

Mr. Chair & Members,
 Development Services Committee
 City of Markham
 101 Town Centre Boulevard
 Markham, Ontario. L3R 9W3

July 4, 2022

Re: Markham Centre Secondary Plan (MCSP) Update, July 5, 2022
 Subject Site: 100-110 Clegg Road
 New World Centre (Markham) Development Corporation

Prior to the initiation of the MCSP by the City in 2019, applications to amend the Zoning By-Law 2004-196 and Draft Plan of Subdivision were submitted in October 2018, and the application to amend the Official Plan was submitted in May 2022, to revitalize the subject site with a mixed use development consisting of five buildings with six midrise and tower components ranging in height from 16 to 37 storeys, two new public streets and a 0.5 hectare park block.

The applications were deemed complete in November 2018.

To address the comments received during the initial circulation, a revised proposal, comprising of 3 buildings with seven midrise and tower components ranging from 16 to 43 storeys, as well as two new public streets and a 0.7 hectare (1.7) park block, was submitted to the City in April 2021. The revised proposal was presented to the public at the virtual Statutory Public Meeting held on November 2, 2021.

We have now had an opportunity to review the Report of the MCSP Update.

The following are our observations and comments pertaining to the land use, height and density.

1 Site Data Summary:

	Units	Area (acre)	FSI Proposed	MCSP	Maximum Height Proposed	MCSP
Phase 1, East Block	703	1.83	7.4	4	16	25
Phase 2, West Block	624	2.98	7.4	2-4	16-18-28	20
Phase 3, Mid Block	1339	2.41	11.7	4	36-36-43	6 & 20
Strata Park		1.7				
Two Public Roads		1.91				
Total	2,666	10.83				
			7.2 includes the park & excludes two Public Roads			
			5.9 overall, includes the park & two Public Roads			

2. The proposed density and building height in MCSP Report completely disregard our proposal which has been under review by the City since 2018 and has been the subject of public consultation where it is generally well-received. In our opinion, our proposed density is more appropriate for an intensification corridor with rapid transit, within approximately 270 metres of the Viva Bus Rapid Transit (BRT) station located at the intersection of Highway 7 and Town Centre Boulevard. The proposed building height and densities of the MCSP fail to recognize the potential for our site to form part of a high profile gateway into Downtown Markham, and are also inconsistent with the approach to building height in other emerging secondary plan areas in the City including Mount Joy and the Yonge-Steeles Corridors, neither of which are Growth Centres, as well as the Langstaff Gateway. In our opinion the MCSP should plan for greater building heights and densities, in line with our proposal, to better optimize the use and potential of our site and create opportunities for increased housing and transit ridership. We also note that the proposed 2 to 4 FSI for our site is substantially lower than the FSI of 10 for the Brivia site which is located right next to our site on Hwy 7. We would request the MCSP to explain the planning rationale for the substantial discrepancy for two sites which are located side by side.
3. The land at the western portion of our site is designated in the Report as ' Business Park Office Priority Employment '. The Recommendation by Commissioner Prasad to remove the mapping for the ' Provincially Significant Employment Zones ' has been adopted by DSC on April 11, 2022. Accordingly, the designation of ' Business Park Office Priority Employment, should be replaced with a Mixed Use High Rise similar to the rest of our site.
4. Our initial and revised proposal is a result of numerous positive meetings with City Staff and some Councillors and our proposal has been revised in accordance with their comments. In our opinion the MCSP Update has failed to consider and recognize the merits of our proposal in terms of the Circa Drive Extension, a second public road that provide connectivity and a 0.7 (1.7 acre) hectare park that provide open space. The area of the two public roads and the park is 3.61 acres or 33.33% of our site of 10.83 acres. The two public roads and the park are significant elements in our proposal to support our proposed land use, density and building height. In light of our proposal to adopt the AVAC waste disposable system along with the other sustainable features such as LEED standards, connection to Markham District Energy, green roofs, overhead bridge to connect the Phase 2 office building to the Phase 3 mixed use building, shuttle bus to take residents to transit stations and shopping centres in order to reduce vehicle use, it is paramount for our project to have sufficient density and building height to provide a 15-Minute Walk Community.
5. Based on the designation of the land use, density and building height in the Report, we can develop not more than 1,400 residential units, within a 10.8 acre site, of which one third or 33.3% of the land is given to 2 public streets and a 1.7 acre park. As such, development for our site is not economically feasible.
6. We ask that your Committee consider re-examining the land use, density and building height for our site to be in line with our proposal in the future Development Concept of

the MCSP in order for us to optimize the full potential of our site and develop an iconic project which Markham can be proud of with all the sustainable features in our proposal. We shall continue to work with your Planning Staff to achieve a solution which would be acceptable to your Committee and Council.

Yours Truly,

A handwritten signature in black ink, appearing to read "Alfred Szeto". The signature is fluid and cursive, with the first name "Alfred" and last name "Szeto" clearly distinguishable.

Alfred Szeto
Owner's Representative