	2	3	7	3	5	3	2	5	2	1	1	3	5

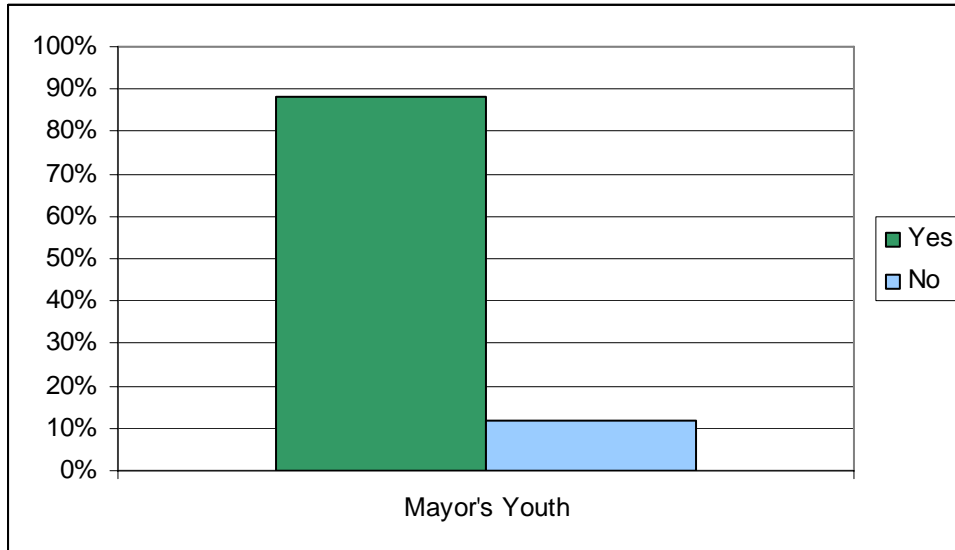
G. Identify the infrastructure (sewer, water, roads, transit, community facilities) needed to support growth, and the phasing and funding requirements to deliver this infrastructure	3	5	4	3	5	1	4	6	6	3	3	3	3	2	1	7
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**3. Please identify any other guiding principles that you feel should be considered.**

- Population density
- A community with easy access to a reliable transit service. The cancellation of school busses for the French immersion program will require some to walk for over 10 minutes to reach a YRT stop.
- Recreation within the community
- Many resources provided for both youth and adults
- To make sure that everyone still feels like home and as one in the end
- Look also at the growth happening in certain areas and try to redirect it into other areas that are already developed as well. Make sure the entire area as a whole develops together or certain areas will be overpopulated.
- The preservation/creation/continued integration of recreational services into the growth plan
- The maintenance of community/social infrastructure (i.e. schools, religious institutions, etc.)
- Growth management, according to demographics the type of people (age, heritage, needs) should be taken into consideration when planning development.
- Parks development and community centres
- Employment sector
- Use technology to enhance the town's education system and efficiency
- Using new technology to protect our environment and develop new business

## ACCOMODATING GROWTH IN MARKHAM

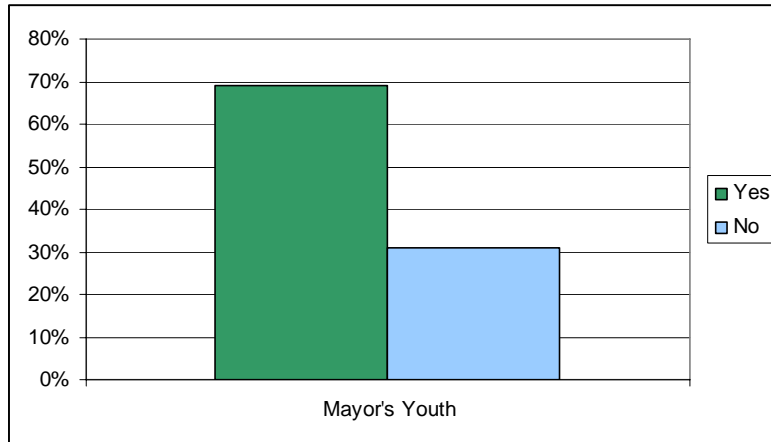
### 1. Do you agree with accommodating the majority of new residential growth (approximately 80%) in the current urban area?



- We should reserve farm space and open land.
- To stop killing the natural resources and environment
- It will save us more land and preserve farming families for the future
- If people choose to reside in an area for resources they should be accommodated
- Yes, I think that way all the residential homes will all be situated in one area
- I think this because Markham will continue to expand and needs to save this land for the future
- If population is more densely packed, it will be more efficient lifestyle and will be more economically and environmentally beneficial for the town.
- Intensification makes transit a little easier because everything is closer together. Smaller areas are less driving equals less pollution
- Outward growth is already moving too fast. We still have a lot of space for apartments and houses.
- Accommodating new growth in existing urban areas is crucial in order to avoid urban sprawl
- In order to maximize our whitebelt land and provincial greenbelt
- It should expand outwards
- Less distance, less dependence in automobiles, more environment

- Because if we add another 80% into the current communities, it would become over crowded and less free.
- Preserve as much for the environment as possible
- We should be expanding on the land which we already have and focusing on that

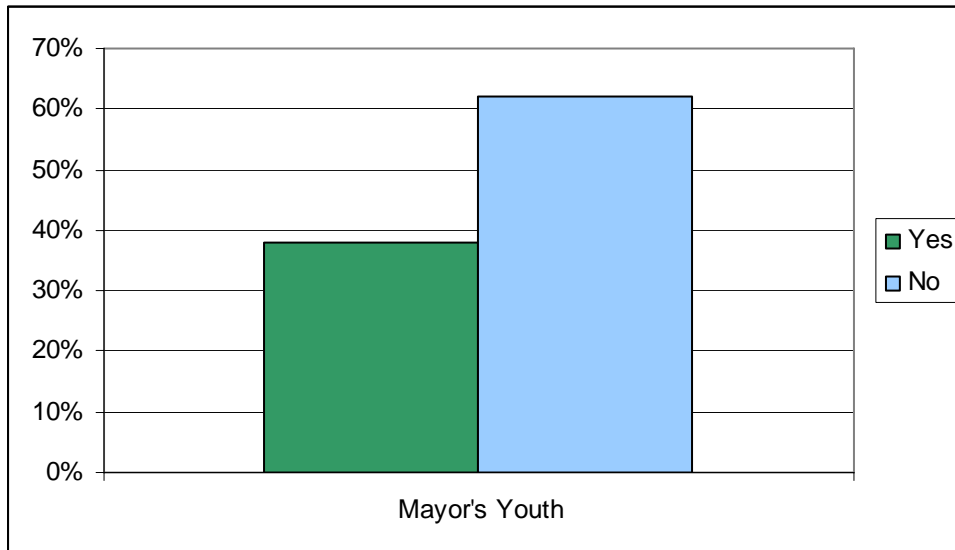
**2. Do you agree that the Town should balance residential intensification with the development of additional lower density (e.g., single-detached, semi-detached, townhouse) housing to ensure a diverse housing mix?**



- It develops the community and provides options for residents.
- Should save environment. Who cares about lower density
- It depends on the area. Some places could have more different types of housing than another.
- The town should make a consensus and based on the interests of residents and soon-to-be residents, the town will accommodate to what residents want.
- That way, everyone is welcome to living in a shelter that supplies their needs and still ranges in their income
- Although this is important, Markham's population density is quite sparse. If we can build reliable transit systems, we can have a higher population density
- Need a variety to attract buyers to live in Markham so that they will have more options. Most people move away from Toronto because they want bigger detached housing.
- Almost all new development outside the whitebelt should be apartments. In the whitebelt should be homes like the ones in the Cornell Community
- Lower density is, in my view, more conducive to a family oriented community.
- This will help prevent overcrowding in the settlement area and allow for a mix of different types of housing.
- It is not sustainable living – apartments are much more practical
- To accommodate every income level/lifestyle, need for single detached

- homes for family communities
- Different housing mix allows for people to choose the amount of freedom they want in their living space.
- We have enough density for housing
- Markham should be building higher density housing to encourage residential intensification

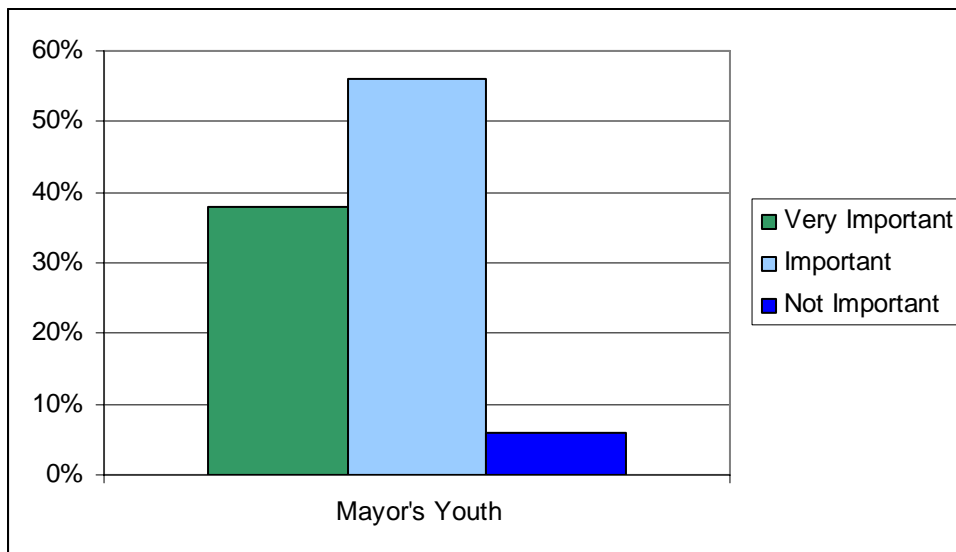
**3. Do you agree with expanding the Town's urban area into the Whitebelt lands to accommodate additional lower density (e.g., single-detached, semi-detached, townhouse) residential growth?**



- Protect the environment, reserve farm land.
- So that we could stop further expansions in the future (majority should be homes and apartments)
- Eventually as more people come space will become limited
- The town should not have to be divided up for the sake of lower density residential growth.
- No I do believe the whitebelt can be put into a much more effective use for residents
- I think this because we can always expand into that area later. But, if we use it now we don't have land to use later.
- Markham should focus more on developing its core centre instead of speaking out which is just causing a chain effect and more outward growth in the future.
- Some people would prefer to raise a family in a house. They should have the option by living in the whitebelt.
- It is understandable that there may be some development there, but if you continue to build there will be no more as population grows.
- Yes to an extent, however, I do believe that the majority of new

- development should be intensification of existing areas, as outlined.
- Prevent overcrowding
  - The existing area should be used for employment development.
  - Detached / townhouses in whitebelt, apartments in blue clusters not just apartments
  - It allows for town growth.
  - At least try not to
  - It is important to consider the environment first and build on what we already have.

**4. How important is it to have a mix of housing types (e.g. singles, semis, detached and apartments) in new development?**

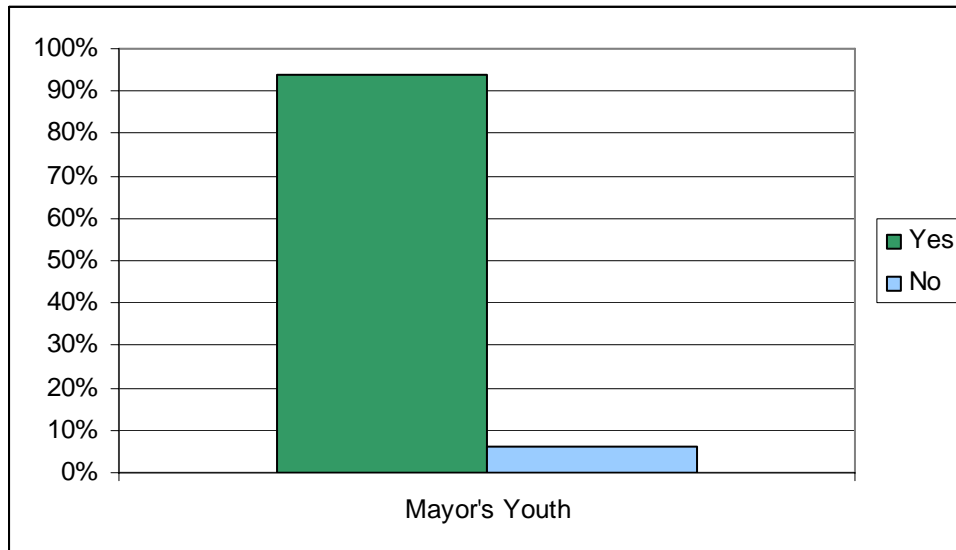


**5. What do you think is an appropriate mix of housing types in Markham? Please indicate the approximate preferred percentage for each housing type, with a total adding up to 100%.**

Single-detached	Semi-detached	Townhouses	Apartments
20%	20%	20%	40%
7%	5%	8%	80%
19%	21%	22%	38%
60%	15%	5%	20%
55%	10%	15%	25%
30%	10%	20%	40%
35%	25%	20%	20%
10%	20%	30%	40%
25%	20%	20%	35%
50%	15%	15%	20%
50%	5%	10%	35%
35%	15%	20%	20%
51%	19%	10%	20%
15%	25%	40%	20%
40%	15%	15%	30%
35%	30%	10%	25%
34%	17%	17%	32%

## RESIDENTIAL INTENSIFICATION

### 1. Do you agree generally with the approach of distributing residential intensification to key locations with proposed rapid transit services?

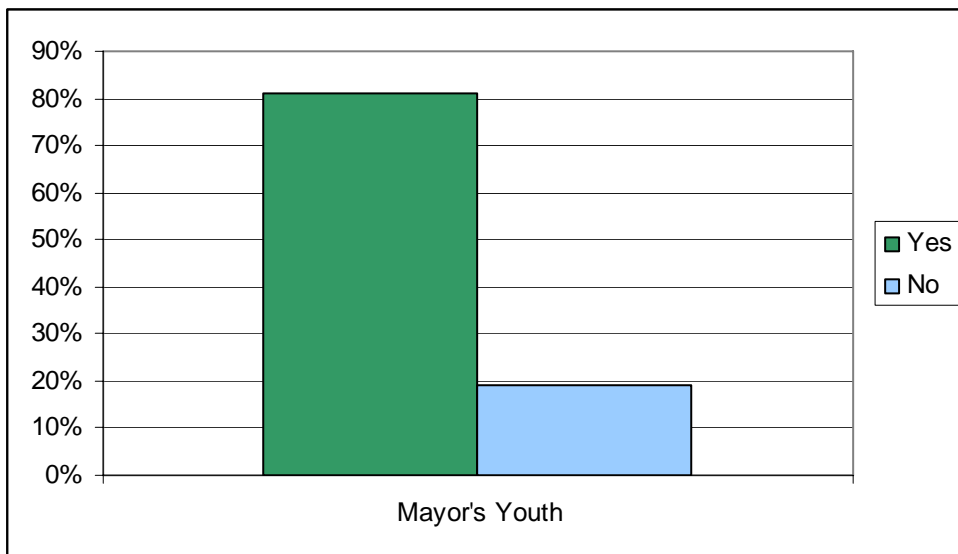


- Because it allows for a mixed Markham. It won't turn Markham into a super-lousy place with a Toronto Downtown feel – rather it also allows for a small town feeling to still exist.
- Saves us money and the environment
- I feel that southern Markham should receive some form of rapid transit to help the ongoing problem of slow limited current transit and relieve the community from its current problem with the limited transit provided to them.
- Rapid transit services are very important especially in this case because people in residential areas need to get to key locations
- If this is so, it reduces pollution and it saves time, it also makes it more efficient for residents to visit these key locations.
- Because then through proposed rapid transit services, we can get to these areas without the use of automobiles.
- Rapid transit service equals more volume of people travelling so it will be more beneficial for the businesses
- Some well established areas should not be changed, as well as heritage areas high density and newer areas should be developed further.
- Because it will allow more people to live in certain areas but discourage the use of the car.
- Rapid transit systems fit into the guiding principles of environment first, rapid transit needs to be along highly developed areas in order to encourage its use.
- This will help with environment first plan because people will not have to

drive long distances to get around.

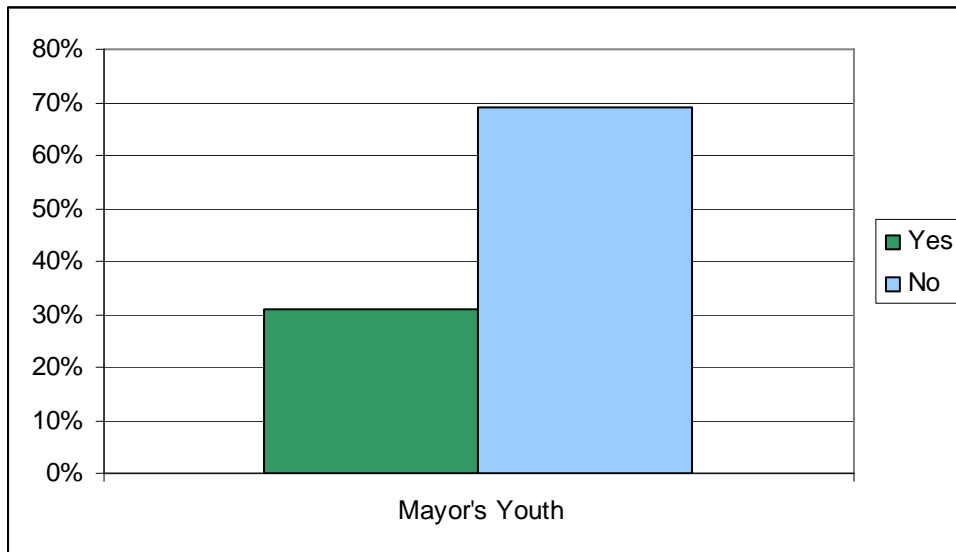
- It makes sense to provide transit to dense residential areas
- Too much growth on Hwy 7. I agree with promoting public transit but HWY 7 is already congested – don't want to see increased traffic in this area
- It is much more convenient for residents when transportation hubs are close.
- Even with businesses in Markham, many residents will still commute
- Markham should encourage taking transit instead of driving a car everywhere

**2. Do you disagree with any of the intensification areas identified?**



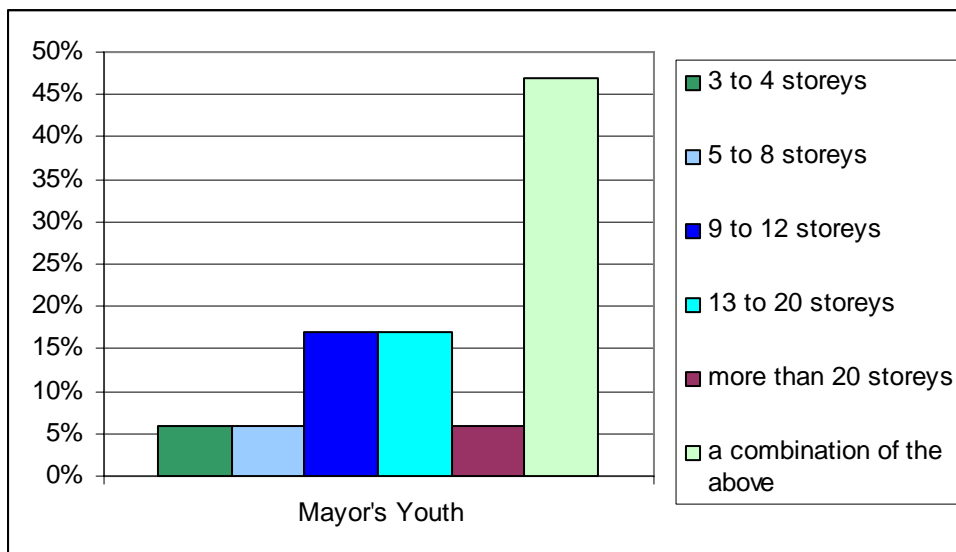
- Places such as Markville and the areas around are already greatly packed and intensified. More development would cause a cramped city.
- I personally believe that Commerce Valley/Galleria and Markville is too crowded in order for it to be more developed.
- Expand on Kennedy corridor

**3. Are there any additional intensification areas that should be considered?**



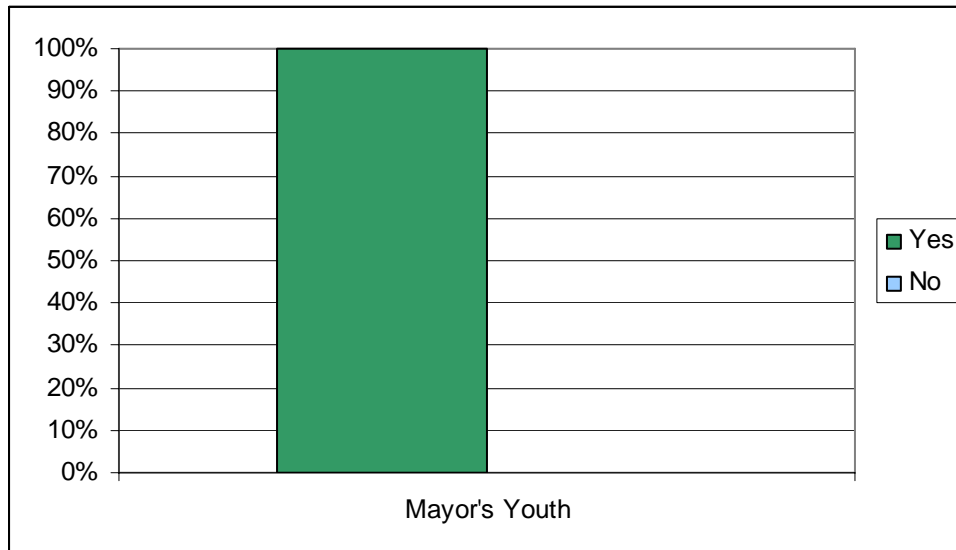
- Warden and 16<sup>th</sup>.
- Markham Centre – more, Markville – more, Thornhill Centre
- 16<sup>th</sup> and Woodbine/Warden, McCowan and 16<sup>th</sup>.
- Near Angus Glen Country Club
- Along Highway 7 and McCowan Road where all the blank space is

**4. If a significant amount of intensification were to be in the form of apartments, what building height would you prefer?**



## EMPLOYMENT GROWTH

### 1. Do you agree with reserving land to accommodate employment growth over the long term?

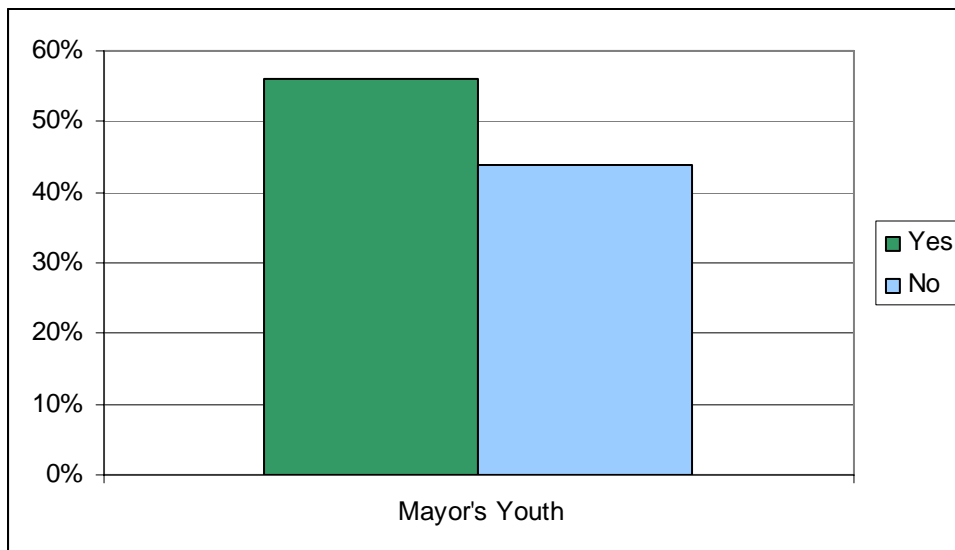


- Markham is a up and coming community that, when fully developed will require vast amount of land to accommodate such growth it is important to think for the future.
- It will help with facilitating communities to have work close to home as they can spend more time with families.
- When more jobs are available locally more people would be attracted to staying near home for work. This way the Town's economy and environment would improve greatly.
- I do believe that an increase in employment growth is extremely important to ensure a stable economy.
- Because if there are more residents, but there are no jobs for them, they will go out of Markham to work. I think employment growth is equally important as residential growth.
- If population increases, we should reserve space for employment growth/ new business such as retail centres
- Markham is going to continue to grow, so land should be preserved for future use. Also, prioritizing may change down the road, so that land can be used for whatever is suitable.
- Markham will have to continue to grow even after 2031. Land has to be reserved for those times. We should work with the land already in use.
- This provides opportunities to work and live in the same community and allow for a balance between the two. This will help maintain the population

in Markham

- It is important for use to – in order to live sustainably – to provide a city in which residential and employment growth grow proportionally.
- People to work and live in same area
- As a town grows, it is logical to assume that there must be economic growth as well, due to the growing population. Therefore, the town should reserve land to accommodate the people of the town, and its employment growth.
- Business is just as important as residents in growth
- It is important to keep more jobs within the Town of Markham. So land should be reserved for future se and employment growth.

**2. Do you agree that, in addition to intensification, employment should be accommodated in an extension of the current urban area (i.e., in the Whitebelt), to ensure an adequate supply of land?**



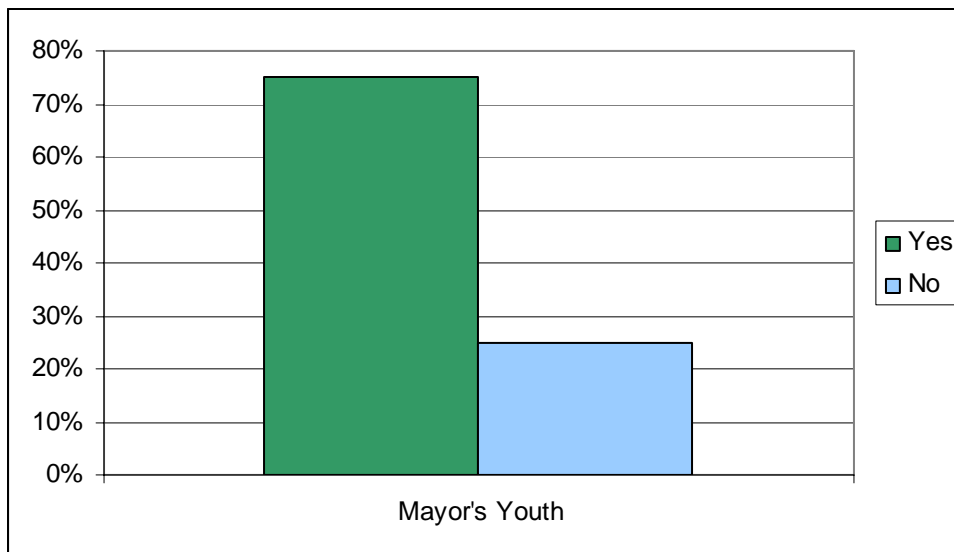
- Protect/reserve farmland and think of the environment.
- A mix of employment and residential areas will accommodate the community by giving new residents an easier access to employment.
- Due to the fact that not too many people reside in current urban areas, there is no need for accommodation of employment. People in urban areas usually are self-employed.
- I do believe if residential areas were to be expanded to the whitebelt it should offer employment as local businesses or a major attraction.
- If intensification cannot go any further we should put employment opportunities in the whitebelt area.
- Definitely, more people will move to Markham to be closer to their jobs in the northern area (white belt)
- Keep businesses in the Markham Centre, or at least in these areas. I think expanding too far out is not a good thing.
- We should consider I minutely as we should slowly ease ourselves in but

focus on other parts of Markham. I'd rather see Markham with a lot of condominiums and apartments then spreading it.

- In order to provide individuals with opportunity to live and work in the same community
- This will allow for more job opportunities for individuals who own a home in Markham, there will be a balance.
- As population increase the employment demand will rise, we should reserve land for this purpose in the white belt.
- People to work and live in same area
- It is illogical to assume that a large business would want to challenge businesses that are already there. They would want to put their businesses, right where the population is growing (white belt).
- If housing is restricted so should businesses
- It's not good for the environment

**3. Do you support adding more jobs within the current urban area (Settlement Area) through:**

**a) intensification in existing business parks?**

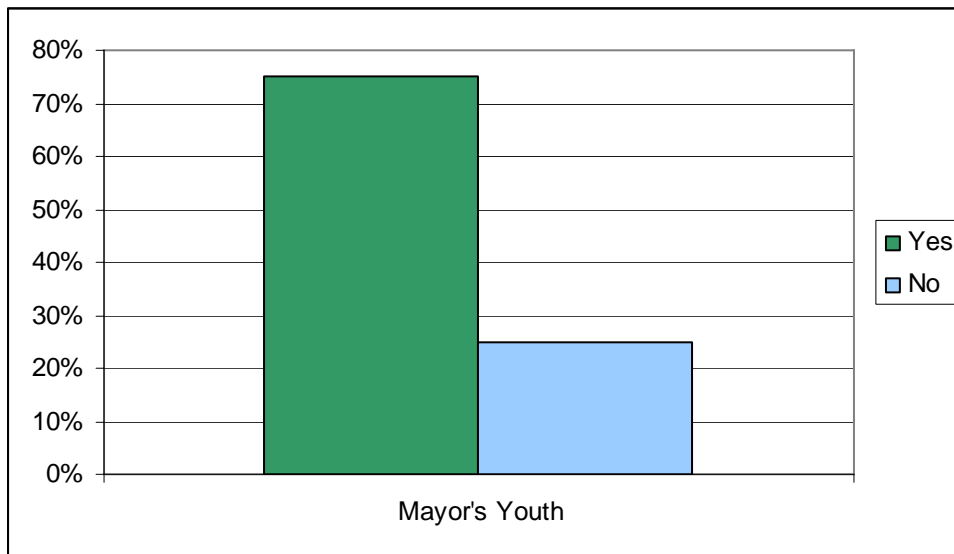


- Important to develop the economy.
- The more jobs there are for the future the better
- I support this idea however I do not wish to take out a lot of business parks
- I think adding more storeys to existing business parks will provide more job opportunities.
- We should focus on residence and services (i.e. healthcare). Most people have a car so they probably won't mind driving a bit north
- Office buildings are better to build around because

they employ more people.

- Because you should provide jobs to people who will be living in the areas you are intensifying
- The continued development of existing business/commercial areas is crucial to establishing economic centres
- To help people with employment
- Pretty
- Prefer office buildings; save more land for single detached homes
- More jobs equals better economy
- Why not? Area is already set up and there will be less new negative impacts
- To keep jobs within Markham

**b) the appropriate mixing of employment in new residential development (e.g., ground floor retail in an apartment building?)**



- Would help with transportation issues – more walking equals more environmentally friendly.
- As stated before, accessibility is crucial as well as saving space for expansion in our growing community. It will also help in raising self owned businesses.
- To provide more resources to residents
- I don't think a ground floor retail is sufficient and effective enough to be a stable job as an employment job. I think local service would be more effective.
- This can allow for more efficient intensification because residential and employment growth could be approached together.
- Introduce sound, safety issues. Although it may be more convenient, I

believe more individuals will prefer to live in a building designated for residence.

- Hit two birds with one stone
- Because that provides people with services close to home and jobs close to home.
- Help with the environment first idea; keep people from having to travel in cars to get where they need to be; easy, quick way to go places.
- Practical
- Housing should be housing and commercial should be commercial
- Convenience is of a high level
- It saves space and makes everything more convenient
- Helps to keep jobs within the Town.

### **ADDITIONAL COMMENTS**

- To ensure any new community has easy reliable transit to schools in case of school boards decide to cut school busses for unreasonable reasons
- In this strategy, it is important to remain being practical and not over estimating how much Markham will expand in the future
- It is practical and resourceful to implement a growth strategy. It is responsible of us, as Markham, to recognize the future problems that will affect growth. Markham should definitely look into demographics (youth, age) to visualize future development.
- Majority of Markham is single homes; apartments should be clustered to local downtown feel and kept separate from single detached homes.