File Number: Plan 20 123727 – Hildebrand Gardens – 3912&3928 Hwy #7 East DSC Agenda Item 9.2 – Apr 11, 2022

Submission of: David McBeth Markham, Ont L3R 9R1

Date Submitted: April 07 2022

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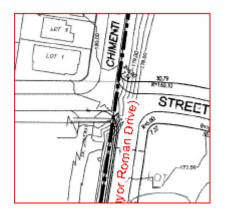
Mr Chair, Members of Committee and Council

Previously, on March 2, 2021; I made written submission following the Statutory Public Meeting specific to the above subject Plan and find myself back as the developer has now come forward with what is considered their "final submission".

On reviewing the staff report; I do see that staff has provided their **recommendation of acceptance** of this final plan and subsequent submission to City Council for further approval.

To be clear; I have no doubt that this development will go forward and will do so with the heights established for each of the three (3) buildings at 9-(bldg A), 14-(bldg B), and 13-(bldg C) storeys. I do see changes to the individual structures namely reflecting setbacks on the upper floors to reduce shadowing concerns and upper level views over the lower level condos to the east of the property and single-family homes to the northwest – do those changes address all of the concerns? – realistically no - however I can accept and support those changes with the consistent and major concern being the overall heights.

In my prior deputation **the design/alignment of Chimenti Court, Buchanan Drive, church parking exit and the new site road (Mayor Roman Drive) was of concern**; I see nothing that addresses that initial concern and without seeing or knowing what access changes are or are not proposed for the St Justin Martyr Church parking entry/exit from Buchanan Drive and seeing that there is no direct alignment of the Chimenti Court and Mayor Roman Drive access points at Buchanan Drive does not remove that preliminary concern and seeing that the existing exit from St Justin parking also remains simply adds to the expressed concern (see diagram).



I do know that there are changes to the building interiors especially on the main levels and also to the rooftop area of Bldg A. A personal search of the Lang Yi Foundation website indicates that Bldg C itself has significant changes on the main/ground level but without a view of the individual floors of the three buildings there is little that can be expressed here.

Based on my research; I do know that Bldg C has been redesigned removing any/all residences from the main floor and now incorporating a full medical centre within that building which I believe will not be restricted to use/access by site residents of Hildebrand Gardens (the site). Not confirmed; but I believe this medical centre will be open to the general public and as such raises concerns specific to above ground parking by those intent on visiting the centre from elsewhere in Markham. Specifically, **is there sufficient parking allotted for that medical centre patient load?** 

## A design concern noted in the prior plan submission in 2021 which was not raised back then but remains in this current submission is specific to Bldg C itself and its association with Bldgs A & B and resident use of amenities of the site by all area residents.

To be specific; Bldgs A and B are linked and as such permit free and ready access of residents of those buildings to the amenities including recreational, dining, pharmacy, etc. Bldg C is completely separated from Bldg B by a driveway into the centre court from Mayor Roman Drive. **Has consideration not been given to having an upper level enclosed bridge between Bldg C and B?** Without a bridge connection; residents of Bldg C do not have the ready access expected and would have to expose themselves to the elements (weather) should they wish to go for meals, entertainment, and/or make use of any of the amenities of the site. Without knowing the intent and assignment of the resident suites in Bldg C; I'm sure that most if not all would require the accesses. If there truly is a need/desire to isolate the building occupants; I would suggest that future changes may eventually necessitate the accesses...... Consider too the fact that I've only mentioned the resident needs; we cannot and should not forget the staff and support services that may similarly have the need to access all building areas of the site and why should they be required to go outside and exposed to the elements...... Winter can be long and cold and there are periods throughout the year that do not complement such exposure.

The overall development does still not address what will be deemed traffic concerns into the existing subdivisions to the east (townhomes) and west/northwest (single family homes). With the rightin/rightout restrictions of Mayor Roman Drive at Hwy 7; the only option is for vehicles intent on travelling eastbound on Hwy 7 to use Buchanan Drive to access signalized intersections at Hwy 7 by going east to Village Pkwy or west to Verclaire Gate and that option will simply impact traffic in the area. In my 33+ years in Markham you get used to hearing that – traffic is and will always be a concern and will be monitored and addressed only after occupancy and use occurs.

Any other changes in design of the development have addressed concerns of my previous submission.

**I will say that I am surprised that a secondary Public Meeting has not been scheduled** to at least present this 'final" submission to area residents. I can say that it was only through my personal interest in area developments that I became aware of this report coming to DSC – more specifically; **I did not receive notice via mail and/or email**.

Do I remain opposed to this development; deep down "It's a YES". I do however know and accept that development will occur. I just hope that tabled suggestions are at least considered and not totally ignored.

Thank you for your time......

David McBeth, Markham, Ont L3R 9R1