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**Subject:**

FW: Proposal for 73 Main Street South

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**From:** Dixie White <**Sent:** Friday, July 10, 2020 2:43 PM**To:** Clerks Public < Mayor & Councillors <**Subject:** Proposal for 73 Main Street South

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Hello: I believe this whole project is absurd. I know the builder needs to make a profit but it's my opinion that he'll have go back to the drawing board and start afresh with some new ideas.

- 16' Retaining walls with a fence on top, coming up to 22' high is just asking for trouble and who on earth would want to look at a wall in their back garden 22' high?
- one car parking with seriously restricted visitor parking is absurd. Almost no families have just one car, not in the suburbs. So where will their second or third household cars go? Where will the extra visitor's cars go?
- the street is so narrow as to cause concern with garbage pick-up and emergency vehicles
- the height of this development on top of one of the highest pieces of land in the area is going to be an eyesore. They won't look like townhouses, it will look like an apartment - a very unpleasant look to one of the main entrances to Historic Main Street Markham.

Overall, this plan just hasn't got anything yet that is at all workable. I think they need to start fresh with some common sense ideas and come up with a much better plan that we all can be satisfied with.

I think possibly bungalow townhouses with double car garages could fit the bill very nicely - there is a definite shortage in Markham. If they were to build them with high end finishings, they would practically be able to name their price.

Dixie White :)

Past President

Vinegar Hill Ratepayers Association

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**Subject:** FW: about 73 main st south

**From:** Frank Ding <  
**Sent:** Friday, July 10, 2020 3:34 PM  
**To:** Clerks Public ; Mayor & Councillors <  
**Subject:** about 73 main st south

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hi there

**Electronic Development Services Committee Meeting** July 14 , 2020

Markham Civic Centre

101 Town Centre Boulevard

Markham, Ontario, L3R 9W3

Dear Councilors and officer

Re: Re File Numbers OP 15 108135, ZA 15 108135, SC 17 157341, SU 17 157341  
73 Main Street South

We wish to register our objection to the proposed zoning amendments and project plan for the property at 73 Main St. South, in Markham.

There are many problems with this proposal to drastically increase the density for this site:

- It affects the privacy of current residential and damage the existing residential house foundation, especially 6 & 10 rouge st, the water system is right at the supposed retained wall which will be 4 feet height.
- It is not in keeping with the heritage character of this neighborhood, which is within the Heritage Conservation Area boundaries.
- It would be detrimental to the neighborhood landscape and ambience.
- It would greatly impact the already problematic traffic congestion on Main St. South, as well as the single-lane Mill St., with up to 34 extra vehicles minimal in the space. Every year there are significant amounts of accidents at the exit of 407/ main st south.
- It will create parking and vehicle congestion issues within the neighborhood.

- It will cause environmental damage in the sensitive Rouge River ecosystem beside it. The bank is steep and easily collapsed by heavy trucks when later on constructions.
- Most of the residents in our area that were surveyed are against this proposed condominium project, and are represented in the petition submitted to City Council on May 21, 2019.

We urge the City to reconsider the high density of the rezoning request, and small narrow one way road, because we strongly feel that it is entirely inappropriate for the location under consideration.

Sincerely,

Frank and Jane

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**From:** Clerks Public  
**Subject:** FW: 73 Main Street

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**From:** rupi manget <  
**Sent:** Friday, July 10, 2020 5:31 PM  
**To:** Clerks Public <clerkspublic@markham.ca>  
**Subject:** 73 Main Street

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Very respectfully, I am hoping to voice my concerns.

I am very disappointed at the fact that the city of Markham is even considering entertaining the proposal for main street to build condos at 73 Main Street.

This will certainly affect our privacy, safety, road use, traffic and neighborhood parking which we don't have enough for the current dwellings in the area.

We are talking of heritage village of Markham and no such projects should be considered as it does not meet with heritage guidelines or the conservation of the area.

This is the only way we can voice our frustration as time and time again we run against such issues.

I am really hoping this project is not considered by the City Council as we depend on you to protect the interests of the people living in the City of Markham.

Regards,

Rupi Manget

Markham.

Regards, Rupi Manget FCIP CRM 647 224 5572

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**Subject:** FW: Comment Development Proposal 73 Main St

-----Original Message-----

From: Councillor, Karen Rea - Markham <  
Sent: Saturday, July 11, 2020 5:17 PM  
To: Clerks Public <clerkspublic@markham.ca>  
Subject: Comment Development Proposal 73 Main St

Please include with the other correspondence received.  
He is aware that the email is being forwarded.  
Thanks

Karen Rea  
Ward 4 Councillor  
City Of Markham  
101 Town Centre Blvd  
Markham, Ontario, L3R 9W3

This e-mail contains information that may be privileged and/or confidential. If you are not the intended recipient, any disclosure, distribution, copying or other use of this e-mail or the information contained herein or attached hereto is strictly prohibited and may be unlawful. If you have received this e-mail in error, please notify this sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you for your co-operation.

-----Original Message-----

From: Jim Lane <  
Sent: Friday, July 10, 2020 4:03 PM  
To: shawrebecca  
Cc: Mayor & Councillors  
Subject: Comment Development Proposal 73 Main St

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

My name is Jim Lane. My wife Paula and I live at 39 Rouge St. We previously resided in the townhouse condo development at Scibberas and #7, on the northeast corner in Unionville for over twenty years. We have first hand knowledge with the challenges of condo living - garages used for storage, not enough parking for residents let alone visitors, children and seniors at risk due to dense traffic and parking problems.

Children and seniors at risk is our greatest concern. Not just those living in the proposed development but those from the surrounding area. Foot travel is ramping up with the work being done on the trails in the area. The most direct access to the trail one has to cross the Markham St bridge south of #7 on the east side. The traffic flow on Markham Rd is heavy and fast. Negotiating that area on foot is challenging.

The city has no business approving this condo development with woefully inadequate parking and subsequent risks to children and seniors. There will be cars parked everywhere. Rouge St will be the obvious "go to" place to park vehicles.

Rouge St is narrow to begin with but in the winter it is reduced down to 1 1/2 lanes, effectively making it into a single lane (either way).

And oh yes, "IT'S ON A RAVINE!!!!"

The builder is only following municipal guidelines!  
Maybe it's time to make changes at city hall!

Jim Lane

Sent from my iPad

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**Subject:**

FW: 73 Main Street South

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**From:** Shruti Singh <**Sent:** July 12, 2020 8:30 PM**To:** Clerks Public <**Subject:** Re: 73 Main Street South

**CAUTION:** This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

To the City of Markham,

I am totally against the density and type of construction being proposed on 73 Main Street South. Removing the bulk of land, disrupting the water drainage and destroying the biodiversity so close to the river is a horrific idea. I hope the city takes into account the irreversible damage that will be done to the area. Even the prospect of construction is so improbable. And if the plan should ever go ahead Mill Street will not be able to support the traffic and it will end up spilling over to Rouge Street and Schouten Street. None of these streets are wide enough for parking cars and thoroughfare.

I sincerely hope that this plan is not allowed to proceed. We must collectively fight to ensure high density construction so close to the river and all the wildlife does not happen. We have the power to stop today something which if it comes to pass we will regret we did not preserve for our future generations.

Sincerely

Shruti Singh

[Sent from Yahoo Mail for iPhone](#)

[Sent from Yahoo Mail for iPhone](#)


## Vinegar Hill Ratepayer's Association

### Compiled Email Comments in Opposition to the Proposed Development at 73 Main St South

.....

I cannot make it to the meeting on July 14th due to work schedule. Please express my disagreement with this development. The density is not in keeping with the other homes, it is so close to the river, the traffic issues, multiple oversized retaining walls, internal road, observation area. This is wrong on so many levels.

Vinti sansanwal

 (off rouge street)

.....

My name is Jim Lane. My wife Paula and I live at 39 Rouge St. We previously resided in the townhouse condo development at Scibberas and #7, on the northeast corner in Unionville for over twenty years. We have first hand knowledge with the challenges of condo living - garages used for storage, not enough parking for residents let alone visitors, children and seniors at risk due to dense traffic and parking problems.

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The city has no business approving this condo development with woefully inadequate parking and subsequent risks to children and seniors. There will be cars parked everywhere. Rouge St will be the obvious "go to" place to park vehicles. Rouge St is narrow to begin with but in the winter it is reduced down to 1 1/2 lanes, effectively making it into a single lane (either way).

And oh yes, "IT'S ON A RAVINE!!!!"

The builder is only following municipal guidelines!  
Maybe it's time to make changes at city hall!

Jim Lane



\*\*\*\*\*

Our shrinking deer population will not have this wooded area; one of the final areas available would be taken away. Life would be tougher for all aspects of this shrinking wildlife populations!

They were there first!

Just hit me this morning as I've seen the moms and babies over the years, right there on Mill St. Scaring them at that point NOT GOOD. Mommy and baby split, baby runs onto 48 BANG!

Scott Duncan, [REDACTED]

Scott Duncan Founder/Director  
[sharingtheburden.ca](http://sharingtheburden.ca)

\*\*\*\*\*

Please add me to your deputation for opposing the development of 73 Main Street.

Name: Neena Gupta

[REDACTED]  
Markham L3P1K7

Thank you,  
Neena Gupta

\*\*\*\*\*

To Whom It May Concern,

We are writing today to express our concerns over the proposed development for 73 Main St. in Markham Ontario.

This is a beautiful area filled with nature, trails and historic homes. There are creeks and open green spaces that have been created to balance out the urban area surrounding it. The walking trails that have been created in this area during recent years have allowed nature to flourish within the urban sprawl that exists. There are homes in this area that reflect the origins of Markham and the community that it reflects. A community that is rich in history. This area is a jewel in the crown that is Markham.

This area is one our family frequents for walks along the trails to listen to frogs, feed birds and get back in touch with nature. It is comforting to know that just a short distance away. This precious environmental treasure is ours to take in and learn from. Over these past few (very difficult) months, this area became a mental health refuge for our family. It gave us a safe area to go to in order to

connect with nature and get in touch with ourselves. We were very grateful to have such a special area to go to.

The proposed development planned for 73 Main St. is a slap in the face to the hard work that has gone into preserving this wonderful neighbour. This type of project will negatively impact the natural beauty that has been reclaimed through the hard work of the City of Markham and the environmental lobbyists that have long fought to encourage the green space in Markham. A project, such as this condo, will negatively impact the landscape of this natural environment and the surrounding neighbourhood. It will create an esthetic that is not consistent with the historic homes and natural beauty of the area. Instead, it will create further congestion and cause undo hardships on all the residents of this area, both animals and humans.

During the current political climate of environmentalism, it is our belief that supporting a project, such as the one proposed for 73 Main St. is counterproductive to what each of us should be doing for the good of the planet. It is irresponsible to support such a project. Therefore, we are humbly requesting that this project be denied and a clear message be sent that green space is valued in Markham and that there is no amount of money great enough to sell our history, our land or our future.

Please save this jewel and preserve this rich and beautiful area.

Sincerely,

The Hough Family

Sean, Lisa, Alyssa and Abby

  
[Markham ON](#)

[L3P](#) 

\*\*\*\*\*  
I write this email to express my strong disagreement with the development proposal for 73 Main street as this

development does not fit our community culture, heritage, character and circumstance.

Joseph Ping Kit HO

 [Markham L3P](#) 

To all concerned,

I am extremely concerned to hear of the proposed condo development at 73 Main Street. Vinegar Hill is a small, quaint, quiet community in the heart of Markham which has a long history of being one of the first settlements in Markham.

Additional construction of condos in this area, I fear, will be counter productive to all the hard work area residents have put into maintaining this unique community.

It simply does not belong here.

With increased traffic and population density our community will change dramatically. Will the Rouge River itself be in jeopardy?

I urge you to do the right thing and put a stop to this condo construction.

Sincerely,

Donna Fanjoy

[REDACTED]

[Markham, ON](#)

[L3P](#) [REDACTED]

[REDACTED]

.....

I live in [REDACTED] road, Markham, Ontario, L3P 7X7.

My husband is Jisheng Sun, we are strongly disagreeing with the development proposal for 73 Main St., the proposal is too close to the river, the area should keep it as is, no touch.

Thanks and please forward our feedback as part of your deputation submission.

Have a good day!

Shanshan&Jisheng

Thank you for calling our attention to this matter.

We'd like to let you know that we share serious concern on all the issues outlined in the flyer that are going to be caused by this condo development. Feel free to include me and my wife's name in the deputation submission and copy us in any future correspondence. We stand committed to protecting our nice neighborhood which we are deeply proud of.

Best Regards,  
Patrick Li and Jacey Chen

 [Markham, ON L3P 7W7](#)

.....

Please add our names to the list of people who strongly disagree with this project.

Heather de Waal

Jeff de Waal

Jacob de Waal (22)

Erik de Waal (19)

all at  Markham, L3P 1K7

Thank you

Heather de Waal

Thank you for letting us know about the proposed development plan in our community. My name is Di Wu, owner of [REDACTED] Markham, ON L3P 3K4.

My family agrees with you about this development proposal and is deeply concerned about the safety, privacy and peacefulness of our community.

We would like to express our strong objection toward this development proposal.

Regards,

Di

.....

i rec'd your flyer regarding 73 main st development and would like to submit my name and address to dispute this development. my address is [REDACTED] markham, on, l3p 7w7. i can be reached at [REDACTED]

Martin, please add me to the list of residents who disagree with the 73 Main St. project as it is now.

Thanks for keeping an eye on these things.

Tony Kucharek

[REDACTED]

.....

Hi,

Please represent me to strongly object to the development proposal for 73 Main St.

David Poon

Owner of [REDACTED]

**Message:**

i rec'd your flyer regarding 73 main st development and would like to submit my name and address to dispute this development. my address is [REDACTED] markham, on, l3p 7w7. i can be reached at [REDACTED]

.....

Please convey our strongest objection to the proposed development. This project is not suitable to the area and will add major traffic congestion in the area. In addition the proposal doesn't meet the bylaws of the area.

Tania & Edgar De Souza

Sent from my iPhone  
Edgar De Souza  
[REDACTED]

.....

To the City of Markham,

I am totally against the density and type of construction being proposed on 73 Main Street South. Removing the bulk of land, disrupting the water drainage and destroying the biodiversity so close to the river is a horrific idea. I hope the city takes into account the irreversible damage that will be done to the area. Even the prospect of construction is so improbable. And if the plan should ever go ahead Mill Street will not be able to support the traffic and it will end up spilling over to Rouge Street and Schouten Street. None of these streets are wide enough for parking cars and thoroughfare.

I sincerely hope that this plan is not allowed to proceed. We must collectively fight to ensure high density construction so close to the river and all the wildlife does not happen. We have the power to stop today something which if it comes to pass we will regret we did not preserve for our future generations.

Sincerely

Shruti Singh  
[REDACTED]

To Whom It May Concern

July 9, 2020

I live at [REDACTED] in Markham which is across and just south of the proposed planned development.

I recently knocked down an eyesore structure to our community and put up a very aesthetically pleasing two story farm house style home following all guidelines of the Markham Heritage Committee.

I am gravely opposed to this new townhouse plan. Town homes do not fall into the heritage guidelines. I have no idea how these guidelines continue to be broken. Well, I do have one idea. The amount of property tax the city can collect will be greater when a larger quantity of homes are crammed into a smaller space. The space available can easily fit several larger single homes on appropriately sized lots with almost the same tax revenues, maybe just a bit less.

This project may devalue my new home and the surrounding homes as well.

Again, I am opposed to this plan and I am certain something more in line with the heritage zone can be accomplished.

- Thanks,
- Jari Puusaari
- 
- Markham,

Alexandra Lehecka

Markham, Ontario  
L3P 1L5

July 9, 2020

To Mayor Frank Scarpitti and Members of the Markham City Council,

I strongly disagree with the proposed development plan for 73 Main St. South. It is a terrible plan. This site is right next to my property and it has so many issues. I am very concerned first of all that my quality of life will be badly affected, and it will result in noise, environmental issues, safety issues, overpopulation and loss of privacy.

Already we have a big problem with traffic on Main St. I am close to the Mill St. intersection and I have seen so many accidents at this corner. Since the building of the 407 and other housing projects, traffic is constant on Main St. People speed on it and run the red light. People walk on Mill St. very often, and extra cars could be a safety problem there.

If this project is built, I will lose my privacy, and will have to listen to cars and trucks on another road along my back yard to the north in addition to the noise from Markham Rd. to the west. My back yard is the one quiet space on my property. The retaining wall will be too close to my house, and it will affect my trees that are on the property line. The trees also add to the natural environment, and give us oxygen and protection from weather events. We love the green space of this neighbourhood. This project would take so much of it away, and open the door to even more badly planned projects.

Simply, my community, Vinegar Hill, has a lot of history that should be protected. I would support the building of something reasonable like one or two houses at the most. I am concerned about the overpopulation in this area, with parked cars on the streets, noise, toxic fumes from vehicles and garbage trucks on the internal road and around the neighbourhood. Please do not accept this proposal.

Sincerely,

*Alexandra Lehecka*



Judy Leung

Markham, ON,

July 9<sup>th</sup>, 2020

To Mayor Frank Scarpitti and Members of the Markham City Council,

I am obligated as a proud Markham resident to express my opposition towards further residential and road development in the Vinegar Hill area.

Every weekend, I have the opportunity to explore with my family, the simple yet very important natural parklands in Markham, including the Rouge River Park that surrounds the area in question. Whether cycling along the park trails or along the bridged road of Hwy.48, we appreciate seeing the natural habitats of indigenous wildlife, and the heritage character of this historic stretch that leads into Markham Village. Any new road and housing development would create a substantial change in density, thereby threatening the very character of the area. The added traffic and noise would negatively impact the safety of pedestrians, the vegetation and wildlife in the Rouge River ecosystem, as well as community well-being and the aesthetics of a heritage community.

As a neighbour to this community, property owner and voting citizen in the City of Markham, I urge you to disapprove any zoning changes that would allow more urban development. I know my opinions are shared by many residents in the local area. It is well worth taking the time to consider the costs and threats to the cultural heritage and natural aesthetics of a community that development in the name of financial gain brings.

Thank you for your continued support of our communities.

Sincerely,  
Judy Leung

City of Markham  
Re 72 Main Street

Just to prepare the parcel of land for construction was destroy the areas surrounding. As James Scott, Schouler, Rouge and Mill Streets were constructed to bear residential traffic only. Hydro poles on the south side of Rouge Street support low hanging wires and cable to service the properties on the north side of the street

Large construction machines (cranes etc) used for constructing such a large building well no doubt tear these down as contractors cannot use Highway 48 to move earth etc to prepare the land for building. the only exit is James Scott traffic light. Can you just imagine the traffic backup! If the leaders of Markham really cared about Markham,



they would rezone  
this parcel of land  
to "conservation" as it  
is across the street.

Mary Brown  
[REDACTED]  
Mark Ham

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**From:** DAVE FLETCHER <  
**Sent:** Monday, July 13, 2020 2:31 PM  
**To:** Mayor & Councillors  
**Cc:** Clerks Public  
**Subject:** 73 Main Street Markham

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

To Whom it May Concern,  
Regarding the above-mentioned address - Proposed residential development.

My husband and I have resided at 18 Rouge Street in Markham since 1980. We are concerned with the proposed development, which will essentially be in our backyard, for the following reasons.

We feel that this development is too large for this space. It will necessitate the destruction of many trees and will cause traffic, noise and safety issues for children seniors and pets. As longtime Markham residents, we strongly disapprove of this plan.

We look forward to hearing back from you.

Sincerely,

Joan Williams and Dave Fletcher  
Sent from my iPad

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**Subject:**

FW: Resident Concerns Re: Proposed Development at 73 Main Street, Markham, ON

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**From:** Ernie A. Schirru**Sent:** Monday, July 13, 2020 3:03 PM**To:** Clerks Public Mayor & Councillors <>; Councillor, Karen Rea - Markham <**Subject:** Resident Concerns Re: Proposed Development at 73 Main Street, Markham, ON

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

As residents of the Vinegar Hill Neighbourhood, my wife Carol Schirru and I are completely opposed to the development of the proposed 15-unit, three story townhome development located at 73 Main Street South. Set out below is a summary of our most significant concerns.

#### **Site Grading and Environmental Concerns**

The proposed development gives rise to significant concerns given the pre-existing grading of the proposed development site. We understand that proposed development contemplates the construction of a 16-foot high concrete retaining wall because the site grading simply does not easily lend itself to the construction of a 15-unit, three story townhome at that location. The builder has stated that this retaining wall will not be visible from Markham Road or Mill Street, but it will be visible to the interior of the neighbourhood. The natural landscape of the Vinegar Hill neighbourhood is one of the most significant factors which lead current Vinegar Hill residents to live in the area. The notion that a 16-foot retaining wall can be incorporated into the existing natural surroundings seamlessly is simply not possible. In addition, the construction of such a retaining wall will devastate existing trees, root systems and overall soil integrity and also displace the wild life that have thrived there for decades. In short, the proposed development will completely and irreversibly change the natural landscape and ecosystem of the Vinegar Hill neighbourhood.

#### **Traffic and Public Safety Concerns**

The proposed development gives rise to significant traffic concerns. Turning north on to Markham Road from either Rouge Street or Mill Street is already a very dangerous and difficult endeavour at any time, but especially during rush hours. The traffic concerns will amplify with the influx of 30-50 additional residents that are likely to eventually live in the development. The builder states that cars would travel through the existing neighbourhood to exit at the traffic lights at James Scott Road. However, Rouge Street is a small, old street and the additional traffic from the development will cause safety issues for pedestrians and cyclists, give rise to significant access and egress delays for the existing residents and give rise to further vehicular congestion on Markham Road. Our neighbourhood is currently quiet, not very busy and generally safe for the pedestrians and cyclists that frequent the area on their way to the various Rouge Valley River trails that surround the area. We want it to remain this way. Furthermore, and in any event, the state of the existing roads within the neighbourhood simply do not have the capacity to sustain a steady flow of traffic without significant infrastructure improvements to the width of the streets and sidewalks, the pavement, the curbs and the sewer system to ensure the increased traffic the proposed development will create can proceed safely in all types of weather. The additional tax revenue this development may generate is also unlikely to cover the cost associated with the implementation and maintenance of the needed infrastructure changes.

#### **Parking and Public Safety Concerns**

The proposed development gives rise to significant concerns relating to parking. Each unit in the proposed 15-unit development would have a single car garage and the builder has included in the plan guest parking for 4 vehicles for the entire development. Markham remains a commuter city. The prospect that 19 parking spots for a 15-unit development that will likely house 30-50 residents is simply not tenable. It will give rise to overflow parking taking place on Rouge Street and Mill Street. These are narrow streets that cannot safely accommodate regular street parking that the proposed development will certainly create. The prospect of street-side parking on Rouge Street and Mill Street to accommodate the residents of this proposed development will not only further exacerbate the traffic congestion concerns already identified above, it will make snow ploughing, garbage pick-up and recycling pick-up next to impossible without significant infrastructure changes, the cost of which will have to be borne by the City because the development will not generate the necessary influx of new municipal tax dollars to make it a zero cost endeavour for the City.

For all the reasons set out above, and those referenced by other residents of Vinegar Hill which we fully support, we urge Markham Council to refuse to approve the proposed development once and for all.

Ernie Schirru & Carol Schirru

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**From:** Clerks Public  
**Subject:** FW: Additional emails re: 73 Main St S

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**From:** Martin Buckingham  
**Sent:** Tuesday, July 14, 2020 10:21 AM  
**To:** Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>  
**Cc:** 'Martin Buckingham'  
**Subject:** Additional emails re: 73 Main St S

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Sorry for yet another email regarding this project, but these two were received after the summary was sent.

Regards,

Martin Buckingham

Date: Mon, Jul 13, 2020 at 8:15 PM  
Subject: Disagree with development proposal for 73 Main St  
To:

Hi Rebecca,

Please include my disagreement with the condo project in deputation submission.

My info is as follows:

Heng Zhang

[Markham](#)

.....

Dear Markham City Council,

We are writing you today to express our strong dismay and disapproval of the proposed development at 73 Main Street South.



As longtime residents of Vinegar Hill and staunch supporters and defenders of this unique, historically protected pocket of Main Street, we cannot imagine how this proposed development could possibly be suitable for this neighbourhood.

The proposed development is far too dense for our neighbourhood and not even remotely in keeping with the carefully planned surroundings of this community. By no stretch of the imagination could the surrounding streets of Rouge Street, Main Street, and most definitely not Mill Street be able to safely bear the increase in vehicles that this densely proposed development is guaranteed to deliver.

Furthermore, we are shocked that a proposal of this nature could even be entertained mere metres from the edges of a cliff that sharply descends to the Rouge River and Valley below.

The City of Markham has gone to considerable lengths to enhance and beautify Main Street, and to protect the sensitive environmental areas that coexist alongside it. Let us please now not destroy all that has been so painstakingly planned and achieved by allowing this proposed development to proceed.

If this development is given permission to proceed, this historically and environmentally sensitive and important gateway to Markham Village will be permanently tarnished. Worse, it will set the precedent and open the floodgates to similar future development, which will completely destroy the Vinegar Hill community forever.

Sincerely,

Petra & Steve Simmons

[Petra](#)

Markham, ON L3P 1K5

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**Subject:** FW: Deputation for 73 Main St.

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**From:** Emily <  
**Sent:** Tuesday, July 14, 2020 11:48 AM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Cc:** Mayor & Councillors <[MayorAndCouncillors@markham.ca](mailto:MayorAndCouncillors@markham.ca)>  
**Subject:** Deputation for 73 Main St.

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

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To Whom it may concerned:

I am abdy Electriciteh the residence of 53 Main st. South. I am looking at 73 Main st as I am writing this letter from my kitchen.

I have strong opposition toward this project for following reasons.

The retaining wall that needs to be built on the Mill St. will ruin the natural green look for me personally and for anybody who drives on main street toward south.

I have witnessed many accidents and many close calls for accidents on Mill and Main from my window in last 5 years. The Mill st. is hidden and visibility is limited. It is not a safe street. Therefore, it should not contain more volume that will created from the construction.

The high density of the proposed project does not fit the current heritage and park like setting and definitely will impact the natural beauty of the neighbourhood and my property which is its immediate neighbour.

Working and traveling all around the world, I believe the Forest bathing pat is one Canada's attractions. It is a privilege that is in Markham and a few meters away from this project. The main entrance to beautiful pats are right on the other side of the bridge. It is shame for Markham to allow construction to pollute natural flora of what is been created.

The construction distance for this project is only 20 feet away from the Rough River. That makes it the closet property to the river in this area. I don't think any construction should be allowed in a such proximity of a protected river let alone a high density structure.

We have gone through a period of construction here. I have witnessed Dagmar had barried its construction waste under the earth and into the green. Such construction again will create more dumping of waste into the sourondiing and the river and hinders the traffic on main street for no good cause.

As a neighbour and a heritage house owner I should mention that the stretch of Main street is the most unique and beautiful st in Markham. It's beauty must be preserved. It should not be ruined by a project that can take place in million other places in Markham.

Regards,

Abdy Electriciteh

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**Subject:**

FW: 73 Main St South, Summary and Additional Comments from the VHRA

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**From:** Martin Buckingham**Sent:** Thursday, July 16, 2020 8:52 AM**To:** Mayor & Councillors; Clerks Public**Cc:** 'Martin Buckingham'**Subject:** 73 Main St South, Summary and Additional Comments from the VHRA

**CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.**

Dear Mr. Mayor and Councillors,

I appreciated the opportunity to discuss our opposition to the 73 Main St South project.  
In addition to my comments on Tuesday, please consider the following.

- Facilitating “urbanization” as mentioned by the builder with regards to Vinegar Hill is in direct contradiction to preserving the cultural heritage landscape that we have all fought and worked hard for
- The amendments required to enable this project involves all three levels of planning: Official Plan, Heritage Conservation and Zoning. How does this impact future attempts at planning?
- The builder admitted that the site requires some unique engineering challenges that have not been undertaken previously by his company. City staff admitted it is without precedent in Markham. Beyond the retaining wall, an underground cistern will be installed to handle storm water runoff, which would be significantly increased due to the removal of greenspace, and replacement with hard roofs and asphalt. **What would a catastrophic failure of either look like?** How would a small group of 17 condo owners backstop such an incident? What has been the assessment process due to climate change and the increased frequency/severity of storms? Has the increased storm water runoff been assessed in terms of its impact on the bridge spanning the Rouge River?
- I think it is reasonable to assume that anyone living in Markham with a vacant lot on the back of their property would have an expectation that it might be developed one day. But is it reasonable to assume that would involve a 16’ drop to a street below and a development that contravenes 3 levels of planning? The neighbours that have backyards onto this project are facing this reality, and it is simply not fair.

Thank you for your attention to this very important matter.

Martin Buckingham  
Vinegar Hill Ratepayer's Association.