

March 1, 2022

MGP File: 13-2185

City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

via email: [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)

**Attention: Mayor and Members of Council**

**RE: March 1, 2022 Special Development Services Committee Meeting  
Item 4.1, Markham Centre Secondary Plan Interim Update and Discussion  
Submissions by Dorsay Development Corporation**

Malone Given Parsons Ltd. (“MGP”) is the land use planning consultant for Dorsay Development Corporation (“Dorsay”), the owner of approximately 1.05 hectares of land located on the east and west sides of Circa Drive, north of Highway 7 East in the City of Markham (the “City”), legally described as Part of Lot 11, Concession 4 and Part of Block 3 of 65M-2503 (the “Subject Lands”).

Dorsay has been an active participant throughout the City’s update processes for both its official plan update and the Markham Centre Secondary Plan update. Dorsay is an appellant of the 2014 City Official Plan and has a site-specific Official Plan Amendment currently under review by the City for the development of the Subject Lands that is different from the development concept in staff’s presentation for March 1, 2022.

The presentation that will be considered at the Special Development Services Committee Meeting on March 1, 2022 continues to identify the west portion of the Subject Lands as Mixed Use Office Priority, as well as a height range of 6-12 storeys and a maximum block density of 4 FSI on the entirety of the Subject Lands. For the reasons previously identified in correspondence to the City, and summarized again below, we believe that the proposed designation and the maximum height and density limits are not reflective of the planned context or the best use of the Subject Lands.

Throughout each of the municipal processes identified above, Dorsay has indicated to the City that the Mixed Use Office Priority designation on its lands west of Circa Drive is not appropriate or good planning. It is our opinion that the Subject Lands in their entirety should be designated Mixed Use High Rise to allow for maximum flexibility of land uses and high-density built forms.

The Mixed Use Office Priority designation requires a minimum office component in any development scenario, regardless of whether the market demand for such use exists. Dorsay has attempted to find tenants for office use on the property for more than 20 years without

success. From a planning and access perspective, this is likely due to a number of factors including limited vehicular access for potential office users (from Circa Drive only), no ability to provide on site parking other than through underground parking solutions, and the lack of adjacent office uses and buildings to provide business clusters and synergy with other tenants. In our opinion, it is not good planning to designate these lands for Mixed Use Office Priority when it has been demonstrated that the use is unlikely to be realized in this location, particularly as there are other more desirable locations within Markham Centre for office uses that are not burdened with these constraints.

Changing market trends and market demand, fueled in part by the COVID-19 pandemic, as well as evolving tenant needs and the overall vision for the Markham Centre Urban Growth Centre have necessitated the need for a reconsideration of land uses on the Subject Lands. As such, we believe that the Markham Centre Secondary Plan update process should seek to accommodate the office related jobs historically allocated to the Subject Lands on other more optimal sites.

Furthermore, the planned and emerging context within the Markham Centre Urban Growth Centre and the proposed Major Transit Station Area (Town Centre Blvd BRT Station) within which the Subject Lands are located are for a compact, high-density community. A maximum height of 12 storeys and 4 FSI do not reflect the intensification targets and built form anticipated in an area specifically identified for the highest and densest uses. It is our opinion that Dorsay's proposed development, at a maximum height of 20 storeys and a maximum overall density of approximately 6.07 FSI, is a more appropriate built form for the Subject Lands. As one of the last remaining vacant parcels within this area, the Subject Lands represent an excellent opportunity to accommodate higher density forms of housing in the midst of a Provincial housing crisis, in a transit-supportive form, next to a Priority Transit corridor and existing infrastructure, within an Urban Growth Centre.

We thank you again for the opportunity to provide input into the Markham Centre Secondary Plan update process. Please do not hesitate to contact the undersigned if you have any questions or concerns.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**

**Principal, Planner, Land Economist, Project Manager**

cc. Client

From:

Christiane Bergauer-Free & Ian Free

Markham Centre 2ndry. Plan March 1, 2022.

Markham Special DSC

Item 4.1

?...Clearly define 'Mid-Rise' ... # Storeys/Units/Land Coverage

...Current height is to be 8 Storeys

?...Where is the Green Space % per person

?...Is the City selling off Land on the entire South West Corner

? Is the theatre Gone

?...Is the school expected to be removed?

?...Where is the parking for a) the Civic Center (already too small for all the Dept. off site and the City staffing is constantly growing, so where are all the 'staffers' to be located..... A NEW Civic Centre?)

?...Where is the GREENING of Markham Centre for the area which will require MASSIVE GREEN to create a Healthy, cleaner, environmental living quality for ALL Residents and for Businesses ..... 'To make the Markham Experience a Happy One!'

...All builds require Natural Gas for all needs

?... WHERE is the GREENING/Environmental Profit?...

...Markham is already experiencing 'Brown Outs', due to the massive increase for hydro demand.... We are told to expect MORE of this on a MORE FREQUENT basis, as the demand for this service increases with the population increase and the lack of required infrastructure for this service.

?...Must the Established residential areas suffer and 'Learn to Live With It' attitude for the Benefit of the Developers who are long gone?..

?...What of the hydro services required to maintain the functions within these developments becoming subject to 'BROWN OUTS' and these consequences.

...Walking in the south area of #7 and Birchmont, as also in the area below at Enterprise, the 'Wind Tunnel Effect' is Most Often Very Present!

....The higher the # of builds and the higher their height, the 'MICRO CLIMATIC conditions increase. These are NOT Conducive to a 'Good Quality of Markham Life'.

...This effect, affects the surrounding areas likewise, therefore, Not Only the immediate tower areas.

?...Why should non high rise areas be forcibly subjugated to Developers unrelenting increased height applications, without consideration/compensation to those they affect long after they are gone?

....High Density, 20-40-50+ Storeys create MORE GREEN HOUSE GAS in an concentrated area, Therefore,

?...WHERE is the Environmental SAFE GUARD for the current AND Future Residents

....Higher Density means more vehicles, therefore, more pollution/congestion/Traffic total Grid-lock, which is almost already here, WILL BE A CERTAINTY .... Developers are permitted to literally build to the Road, thereby NOT Allowing Future Widening/greater road access for More Traffic.

?...Is the City intending to permit the continuance of this practice, and if so, how do they intend to resolve this already current and worsening future issue if there is NO expansion room?

?...Are the Developers going to be financially responsible for their created congestion/road maintenance/expansion(?) costs after they are gone?

...Developments/high rise builds have micro wave towers. These towers emanate micro waves to the surrounding areas. Markham is Well Aware of the dangers of Micro Wave hazards to all living things and thereby, declined requests on these grounds. Yet, high rise development is permitted to subjugate their surrounding areas with these hazardous waves. The established residential areas, by no will of their own, are being forced to compromise their health for the wealth of the development.

?...What is the City of Markham going to do to ensure that their Current Residents will be safe from this harm?

....Developers have ALREADY been given, by Council a 25% reduction in the Requirement of Green Space.

?...Why request higher density/Heightened builds, when they already DO NOT have to 'Give up' More Land for GREEN?.... Is this NOT enough?

....The Construction, requiring the POUNDING IN OF PILES countless METERS (the higher the build, the deeper the piles go) into the Ground to Stabilize the build, will not only continue for the next 10-15 years, being into this already for almost 10 years,.... The noise is deafening more than 1 km. away,.... these vibrations shake the surrounding ground areas, up to 2 km. away and the very foundations of area residential/builds to the point of causing these 'established residential builds' foundations to crack, for which the home owner is required to repair at their own costs..... the STRESS of this and continued construction is health affecting to all surrounding areas environment/human or what is left of otherwise can become unbearable.

?..... WHY should established residents be financially responsible for damages caused by City Permitted Development, be it Property and Personal Physical Psychological Damage

?.....Why should Established Residents suffer from The DUST from construction sites, be it vehicle/ material/ worked material (dry cutting) is prohibited by the Dust Control By-Law, the Ministry of Environment...

This is lethal, air-borne material, devastating to all living things health/cancer causing..... The Developers must be held accountable by way of oversight/fines for their construction activities injury to their surrounding area/natural/established residential area.

?...Why should taxpayer paid Road ways, which are constantly in requirement of upkeep, and inconvenience, which are Trashed by the Developers construction (vehicle/dirt/construction material/trash, etc.) who are NOT TOTALLY responsible for the costs of restoration... Have taxpayer costs allocated to Developer created destruction?

...The NORTH SIDE of #7 Hwy. WAS to REMAIN NO higher than 8 Storeys....NOW apply for 20+ to almost 40 Storeys as on South Side.... Directly bordering Established Single House Residential

? Are applications for 20+ Storeys in front of the town houses along #7, West of Warden approved?

?...Where are the Police Stations going to go, as the population increases dramatically, so will/HAS the crime rate, and types in Markham. ....

?...Where are the Fire Dept. buildings and required equipment going to be to service these increased heights and population density.?

?...Where are the EMS services going to be to service these applications?

?...Where is the NEW Hospital going to be to service the massive incoming populations due to the density increase?

...Where are the Parks/open Green/Trees/Playgrounds to service this massive high density population increase ?

?...Where is the Platinum LEED, which is NOT GREEN ENOUGH considering the Massive projected Population Influx?

?...Where are Truly Green Roofs, NOT a few Potted Plants and a Track?

?...Where are All the Cars to be parked, PERHAPS on the Residential Streets?... So what happens to street parking for the residents, snow clearing, street cleaning, etc.?

?...The infrastructure, Water/Sewers/Storm Water are NOT sufficient, even with the recent re-builds (tax payer funded) to support such a massive population influx....so what happens when they fail due to excessive use/lack of soft surfacing/ etc., and a total re-construction of these is required.... WHO pays the bill then?

...Since the south side of #7 has been constructed with high density builds and ever growing higher, we have been unable to receive many of our former radio signals. This is lessening the quality of our lives, lessening the effectiveness of any radio station ability to remain, as they require advertising to 'make its' rounds'. The only way to receive many of our radio stations would be to pay for them.

?...Who is currently paying for the inability to receive Radio communications due to the already massively tall builds on the south side of #7 and more, even higher to come, as the applications indicate?... We, the residents are.

?...Are the Developers prepared to transmit radio signals to the "lower elevated established residential areas and pay for this in order to permit their applications?

....Much of the 'Wild Life', once enjoyed in this area has and is disappearing. Example: 1. The Crane Migration path and pond, once had is now gone (#7 & Village Parkway), 2. Turtle migration path (#7) is no longer, 3) deer herd is barely left and kept to a minimal corridor, 4. Vegetation, formerly unknown to our area is taking over/killing trees, ground vegetation/plants, that which is to be considered/touted as Green Markham.

?...Who is Financially responsible to encourage/maintain that which is left, or clear areas for re-introduction of area natural environment and any natural wild life in this area and the Rouge System, which are disappearing and will have disappeared with the incursion of such a massive population and concrete/hard surfaced city?... Evidence is already present that little is left, as is little time.

?...Where is the BUFFER ZONE between the proposed high density high rise and the established residential adjacent area?

?...Where is the Privacy for the adjacent Established Residential area, when a 5 – 37 Storey build is overlooking your entire area?

?...Where is the Sunlight, which once bathed the adjacent established Residential area?

?..Who will protect the established residential area from the Micro climatic impact of shade/wind?

?...Who will compensate for the inability of certain vegetation growth due to Micro Climatic Conditions?

?...Where is the noise deterrent for the adjacent Established Residential Area?

?...Where is the guarantee of maintained property value for the adjacent Established Residential Area?

?...Where is the Quality of Life, which Markham espouses, which to a degree Current Established Residents are somewhat able to enjoy, being protected by the City from Developments?

All of the above are, again, a massive current taxpayer/environmental cost incurred by City Council 'permit' of massively heightened builds, fore, which the Developer bears NO COST Now or in the future ... Development Charges DO NOT cover the institution of the above elements of question, NOR do they cover the Ongoing Costs incurred throughout the entire life of the City of Markham.

Developers continually purchase properties outside of established high rise areas and continually come back to the City of Markham Council for inclusion into the high rise planning zone.

Developers continually come back for MORE and MORE and MORE!!!!

When is Markham Council going to stick to the Original Plans, ie. Markham Centre was to be '**Fully and Only**' South of Hwy. # 7.

**From:** David McBeth

**Sent:** Friday, February 25, 2022 5:06 PM

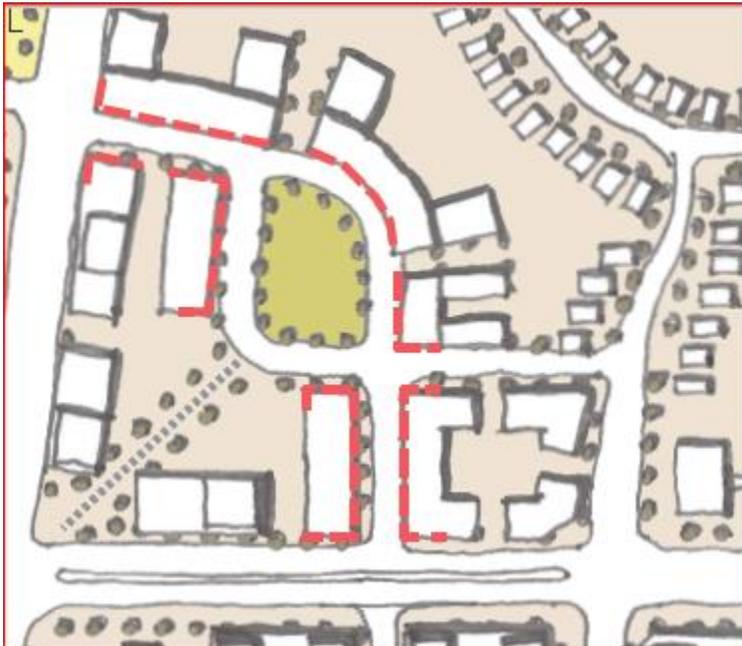
**To:** Clerks Public <clerkspublic@markham.ca>

**Cc:** Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Deputy Mayor, Don Hamilton – Markham <DHamilton@markham.ca>; Mayor Scarpitti <MayorScarpitti@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; Regional Councillor, Jack Heath - Markham <jheath@markham.ca>; Regional Councillor, Jim Jones - Markham <jjones@markham.ca>; Regional Councillor, Joe Li - Markham <JLi3@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>

**Subject:** 4.1 MARKHAM CENTRE SECONDARY PLAN UPDATE STUDY - INTERIM PRESENTATION IN ADVANCE OF DELIVERY OF DRAFT DEVELOPMENT CONCEPT (WARDS 2, 3, AND 8) (10.4)

**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.

Purpose of this email is to express my concern with the above subject Study and specifically how it relates to development in the UPTOWN portion and specifically the Northeast Corner of Warden/Hwy 7 - the area shown in the following as taken from the study materials



There is a **Notice of Complete Application - Unionville Square - Hwy 7 E and Warden Ave - Ward 3** currently with The City.....

Without going into details of the application filed; the layout of the application in NO way complements this Secondary Plan study in areas of:

- heights
- densities
- roadnetworks - traffic issues
- park opportunities

Additionally, area residents are to say the least "up-in-arms" when it comes to that proposed in the application filed. I'm not suggesting that this secondary plan study is or would be considered "acceptable" to those same area residents but I do believe it may be an improvement.

What needs be carefully assessed and considered is the impact to area residents and how this study being presented now may impact/influence the application currently filed. When I say impact; this study may be cause for confusion as some will not understand where the two meet within the process.

I personally believe that the height designations and densities as layed out in the study are better suited to the residential properties to the north, the mid-rise properties to the immediate east along Hwy 7 (north side).. I say that because there is a gradual increase in height running east to west (Verclaire to Warden) which complement the Ellington Square properties to the east of Verclaire. Also, the heights that back onto the single family residences that back onto the site (west side of Verclaire and south side of Buchanan Drive) are not as abrupt as those in the application filed. I would suggest however that the lower the height the better where they abutt residential properties with two floors (2) being ideal.

The overall Secondary Plan Study in my opinion is sadly a necessary evil. Having been involved with Markham Centre and its studies from day one; I must say that:

- I am not pleased with the lack of development to date in the Enterprise Drive corridor and this failing to have development of commercial and highrise properties and the impact that we will see on YorkU student housing needs
- I am not pleased with the seeming "continual expansion" of the Markham Centre boundary areas this late in the overall development. The area discussed above is one recently added and I do know that initial suggestions of inclusion of the Hwy 7 north side corridor from Warden east to Birchmount was in the original discussions when the Centre was first proposed - yet rejected.... In hindsight; had that corridor been included I suspect that the varied and myriad of on-again / off-again submissions we have seen over the years would not have occurred.....
- Having mentioned the "continual expansion" I seem now to see a focus on development within the "expansion" areas and that of the original Centre site (specifically Enterprise to the 407 / Birchmount to the tracks) has been left to fester (for want of a better word) and stagnate.....

Perhaps reconsideration should be given to re-designation of the lands along Hwy 407 (North side) from Mixed Use (Office Priority) to Commercial/Residential HiRise) as it seems that there is lack of interest in Corporate movement to the area at the levels that the City of Markham anticipated

As a 33 year resident I'm tired of what seemingly is the failed development of Markham Centre; study after study does not put shovel in the ground..... Without going back to the original Duane presentations but there we are well into his timeline and should in fact be seeing a lot more in The Centre itself.....

Yes, things do change and have changed - especially in the past 2 years..... and yes provincial dictates have had a lot to do with change..... I need not remind all of what we've recently seen with Langstaff and the NDA situation.

Sadly, we / you have no insight into what other things our provincial powers-that-be have in store.....and I don't use a crystal ball....

Let's not sit back any longer.....let's get things moving.....get shovel in the ground ....oops.....that means getting approvals through committee first.....

I'm unable to attend - virtually or otherwise due to personal family commitments.....

Please consider my thoughts as tabled above.

Stay safe.....We will get through this.

Regards,



"Thanks for your time"