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From: **Marvin Tang**

Date: Fri, Apr 19, 2024 at 11:22 AM

Subject: Response to the Final Study Report of Markham Road Mount Joy Secondary Plan Study

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Hi Councilors,

I am glad that Markham residents have you, who are bringing the opportunities to the City and making our city better and better.

I have the following questions regarding the Final Study Report of Markham Road Mount Joy Secondary Plan Study dated September 2023.

1. The City of Markham Official Plan was published in 2014. Does the plan consider the current situation and the future? Right now, we have a new development under construction north of Major Mackenzie Road (Angus Glen South Village). The land between Major Mackenzie Rd and 19th Ave will also be developed in the future, according to the York Region Official Plan (2022). If the Markham official plan does not consider these, how can you draw the Markham Rd - Mount Joy Secondary Plan on top of it?

2. The plan area is at the northeast edge of the residential area in Markham. Most traffic is heading west and south in the morning and coming back in the evening. Keep in mind, The Markham Road has narrow parts in the Markham heritage area (two-lane wide in total), and in between hwy7 and 407 (three-lane wide in total). The traffic planning should count this, and provide a solution, based on current conditions and future development.

In HDR's Final Transportation Report dated June 15, 2023, I did not see the consideration of the traffic from the future developments north of Major Mackenzie Road.

Also, this report is based on many assumptions we may not be able to realize.

1) Two-way all-day GO service to Mount Joy GO station (with a 15-minute frequency to Mount Joy as the ultimate desired service level, though this is not part of the GO Expansion program).

2) A potential GO station at Major Mackenzie Drive.

3) Rapid transit on Major Mackenzie Drive is NOT currently identified in the Region's 2023 10-year roads and Capital Construction Program.

Based on all the above questions, I don't think the traffic report is qualified. While the secondary plan is based on this traffic report.

Also, What should be emphasized is WHO will pay for the GO station at Major MacKenzie Rd, The City, Or the Metrolinx?

3. For the newly added 33,000 population in this small area, Markham Stouffville Hospital (MSH) is their only choice. From the 16th Ave & Markham Rd intersection, It is 24km to North York General Hospital, and nearly 36km to Southlake Regional Health Centre, comparing 4km to MSH. Is MSH ready for the new added population and more from future developments? If a new hospital or upgrade is required, is there a plan, and most important thing, where is the money?

4. In the Secondary Plan, I did not see an expansion/upgrade of Mount Joy Community Centre. By adding nearly 1/10 of the current total population in Markham to this small area, but ignoring their needs for the community center, I don't think it is a good plan.

Definitely, our City needs development, and therefore, the municipal services should be expanded/upgraded, or added/built new accordingly. but, **where is the budget plan? Who will pay for it? Do we have enough money? Is the plan financially feasible?**

My point is, that when we approve the developer's plan, save enough money from the plan-related income for the required upgrade of the health system, the traffic system, and other municipal services, rather than cutting a big portion of the city tax income to patch the hole in the future. Without a healthy financial plan and support, nothing can be realized.

Looking forward to the new traffic plan, financial plan, and updated MRMJSP.

The City needs development, based on scientific and rigorous planning.

We should build a monument to those who brought development to the city so that when people enjoy the benefits of MRMJSP, they will remember these names.

They also say names when stuck in traffic or crowded emergency waiting rooms. Just kidding.

But a registered vote is necessary, so people know who contributed to the City's development.

All best wishes.

Marvin