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**Sent:** Friday, February 05, 2021 4:30 PM

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**Subject:** DSC meeting - Monday Feb 8

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Deputation

Item 7.1 – Update to Markham Centre Secondary Plan.

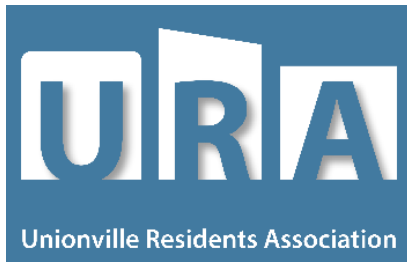
On the behalf of the Unionville Residents Association (URA) - I have completed the application for deputation on line – and provide herewith a copy of the text.

Should you require anything further – please advise.

Yours truly;

Richard Tranquada

Director – URA



**“YOUR VOICE MAKES OUR VOICE STRONGER”**

<http://unionvilleresidents.ca>

## **Markham Secondary Plan Update - Presentation**

Deputation relating to Agenda Item 7.1, Markham Development Services Committee, February 8, 2021

Deputation by Richard Tranquada

Mr Chairman and members of the committee, thank you for the opportunity to address you today, on the behalf of the URA, in response to item 7.1, the Markham Secondary Plan Update.

We have had a chance to review the outline of the presentation to be provided today by Gladki and Associates. We feel we need to hear the presentation and understand the material contained in the brief, before we can comment comprehensively on the Update. We will be providing a follow-up correspondence at some point following today's presentation. However, on an interim basis, we would like to provide some cursory comments, at this time.

We don't quite understand where we are in the process – we understood there were to be options, whereas, the Update identifies a Preferred Option versus Business as Usual. Notwithstanding, the Preferred Option is appealing in many respects and the consultant, in our opinion, has done a good job, so far. Notwithstanding, we would like to see the consultant explain how we jumped to this point. The presentation of Options to the public appears to be have skipped altogether.

Overall, the schedule appears ambitious, with many issues and items to be resolved. We fear that the schedule is likely to extend beyond the timeline provided. The URA would like to see the Finalize Secondary Plan component of the schedule amended to include open houses to explain the product before proceeding to the Statutory Public meeting. Fundamentally, the goal is to prepare a well-founded Secondary Plan, able to withstand LPAT challenges, addressing all the key issues and delivered as quickly as possible. The URA would like to see “best efforts” to expedite the plan.

Some of the aspects of the Preferred Option that URA can provide some preliminary comments on include:

- The analysis of population and employment – the current Business as Usual approach shows populations spinning out of control – basically a “run-away” train – which URA has previously expressed as a major concern – but now contained with the Preferred Option.
- Employment – URA doesn't understand this component – where did the number come from and what happened to the 1:1 ratio?
- Building a great community – this focus is essential – land use, densities, building form can all follow once this is established. Seems to be achieved with the preferred Option.

- Conceptual height range of buildings – generally seems acceptable but URA needs to see how this was concluded.
- Parkland and Public space – the preferred Option shows a major shift to attempt to deal with the shortage – which URA has identified previously. URA supports the Preferred Plan.
- Recreation Facilities – the population proposed will overwhelm existing facilities. An acceptable approach is needed to deal with this issue, which may entail expansions and/or new facilities
- Transportation – can we assume the analysis supports the plan? What about roads, transit and walkway fabric – is it workable? Where is the supporting material?
- The relocation of the Civic Centre – URA would like to see a business case for this proposal before concluding on the advisability of the relocation.
- The Items to Resolved list is not comprehensive and seems to have missed many aspects such as: Tributary 4, sustainability, affordable housing strategy, the retail mix, parking, amongst many items. URA provided a comprehensive list of concerns in August and wishes to see how these were specifically addressed.

Once the Secondary plan is finalized URA would like to see an active set of “measuring sticks” be applied to every development application and to each secondary plan implementation issue, to ensure overall conformance. Perhaps presented and monitored through the Unionville Sub- committee with all stakeholders.

With the extent of unresolved issues, the schedule apparently wavering, the divergence of the scope of the approach to the update compromised, URA is concerned it will be years until there is Final Secondary Plan. As a suggestion, on an interim basis, Markham could establish a preferred Plan, and work with it to assess ongoing applications, and amend the plan as issues are resolved.

With respect to ongoing development applications, URA strongly supports the approach –

- Until the final Development Concept is in place, any application requesting increased density, rezoning, or alteration of existing approvals - should be deferred.

Thank you.