

Dec. 9, 2022

Mayor Scarpitti and Council:

Re: 144 Main St N, Markham proposal - Dec 12/22 meeting.

This project is a prime example of destroying Canadian Heritage and is precedent setting for what will be allowed in any single family dwelling R1 zoning. This is more than destruction of Canadian heritage but of Canadian values of family and community. This represents developer driven agenda pushed through by some developers that have bought up most of Ontario even as far as Shelburne. They would not do it if they did not think there was enough land for development even with existing greenbelts. So, there is tons of land in Ontario for development. Take a drive on the 401 and go to Goderich. Tons of land.

This project not only opens Pandora's box for what will come in R1, but what will come to the rest of Markham Village. Picture all of the buildings on Main St and Highway 7 with Heritage buildings absorbed by towering monoliths. It would be entirely different if precious heritage buildings weren't engulfed by this monstrosity but set back. Picture Markham Village deprived of all sunlight if all the buildings are looking like phony facades within a massive block. There would be no sunlight. No enjoyment for those who live there or why bother having a festival on the Main St when it will be a dark tunnel?

The City's Commissioner of Planning stated clearly to us for decades that there would be no intensification in established Heritage Districts. Hence all of us for decades have planned our lives, our homes around those rules and directions from the City/Province and endorsed by Prince now King Charles. This project is more than intensification, and in my view discriminates against Canadian history by eating it up. No holds barred for any area in Markham or any Heritage District Conservation areas.

This development is a monstrosity, a monolith that does absolutely nothing to enhance the core of the village which is the HEART of the community. In these crazy days where we are all traumatized by Covid, guns, murder, wars, etc. the most important thing is to keep good values and focus on family in the community not destroying our hearts and that of the community.

Markham Village is a unique village like no other that has the National Rouge Park to the south and a museum to the north. The idea is for Markham Village to be a functional village that is pedestrian friendly, a place to live vs. eventually looking like a massive box sandwiched between a museum and a National Park. This is incongruent and flies in the face of all of us that have worked to make Markham Village a wonderful place to live, work and play. As a taxpayer for 41 years it is like all my tax dollars are being thrown down the toilet with this project. We have to follow the rules and suddenly now an ugly massive development that is like a monster eating up everything that is precious to longstanding Canadians. It flies in the face of all the years that our Ratepayer group has done with the City of Markham to maintain the heart of the community and its precious buildings.

I understand that this box monolith is to be a retirement home. I have been dealing with Retirement Homes and LTC homes for a number of years. What is not known by many is that Retirement Homes provide substandard nursing care. They are run by RPNs who are really RNAs, which are Registered Nurse Assistants, who have less education and from my view lower standards. But, corporations hire the cheapest and that is to the detriment from my experience with my father. That is why there is a government body with legislation set up to monitor these private senior corporations, obviously out of necessity.

As an RN for 46 years, seniors are cheated and even more so because what is not known is that the nursing home backlog is leaving seniors in Retirement homes who should be in long term care. To get into one takes years. The backlog of seniors waiting for LTC, especially in Retirement homes is major. Many have dementia, poor vision and need assisted devices. Retirement homes do not have supervised entrances so there is a high probability that these seniors, who should be safely in a nursing home, but are in a retirement home, then they will be out walking in the core of the village. This is a major liability for the City of Markham since the Mount Joy section is four lanes in which cars gun down facing the sun and gun it through the village. This means that unsupervised high risk pedestrians are at major liability for the city. Even a man was killed by the tracks trying to cross the road. To me this location of vulnerable senior citizens right on the road borders on negligence.

This development is a major hazard, which will drain the coffers of the city with all the lawsuits from the families of these high needs seniors wandering around the street getting killed. Nursing homes are backlogged due to no bed availability and many need extra care so that means even more bought help that need parking where there is no parking already in the village. Even the handicapped now complain about the poor access they have on Main St. Markham as well.

This project is not set back away like most senior homes but right on the road that is really a major highway. Look at Mount Joy where NO CARS go the SPEED LIMIT that the City lets happen and the subsequent road rage trying to get through the bottleneck of the Village Core to get to the 407. This is compounded by the Fire station and all the train commuters rushing to get home.

If this project goes through then as a Markham Taxpayer this development should sign an agreement with the city that Smart Centers will be responsible for any injuries or death as a result of their residents and hired help. In my view this project is a bomb waiting to explode and funny, isn't this already where a bomb went off in the 80s? They say History repeats itself, so the City should look at protecting itself should this high risk development go through. Our tax dollars should not be used to support a volatile, high risk project that is in the wrong location in my view.

City of Markham should consult with Andre Duhany the neo-traditional urban planner for a solution just like they did with Cornell. One has to ask themselves what would this monstrosity look like in Cornell? Would they accept it? At least they are set up for retail and there is tons of land and a hospital close by, plus a major bus terminal. They are not in a Heritage Conservation District either. There is a massive lot behind Woodhaven LTC that is near retail and the hospital. That location is a far smarter choice.

City of Markham should consult with the **Retirement Home Regulatory Authority**, [www.rhra.ca](http://www.rhra.ca) for their approval of this location?? Their website clearly states **"We all want to feel safe, secure and free from harm. Your safety and protection is our priority."**

Smart Centers owns the mall in Stouffville where Walmart is. They can't even provide a decent road into the mall, called Sams Way. Full of potholes so does that indicate the level of conscientiousness and safety they offer the community?

Smart Centers is an oxymoron in my view. Putting a high risk population that is not set back and on a thoroughfare with already poor parking availability is not smart.

The Public should be given fair warning of what is to become for their neighborhoods. This development will open Pandora's box and cause a massive Domino Effect. The Province has given Mayor's powers and this is an incident where our Mayor, who has shaped Markham with the community to what it is today respecting and endorsing Canadian Heritage Villages, should stand up to these developers and the province by continuing to be congruent with established objectives that the City with citizens and community groups have development through the decades. Or to what end is all of this work only to be bullied by developers who have little regard for community or Heritage. I sure did not vote for that.

Contact CTV and let them do a segment on this, especially when removing all the Heritage street signs, plaques, interpretive plaques, and when paying back all the citizens who paid extra to follow the stringent Heritage Building Rules of the City for decades should there be no need to conserve Canadian History in Markham.

Thank you for your time and attention. Please add this letter to the minutes of the meeting.

Regards,

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Old Markham Village Ratepayers, Inc.  
City of Markham Peter Street Historian  
Markham Village Conservancy - Heritage Homeowner Plaque Project Manager.