

From: Dave Clapperton
Sent: Thursday, April 18, 2024 9:09 AM
To: Councillor, Karen Rea - Markham <krea@markham.ca>
Subject: Re: Markham Rd - Mount Joy Secondary Plan update

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Hi Karen

I am not sure if my comments or anyone's comments will bring about a more reasonable outcome to the proposed expansion plan. There is obviously an agenda to increase the density of our area to ridiculous and impractical levels that ignores the significant negative reality and expected outcomes that residents of Markham and this particular area of Markham will have to live with forever. It would appear that the intention is to build up this corridor to levels that are not sustainable for its residents. Perhaps this is simply an opportunity to increase the tax coffers but it is extremely short sighted. We do not have the infrastructure to support that many new residents within a small area. We are already struggling with the congestion of our road systems, watermain and sewage systems. Our shopping malls and plazas are already bursting at the seams and I understand that further high rise development is slated for the Markville Mall area. Couple that with the poor driving habits within our area and we have the nightmare that we live with today. An prime example is the ongoing construction and reconstruction of our sewer system along 16th Avenue. This has been a project that came and went and has come again and lingers providing traffic disruption and an eye sore for our community. The City already made a mistake with allowing an exit of the 407 onto Markham Road. We then did not widen Markham Road sufficiently to handle the traffic flow into Main Street Markham from the 407. Thus, the hope for the diversion of traffic along Donald Cousins Parkway has not happened and we have bumper to bumper traffic on Main Street. This is just another example of extremely poor planning and lack of foresight.

I can only imagine that we will now have to deal with extreme high rise condos as builders and the City look to maximize their investment and potential tax income. This does not fit with our community! Why is it that the residents can see this but the City and its planners can not?

In my opinion, and I am sure that it will be ignored, but it is time to allow the residents of Markham and this area of Markham, in particular, to live in peace and enjoy our City. I have lived in this area for almost 30 years and another 15 years in the Unionville area prior to that. We have dealt with widespread growth for most of that time. Just to the west of us Unionville is looking at huge developments in the former York Downs Golf Course area and to our north Major Mackenzie is slated for more development. It is time for council and its planning department to listen and step back and see things for how they are and will be for their residents rather than simply push things to limits that make no sense and will result in the disintegration of a community that has such potential. Go ahead and put in more parks and paths for residents. By all means look for ways to improve the economics of our area to minimize tax increases. But please do not do this on the backs of the residents of our area.

Just the thoughts of a long time resident.
Dave Clapperton
47 Grove Road