

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