

**From:** sglusk  
**Sent:** Friday, December 8, 2023 11:14 AM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** Markham Secondary Plan

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To Markham Council, I implore you to slow this development down and scale it back until the much needed infrastructure improvements in roads, cycling and pedestrian be constructed. There is very little greenspace and the Rouge Trail system is already over capacity and cannot manage this amount of population growth. The unimpeded construction of condo towers will drastically challenge the current quality of life that my family currently enjoys. If this does happen we will strongly consider relocating to a more attractive and livable community beyond Markham's borders.

Thank you for your consideration.

Stephen Lusk  
82 Reeve Drive  
Markham

## Submission regarding 7.1 MARKVILLE SECONDARY PLAN STUDY INTERIM REPORT (10.4)

Dear Mayor, Councilors, and Staff,

I, the undersigned and concerned resident of Markham, write to express my strong opposition against proposed 7.1 MARKVILLE SECONDARY PLAN STUDY INTERIM REPORT (10.4).

While I recognize the need for growth and development, I firmly believe that this plan will have a crashing impact on our city and the local residents. Therefore, I request that you reconsider, reject this report and, therefore, not proceed to the next phase until it has been re-worked to address the following concerns:

### **Overcrowding**

This report identifies anticipated community of 28'000 residents but doesn't clearly explain how that number was calculated. Why that number? Why not 50'000 or why not 5'000? Need explanation of the reasoning why this key development area requires that number of residents.

### **Additional schools:**

The report doesn't include any new school within the area and indicates it will be decided later by two school boards. The question then is how will the children of the key development area get to those new and existing schools on a timely fashion in the morning? Are there going to be dedicated lanes on the roads for that?

### **Built Form**

Based on the existing high-rise buildings, the capacity of the proposed new ones should be limited to 20 storeys to protect privacy of low rise residents of the area at least at a reasonable level.

### **Parks and Open Space:**

Additional 6 hectares of parks ranging from 0.1 to 0.9 is inadequate for the proposed number of new residents. Those spots could barely be called parks. Those are more like dog walking areas or lawns. Some of proposed residential building need to be removed and more areas for parks added instead.

### **Infrastructure upgrades and tax impact**

The interim report doesn't provide details how much of upgrade exiting community amenities (water, electricity, etc.) will be required and expected property tax impact for the residents of Markham. Do they expect Markham residents to pay more property taxes? Should the Markham residents expect above normal property taxes hikes because of this proposed development in the area?

### **EV charging stations**

The report doesn't include any space allocated to EV charging station. They must be included in the area to be in line with sustainability plans of Ontario.

**Markville mall parking**

The report doesn't include any space allocated to parking which means many Markham residents living outside walking distance from the mall will not be available to use it. Not many of them would even consider using public transportation, if that's the plan, and who can blame them.

**Public safety**

This report lacks feedback from the police department, fire department, and medical emergency as to if they would be available to provide their essential services into the area, what they would recommend to be done in the area so they can keep the residents in the area safe. We, residents of the area, require their feedback and buy in of the plan.

**Healthcare Capacity**

It is far from sufficient to say it is responsibility of the province and somebody would talk to them. No, the province need to commit to where and when new hospitals to be built before this plan gets approved. It should be stated as such in the plan.

**Construction and community infrastructure timeline**

This plan needs to give at least a timeline to build out all of those building in the area. Where are they going to start? How long each construction is going to take? When new and existing infrastructure upgrades going to be done? When new schools? When new hospitals? New parks? etc. Not asking for specific dates but rather how this construction would progress step by step.

Again, what is the expected impact on property taxes for the residents?

**Pollution**

Even taking into consideration for public transportation it is still going to be too many cars sitting idle on the streets during rush hour. That is going to drive air pollution which would first impact our children, seniors and people with respiratory issues.

I, the undersigned resident of Markham, request that the City of Markham address my concerns and stops the process until new interim report is written that addresses above noted issues.

Sincerely,

Oleg Seleznev

