

FAQs about the Markville Secondary Plan

TLDR:

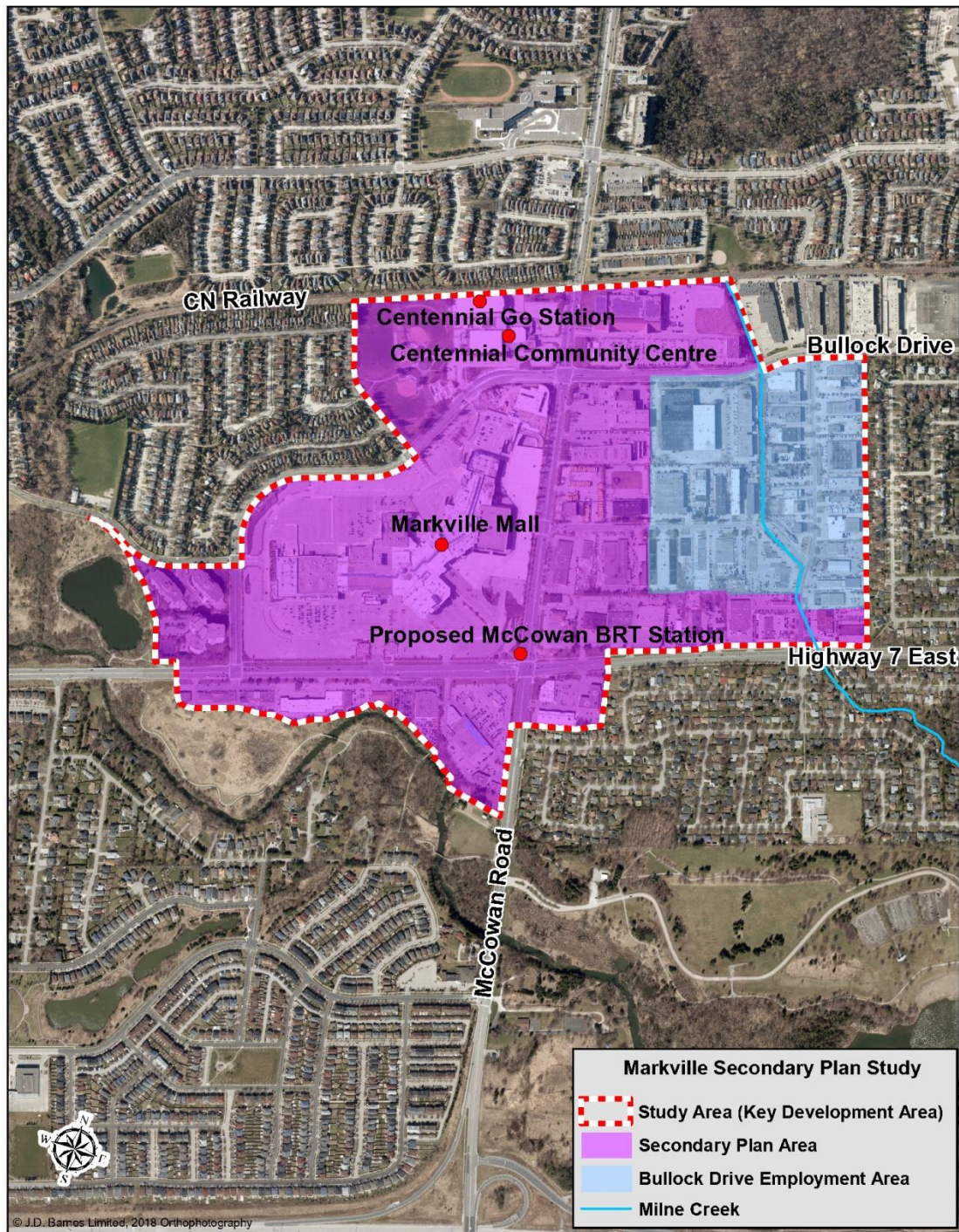
- Markham initiated the Markville Secondary Plan Study in 2023 to revamp the urban area around Markville Mall. The latest interim report proposes adding numerous high-rise and mid-rise buildings, potentially accommodating 28,000 new residents and 8000 jobs. While we support the growth of our city and local community, without a clear plan to invest in infrastructure, the proposed development could lead to increased traffic congestion, strain on infrastructure, compromised education and healthcare systems, public safety concerns, and a lack of recreational spaces.
- As local residents, we must unite to fight against unsustainable overdevelopment and ensure the City Council addresses our concerns.
- If we do not action now, decisions will be made without considering community's best interests, as seen in recent Secondary Plan / Development Application processes for the Hilton Hotel parking lot, Mount Joy community, and Kennedy Square.
- **Call for action: Get involved by participating in the upcoming Community Information Meetings in June! Stay informed by subscribing to MCA updates on our website.**

Q1: What's happening in Markville?

A: The City of Markham has initiated the **Markville Secondary Plan Study** in 2023, aiming to redevelop and intensify urban area surrounding Markville Mall, covering approximately 110 hectares. This proposal is **projected to accommodate an estimated 28,000 new residents and 8000 jobs (current population is <9000)**. Separately Cadillac Fairview has submitted an application to the City of Markham to redevelop the CF Markville Mall site (~26 hectares). The plan includes converting the current parking lots into a number of high-rise and mid-rise buildings around the existing mall, some soaring up to 40 storeys and adding an estimated 8000 new residents. This proposed redevelopment plan will have far-reaching implications for our community. It could lead to increased traffic congestion, strain on existing infrastructure such as schools and healthcare facilities, and changes to the character of our neighborhood. It's essential that everyone in the Markville neighborhoods understands and aligns with our community's needs and values.

Now is the time for us to unite and fight for our community. We do not want unsustainable overdevelopment. We want the City Council to listen to the community's concerns and take action to:

- **Limiting density and cap building height** to maintain the character and livability of our neighborhood.
- **Develop a clear and comprehensive plan** to work with other levels of government to invest in transportation, schools, medical services, community facilities, and parkland, ensuring the well-being of current and future residents.



Q2: Why should I care?

A: The proposed redevelopment plan has significant implications for our community in the following key areas.

- **Traffic and Overcrowding:** The addition of new residents will significantly strain our already congested road infrastructure along McCowan Rd and Hwy 7. Increased traffic will lead to longer commutes, decreased safety on the roads, and an overall decline in the quality of life for residents.
- **Public Transportation:** The strategic plan for Metrolinx in 2024 does not include any plans and funding to improve single-lane train rails for GO stations north of Unionville. Furthermore, the secondary plan hinges on the completion of the YRT extension by York Region. However, the YRT operates solely along Highway 7, which runs west-east with limited coverage. This insufficient public transit network fails to fully eliminate the reliance on personal vehicles.
- **Healthcare Capacity:** Our current healthcare infrastructure is not prepared to handle the additional residents. The population increase will lead to longer wait times, limited access to medical services, and a potential decline in the overall health of our community.
- **Education Capacity:** The influx of new residents will put a tremendous burden on our already struggling education system. For example, Markville Secondary School is already 40% above its desired capacity. Existing schools will become overcrowded, leading to larger class sizes, reduced individual attention for students, and a decline in the quality of education.
- **Public Safety:** The proposed development raises concerns regarding potential strain on our public safety services, including law enforcement and emergency response. It is imperative that York Region presents a comprehensive plan to address these concerns, along with adequate resources to accommodate the anticipated population growth.
- **Lack of Parks and Community Centers:** Our community already suffers from a lack of recreational areas and community centers. The proposed development fails to address this issue adequately, denying residents access to much-needed open spaces for leisure, physical activity, and social interaction.

Q3: As Markham residents, can we really make a difference?

A: Absolutely! Community engagement is a powerful tool for influencing decision-making processes. By voicing our concerns, participating in community information meetings, and advocating for our community's best interests, we can make a significant impact on the outcome of this redevelopment plan.

In fact we've already taken significant strides, having gathered over 3000 signatures from local residents in opposition to the proposed development plan. More than 300 of us actively participated in the last public hearing in December 2023 at Markham City Hall. Many made deputations against the application and voiced our concerns.

Our efforts have not gone unnoticed. City Councilors and Planners are in dialogue with resident associations addressing our concerns in CF Markville Application as well as the City's own Markville Secondary Development Plan Study. As a result of our collective voices and active participation in the last public hearing, there have been many revisions to the development plan study since then. High-rise buildings have been revised to a mix of mid-rise and high-rise with lower density. Additionally, the York Region District School Board and York Catholic District School Board have indicated in the interim plan study report a need for additional schools in the study area, with the location of proposed schools to be addressed in the final concept.

Q4: What would happen if we don't do anything?

A: If we choose not to actively engage with this issue, we risk allowing decisions to be made without considering the full implications for our community. In the past year, areas such as the Hilton Hotel parking lot, Mount Joy community, and the new Kennedy Square had similar redevelopment proposals into high-density residential buildings. It's unfortunate that many local residents simply did not know about these redevelopment plans, and not many showed up at the community consultation meetings. These development plans were passed without much consideration of the community's best interests.

Q5: How can we participate?

A: There are several ways to get involved and make your voice heard:

- **In June, the City will organize more Community Information Meetings. We urge all of you to participate and voice your concerns.** Together, we can make a difference!
- Subscribe to the MCA updates and consider signing up for membership.
- Stay informed by join our community groups (whatsapp and wechat) on social media, and following local news sources.
- Join community groups and associations advocating for responsible development and community engagement.
- Write to your regional councilors, expressing your concerns and advocating for the best interests of our neighborhoods.

Together, we can shape the future of our community and ensure that any development reflects our shared values and priorities.

Q6: Where can I find more information about the Markville Secondary Plan?

A: Official updates of the Markville Secondary Plan is published on this page: [Your Markville | Your Voice Markham](#)

You can also find the latest interim report, along with the recording of the last public meeting on this page: [MARKVILLE SECONDARY PLAN STUDY INTERIM REPORT \(10.4\) - Development Services Committee Meeting - December 11, 2023 \(escribemeetings.com\)](#)