

**From:** Simon Chan  
**Sent:** Monday, April 26, 2021 12:05 PM  
**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
**Subject:** Markham No. Plan 20-136386 - 144 Main Street - SmartCentre/Revera

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Dear Sir/madam,

**RE: Markham Plan #20 136386**  
**(Municipally located at 134/136/140/144/152 Main St. & 12 Wilson St.)**

I am reaching out to you with many concerns regarding the current proposal by Markham Main St RR Inc. as follows:

- 1) The proposed height at 6 stories, even with the terraced setbacks, does not conform with the existing heritage main street architecture as all current buildings fronting onto Main St, Markham range from 1 story to 3 stories high. This contravenes the Region of York Official Plan (2010) section 3.4.8 that calls for the subject site to reflect the areas heritage, character, and streetscape. Proposed height of 6 stories (with setback) creates an imposing structure besides low rise residential directly to the north, south, and east that results in a jarring difference in height which lacks cohesion with the existing community. A building 3 stories high will better fit within the context of the neighborhood and promote a harmonious impact and follows the Region of York Official Plan (2010) section 5.2.8 which states that new designs should “complement the character of the existing areas and fosters a sense of place”.
- 2) Sunlight and shadows will be a major concern for adjacent residential homes directly to the north and west of the proposed complex. The opinion on Page 65 of the Planning and Urban Design Rationale document “that shadow impacts are minimal and proposed development will not create unacceptable shadow impacts” is very subjective and can be completely alleviated by a lower building height at 3 stories tall.
- 3) Adding an additional 300+ seniors to the existing 180+ residents in the immediate area (18 and 20 Water St. senior residences) without the additional basic services such as supermarkets within walking distance is a major concern especially since the majority of residents would require convenient commercial services within **walking** distance. Any further density increase within the area should include more commercial space including a grocery store / supermarket in the immediate area “so that residents can walk to meet their daily needs” as per the Region of York Official Plan (2010) section 3.1.3.

- 4) Setback of 3.7 meters from townhomes directly east of the site on the west property line is insufficient with balcony's facing directly onto the existing residential terraces/windows resulting in a lack of privacy for current residents.
  
- 5) One entrance/exit in and out of the complex for all vehicular traffic including refuse collection and moving trucks on the east side directly next to the townhomes will result in excessive and continuous noise and pollution to the townhomes directly north of this site's main driveway, which deviates from the Region of York Official Plan (2010) section 7.2 in making communities more livable by creating an environment that is pleasant and safe with less noise and pollution. A main driveway directly on Wilson St would be more suitable for this complex to minimize the disturbance to the existing community along Wilson St. and Water St. This is also taking into account the diversion of traffic for the commercial restaurants onto Water Street for parking which may also pose a safety risk for seniors from 18 and 20 Water Street complexes who regularly cross the street onto Wilson Street and onto the shops along Main St. This can be completely resolved by an alternative entrance/exit on Main St or Wilson St.
  
- 6) Existing Traffic volume analysis of 2% growth per year does **not seem to take** into account of new condo's pending construction north of 16<sup>th</sup> Ave and Markham Road. Rush hour traffic along Main St is a standstill pre-pandemic and post-pandemic so adding another further 300+ suites complex will further negatively impact traffic within the area. This can be alleviated by reducing the number of suites in the proposed project and ensure Markham continues to grow within the framework of existing infrastructures.

In speaking with various neighbors, the proposed development does not represent good planning and the community opposes the sizing of this proposal. We would request that the report be referred back to staff for more work and revisions to address the concerns raised and to engage further public consultation.

You can call me at the number below if you wish to discuss further.

Sincerely,



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Simon Chan  
Water Street Resident, Markham ON