

From: Michelle Howorth
Sent: Thursday, June 29, 2023 2:52 PM
To: Alligood, Erica <EAlligood@markham.ca>
Cc: Steve Heuchert; Mark Howard; Sraga, Michael; Lue, Stephen
Subject: RE: Notice - Special Development Services Committee - July 5, 2023, 9:30AM - 5:00PM - 4.1 MARKHAM CENTRE SECONDARY PLAN UPDATE

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Hello Erica,

Please accept this email as a TRCA's formal comment for the upcoming Special Development Services Committee Meeting.

Context

A significant portion of the Markham Centre Secondary Plan Study Area is within natural hazards (flooding and erosion) and within TRCA's Regulated Area as defined through Ontario Regulation 166/06. TRCA represents the provincial interest in response to natural hazards and requires that the Secondary Plan be consistent with natural hazard policies (provincial, municipal and TRCA). As future development within the Regulated Area will require a permit from TRCA, it is important that our requirements be recognized and/or incorporated at the Secondary Plan stage to avoid establishing a land use and road framework that is not feasible or cannot be supported by TRCA in the future planning or permitting stages.

Notice of Special Development Services Committee – July 5, 2023

Today (June 29, 2023) TRCA received a notice that an update to the Markham Centre Secondary Plan will be presented to a Special Development Services Committee on July 5, 2023. Comments are due on July 4, 2023 (approximately 3 business days).

TRCA also attended a Technical Advisory Committee (TAC) meeting today from 10:00 am to 11:15 am where a draft development concept was briefly presented. TRCA received a copy of the presentation with the development concept after this meeting. TRCA will be providing comments to City staff.

TRCA Comment Status

As we received the presentation and development concept this morning and comments are requested by July 4th, we have not had the opportunity to undertake an adequate review and consultation on the presentation and development concept being presented to the DSC on July 5th. Although a fulsome review has not been conducted, based on the TAC meeting this morning TRCA is not yet satisfied that the land use designations and road network presented in the concept are appropriate, feasible nor satisfy provincial and municipal natural hazard policies and TRCA's regulatory interests.

Much of the Secondary Plan area requires further study to demonstrate the following:

- that future development will occur safely outside of the existing flooding and erosion hazards;

- determine how Rouge River tributary 5 (including its flood hazard and other functions) will be managed and determine the development framework around this area; and,
- determine the feasibility of proposed roads/crossings with respect to natural hazard policies and TRCA's regulatory requirements.

In addition, we require confirmation that the land use designations within the Unionville SPA are consistent with the Unionville SPA policies such as intensification and flood risk matters.

Please be advised that further consultation with TRCA and modifications to the development concept are required before the draft Secondary Plan can be supported by TRCA. TRCA looks forward to completing a review of the presentation and development concept, and providing more detailed comments to the City.

Please contact the below noted member of staff to discuss or Mark Howard, Senior Manager, Development Planning and Permits

Regards,

Michelle Howorth (formerly Bates) she/her

Senior Planner - York East Review Area

Development Planning and Permits | Development Planning and Engineering Services



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