



Community Notice

Development Services Committee

Public Meeting

A change is proposed for 8111 Kennedy Road. The City of Markham received a complete Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications submitted by 8111 Kennedy Markham Inc. on March 18, 2022. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

Tell us what you think

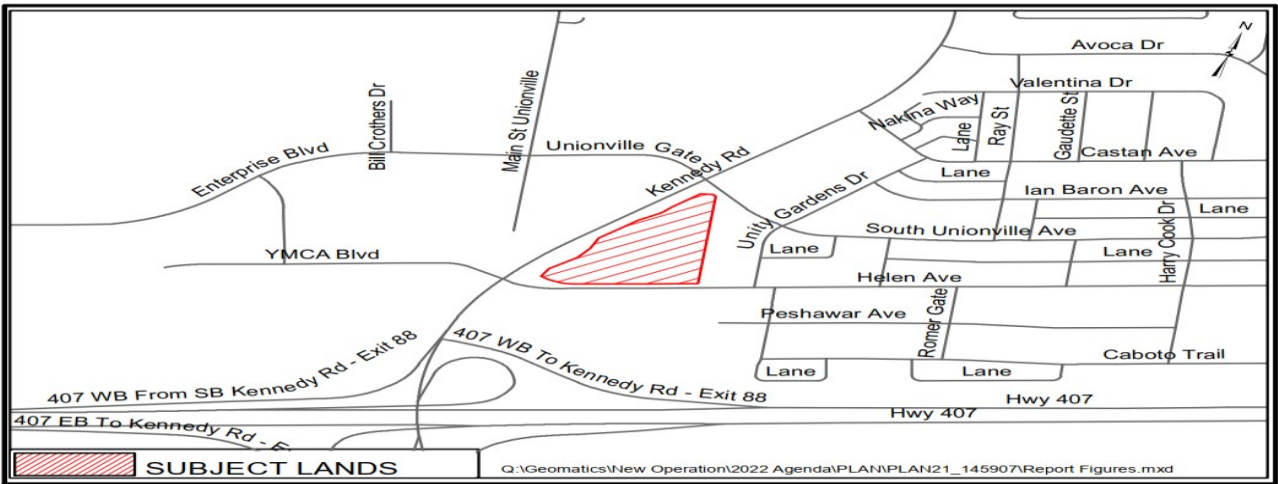
A Public Meeting to consider the applicant’s proposal for the subject property will take place on:

- Date:** September 6, 2022
Time: 7:00 p.m.
Place: Members of the Development Services Committee and the public have the option to attend either in-person in the Council Chamber at the Civic Centre or remotely via Zoom.

All meetings are video and audio streamed on the City’s website at:
<https://pub-markham.escribemeetings.com/>

Property Description

The subject lands are approximately 2.7 Hectares (6.7 Acres) in size and are located on the east side of Kennedy Road, between Helen Avenue and South Unionville Avenue. The subject lands are currently occupied by an automotive dealership (BMW Markham) with associated surface parking.



City Official Plan and Zoning By-law

- The subject lands are designated “Mixed-Use Mid Rise” in the City’s 2014 Official Plan.
- The subject lands are zoned “Community Amenity” (CA) under By-law 122-72, as amended by By-law 2001-107 and By-law 2008-199.

Applicant’s Proposal

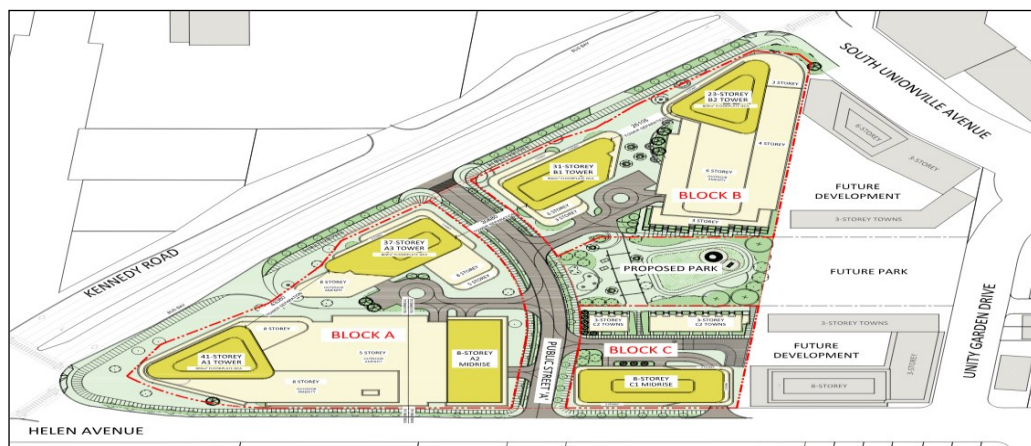
The Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications propose the redevelopment of the subject lands with a multi-building mixed-use development, as shown on the conceptual Comprehensive Block Plan.

The development application proposes three development blocks (Block A, Block B and Block C) with a total of seven low-rise, mid-rise, and podium-point tower buildings with heights from 3 to 41-storeys. The proposed development includes a total of 1,772 residential units as well as podium level retail uses. It also includes a new public street (Public Street A), and a public park.

The total proposed gross floor area (GFA) is 143,395 sq.m (1,543,491 sq.f), comprising of approximately 141,362 sq.m (1,521,608 sq.f) of residential uses, 2,032 sq.m (21,872.3 sq.f) of retail uses, and 5,533.75 sq.m (59,565 sq.f) of amenity space. The overall density of the subject lands is 5.29 FSI. The public park area will be 2,685 sq.m (28,903sq.f).

Community Notice Development Services Committee

Conceptual Comprehensive Block Plan



Additional Information

Members of the public who wish to speak at the Public Meeting through a deputation, may do so by completing the [Request to Speak form](#) located online at www.markham.ca or by emailing the Clerk's Office at notifications@markham.ca or by calling 905-479-7760 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak to so that information can be provided on how you can make a deputation.

Members of the public may submit written deputations by email to notifications@markham.ca

Please note that all proceedings of the Public Meeting are recorded.

If you cannot attend the meeting but wish to provide comments or speak with the Planner, please contact:

Dimitri Pagratis, Senior Planner
Planning & Urban Design Department
dpagratis@markham.ca
(905) 477-7000 ext. 2960
Refer to application number - PLAN 21-145907

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Official Plan and Zoning By-law Amendment applications, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca

Information about Appeals

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan amendment is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment, by-law or draft plan of subdivision is appealed to the Ontario Land Tribunal (OLT) and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment is adopted or the by-law is passed or the draft plan of subdivision is approved by Markham City Council.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

Personal Information

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: August 17, 2022

Arvin Prasad, MCIP, RPP
Commissioner of Development Service

Jim Jones
Chair
Development Services Committee



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

Arie Yeung HM <arieyeung@hotmail.com>

Tue, Aug 2, 2022 at 12:09 PM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Hi Winnie,

I support the petition, please count me as part of the supporter.

I am owner of unit [1227-8323 Kennedy Road](#).

Thanks so much.

Arie Yeung

On Aug 2, 2022, at 11:11 AM, Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com> wrote:

[Quoted text hidden]

2 attachments**Community Notice - City of Markam.pdf**

128K

**Letter to Oppose - Zoning By-Law.pdf**

759K



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

Dennis Kwok <denniskwok@outlook.com>

Tue, Aug 2, 2022 at 11:21 AM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Cc: "Yvonne Sim @ Connection Properties Group" <yvonne@connectionpropertiesgroup.com>, "Victor Chuang @ Connection Properties Group" <victor@connectionpropertiesgroup.com>

Hi Winnie,

I am owner of #810. I want to sign it but cannot make it in person.

From: Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>**Date:** Tuesday, August 2, 2022 at 11:11 AM**To:****Cc:** Yvonne Sim @ Connection Properties Group <yvonne@connectionpropertiesgroup.com>, Victor Chuang @ Connection Properties Group <victor@connectionpropertiesgroup.com>**Subject:** YRSCC 1265 - Petition against zoning by-law amendment

Dear Owners and Residents,

Please find encl. for your kind attention. Please sign the petition at the concierge, or email us your views if you cannot sign in person, **by Aug 10**.

親愛的業主及住客：

請參照附件。請到放於 LL 層前台之請願信簽名。如果您無法親自簽名，請通過電子郵件將您的意見發送給我們。
截止日期為 **8 月 10 日**。

Thanks and Regards,

Winnie Mak

Property Manager

OLCM-L, MRICS, BSc(Hon)

Agents for and on behalf of South Unionville Square

8323 Kennedy Road, Markham, ON L3R 5W7

Onsite Telephone: (905) 305 - 6767





Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

Summer Wang <cute_cat0101@msn.com>

Tue, Aug 2, 2022 at 11:30 AM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Hi Winnie,

My name is Nan Wang(Summer Wang), owner of 812.

Thank you for organizing the signing petition.

Pls forward the email to proper department for review.

We are 100% oppose the developer plans.

The plaza of T and T is already very crowded. If there are high rise building beside our building, they will block our sun light completely.

There are only 2 lines on the road of Helen Ave and Enterprise ave.

With growing community demands for traffic, the government should focus on how to expand the roads first since York campus will bring a lot of traffic to our area.

Thank you.

Nan Wang

Sent from my iPhone

On Aug 2, 2022, at 11:11 AM, Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com> wrote:

[Quoted text hidden]

<Community Notice - City of Markam.pdf>

<Letter to Oppose - Zoning By-Law.pdf>



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

ho tang fan <musicfanht@yahoo.ca>

Tue, Aug 2, 2022 at 2:28 PM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Cc: "Yvonne Sim @ Connection Properties Group" <yvonne@connectionpropertiesgroup.com>, "Victor Chuang @ Connection Properties Group" <victor@connectionpropertiesgroup.com>

我是#1102的屋主，我同意加入請願書。

謝謝，

Fan Ho Tang

星期二, 八月 2, 2022, 11:11 上午 于 Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com> 写道:

Dear Owners and Residents,

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親愛的業主及住客：

請參照附件。請到放於 LL 層前台之請願信簽名。如果您無法親自簽名，請通過電子郵件將您的意見發送給我們。截止日期為 **8月10日**。

Thanks and Regards,

Winnie Mak

Property Manager

OLCM-L, MRICS, BSc(Hon)

Agents for and on behalf of South Unionville Square

8323 Kennedy Road, Markham, ON L3R 5W7

Onsite Telephone: (905) 305 - 6767



Connection Properties Group

寰宇物業管理集團  CMRAO

175 West Beaver Creek Road, Unit #9, Richmond Hill, ON L4B 3M1, Canada

Tel: 905-948-1890 Fax: 905-948-1891

www.connectionpropertiesgroup.com



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

Bernard Tang <bernardtang@live.com>

Wed, Aug 3, 2022 at 2:41 PM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Hi Winnie,

As a homeowner of South Unionville Square, I oppose the zoning by-law amendment for Plan 21-145907. I cannot sign the petition in person. What should I do?

However, I don't think the reason in the third paragraph of the petition letter is legitimate. Currently, the east side of Kennedy Road from South Unionville Road to Highway 7 East has one and only one high-rise building, i.e. South Unionville Square. How can we say "experiencing rapid pile-up of high-rise buildings".? You may better choose other wordings.

Thanks.

Regards,
Bernard Tang

From: Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>**Sent:** August 2, 2022 11:10 AM**Cc:** Yvonne Sim @ Connection Properties Group <yvonne@connectionpropertiesgroup.com>; Victor Chuang @ Connection Properties Group <victor@connectionpropertiesgroup.com>**Subject:** YRSCC 1265 - Petition against zoning by-law amendment

Dear Owners and Residents,

Please find encl. for your kind attention. Please sign the petition at the concierge, or email us your views if you cannot sign in person, **by Aug 10**.

親愛的業主及住客：

請參照附件。請到放於 LL 層前台之請願信簽名。如果您無法親自簽名，請通過電子郵件將您的意見發送給我們。截止日期為 **8月10日**。

Thanks and Regards,
Winnie Mak
Property Manager
OLCM-L, MRICS, BSc(Hon)
Agents for and on behalf of South Unionville Square
8323 Kennedy Road, Markham, ON L3R 5W7
Onsite Telephone: (905) 305 - 6767



Connection Properties Group

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175 West Beaver Creek Road, Unit #9, Richmond Hill, ON L4B 3M1, Canada

Tel: 905-948-1890 Fax: 905-948-1891

www.connectionpropertiesgroup.com



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

Bing Li <libingo@gmail.com>

Tue, Aug 2, 2022 at 9:09 PM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Cc: "Yvonne Sim @ Connection Properties Group" <yvonne@connectionpropertiesgroup.com>, "Victor Chuang @ Connection Properties Group" <victor@connectionpropertiesgroup.com>

We are supporting the petition.

Thanks,

Jianli Sun & Pei Liu

Unit 1001

From: Winnie Mak @connectionpropertiesgroup.com

Sent: August 2, 2022 11:11 AM

Cc: Yvonne Sim @ Connection Properties Group; Victor Chuang @ Connection Properties Group

Subject: YRSCC 1265 - Petition against zoning by-law amendment

Dear Owners and Residents,

Please find encl. for your kind attention. Please sign the petition at the concierge, or email us your views if you cannot sign in person, **by Aug 10**.

親愛的業主及住客：

請參照附件。請到放於 LL 層前台之請願信簽名。如果您無法親自簽名，請通過電子郵件將您的意見發送給我們。截止日期為 **8月10日**。

Thanks and Regards,

Winnie Mak

Property Manager

OLCM-L, MRICS, BSc(Hon)

Agents for and on behalf of South Unionville Square

[8323 Kennedy Road, Markham, ON L3R 5W7](#)

Onsite Telephone: (905) 305 - 6767



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

Zaid Haba <zaidhaba@hotmail.com>

Tue, Aug 2, 2022 at 10:16 PM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Cc: "Yvonne Sim @ Connection Properties Group" <yvonne@connectionpropertiesgroup.com>, "Victor Chuang @ Connection Properties Group" <victor@connectionpropertiesgroup.com>

Hello,
I have printed the petition and signed it as attached.
Best regards
Zaid Haba
Owner 1126

From: Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>**Sent:** 02 August 2022 11:10 AM**Cc:** Yvonne Sim @ Connection Properties Group <yvonne@connectionpropertiesgroup.com>; Victor Chuang @ Connection Properties Group <victor@connectionpropertiesgroup.com>**Subject:** YRSCC 1265 - Petition against zoning by-law amendment

[Quoted text hidden]



petition.jpg
703K



Winnie Mak @connectionpropertiesgroup.com <winnie@connectionpropertiesgroup.com>

YRSCC 1265 - Petition against zoning by-law amendment

W <leewaley@gmail.com>

Thu, Aug 4, 2022 at 10:12 AM

To: "Winnie Mak @connectionpropertiesgroup.com" <winnie@connectionpropertiesgroup.com>

Hi Winnie,

Thank you for your email,

My name is Wei Li and I am the owner of unit # 528,

I totally support this petition, thank you for your great assistance,

All the best,

Wei

[Quoted text hidden]



YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

To: Dimitri Pagratis, Senior Planner
Planning & Urban Design Department

Re: Plan 21-145907

Thank you for inviting us to participate in the zoning By-law amendment review process.

We are a group of homeowners living 8323 Kennedy Road. Together in unity we are all strongly oppose to the developer's aggressive proposal of multi-phased, multi buildings mixed-use high-rise development, putting up seven low-rise, mid-rise, and podium-point tower buildings with heights from 3 to 41 storeys.

At the same time, the east side of Kennedy Road to South Unionville all the way to Highway 7 were experiencing rapid pile up of high-rise buildings and a big surge of population, and no doubt this particular pocket of land one day will be turned into high density of concrete jungle.

We urge the committee's due diligence to re-evaluate the impact of huge traffic congestion, safety, quietness, cramped space....other environmental issues and consider to plant more community base services and activities centers as well as amenities in the areas to put the quality-of-life interest to balance the rapid and massive development for Markham residents.

We entrust you the Markham future and harmonized living environment.

Please include us in further public meeting prior to your decision.

Sign in petition





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

致：規劃與城市設計部門 – 高級規劃師 Dimitri Pagratis

有關：計劃 21-145907

感謝您邀請我們參與分區章程修訂過程。

我們是一群住在堅尼地道 8323 號的業主。大家強烈反對發展商過於進取的多期、多棟及高層混合用途開發方案，包括建設 7 座低層、中層和高層樓，高度由 3 層到 41 層不等。

與此同時，堅尼地道東至 South Unionville 一直到 7 號公路，已經高樓林立，人口激增，這片土地無疑翻身成為高密度的混凝土叢林。

我們敦促委員會盡職重新評估巨大的交通擁堵、安全、安靜、狹窄空間.....以及其他環境問題的影響，並考慮在這些地區加入更多的社區基礎服務和活動中心以及便利設施，以提高質量生活，以平衡萬錦市的快速和大規模發展，予本市居民。

我們將萬錦未來和和諧的生活環境託付於您。

在您做出決定之前，請讓我們參加進一步的公開會議。

聯合請願書





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON

地址：安省萬錦市堅尼地道 8323 號

Resident Name 居民姓名	Sign 簽名	Date 日期
Rui Jie Sun		August 5, 2022





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

To: Dimitri Pagratis, Senior Planner
Planning & Urban Design Department

Re: Plan 21-145907

Thank you for inviting us to participate in the zoning By-law amendment review process.

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We urge the committee's due diligence to re-evaluate the impact of huge traffic congestion, safety, quietness, cramped space....other environmental issues and consider to plant more community base services and activities centers as well as amenities in the areas to put the quality-of-life interest to balance the rapid and massive development for Markham residents.

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Please include us in further public meeting prior to your decision.

Sign in petition





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

致：規劃與城市設計部門 – 高級規劃師 Dimitri Pagratis

有關：計劃 21-145907

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與此同時，堅尼地道東至 South Unionville 一直到 7 號公路，已經高樓林立，人口激增，這片土地無疑翻身成為高密度的混凝土叢林。

我們敦促委員會盡職重新評估巨大的交通擁堵、安全、安靜、狹窄空間.....以及其他環境問題的影響，並考慮在這些地區加入更多的社區基礎服務和活動中心以及便利設施，以提高質量生活，以平衡萬錦市的快速和大規模發展，予本市居民。

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聯合請願書





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON 地址：安省萬錦市堅尼地道 8323 號		
Resident Name 居民姓名	Sign 簽名	Date 日期
Fungwan Leung		Aug 6, 2022





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

To: Dimitri Pagratis, Senior Planner
Planning & Urban Design Department

Re: Plan 21-145907

Thank you for inviting us to participate in the zoning By-law amendment review process.

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Sign in petition

We object the new Condo development as local traffic will be a major problem to accomodate such a huge number of local residents.

from

John Michael Lee

Theresa Lee

Francis Lee

Local resident and property owner of #912 condo unit, 8323 Kennedy Rd.





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

致：規劃與城市設計部門 – 高級規劃師 Dimitri Pagratis

有關：計劃 21-145907

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聯合請願書





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON

地址：安省萬錦市堅尼地道 8323 號

Resident Name 居民姓名	Sign 簽名	Date 日期





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON 地址：安省萬錦市堅尼地道 8323 號		
Resident Name 居民姓名	Sign 簽名	Date 日期
LYDIA CHEUNG		AUG. 2, 22
A.P. Yan		Aug. 3, 2022
PAUL WONG		Aug 3 2022
XUN GAN		Aug 3, 2022
Elizabeth Yip 區美玲		Aug 2, 2022 2022.8.3
NAIWENZHANG		Aug 2nd 2022
ANISSA YUEN		AUG 2 2022
Kye Leung		Aug 2 2022
MARIA LEUNG		" " "
Made Li		Aug, 3, 2022
MONICA SOONB		Aug 2, 2022
MARK De Guzman		AUG - 2, 2022





YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON 地址：安省萬錦市堅尼地道 8323 號		
Resident Name 居民姓名	Sign 簽名	Date 日期
MOU, WEI JIA		Aug 2/22
IVY Zee K.L.		Aug 03/22
Ronald Karkun		Aug 3rd/22
FUNG MIU LING		8/3/22
Chantelle Hawco		Aug 3/22
周志強	周志強	2022.8.3
LIN LILY		Aug 3/22
Sam Yuen		Aug 4/2022
Wing Yuen Liao		Aug 4/2022
JIANGTAO SITU		Aug 4/2022
Harry Deng		Aug. 4/2022
Winnie Lam		Aug 4/2022
FRANCIS LEE		Aug 4/2022





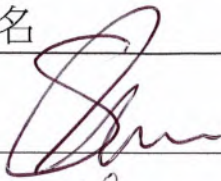
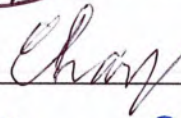
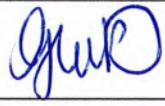
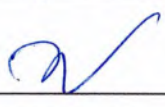
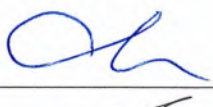
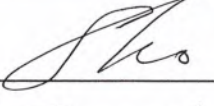
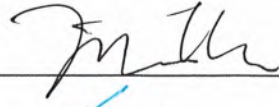


YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON 地址：安省萬錦市堅尼地道 8323 號		
Resident Name 居民姓名	Sign 簽名	Date 日期
Winnie Fung		Aug 3, 2022
Phoebe Li		Aug 4, 2022.
Yim Leung, Li		Aug 4, 2022
KATHERINE LAM		Aug 4, 2022
Nelson Ng		Aug 5, 2022
Di Wang		Aug 5, 2022
KEN HAMR		Aug 5, 2022.
NAIWEI Zhang		Aug 5th 2022
Tinhua Chen		Aug 6, 2022
SAM Luk		Aug 6 2022
Fergus Cheng		Aug 6, 2022
Yu, Yu Zhou		Aug 6, 2022
LUKE		8/10.






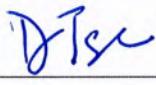

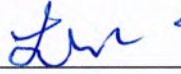
YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1265

Address: 8323 Kennedy Road, Markham ON 地址：安省萬錦市堅尼地道 8323 號		
Resident Name 居民姓名	Sign 簽名	Date 日期
SHARON TRAN		AUG 7, 2022
Biphekan Tran		AUG 7, 2022
Ruoxi Zhao	Ruoxi Zhao	Aug. 7, 2022
Su su	Su su	Aug 7, 2022
Tai Tran	Tai	AUG 8 2022
Grace Luk		AUG 8, 2022
Pei'ing Wang		"
Joseph Y. Chan		Aug. 10, 2022
SOLOMON KO		Aug 9, 2022
Titania Chan		Aug 9, 2022
Shirley Bau		August 9, 2022
Patrick Ng	PN	Aug. 9/22
Reed Zhao		Aug 9, 2022





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Address: 8323 Kennedy Road, Markham ON 地址：安省萬錦市堅尼地道 8323 號		
Resident Name 居民姓名	Sign 簽名	Date 日期
DANNY TSE		AUG. 10. 2022.
D TSE		Aug. 10. 2022
MARK LUK		Aug 10 2022
Levi		8. 11



Henningham, Alecia

:

From: Chris Sauer <sauerchr@gmail.com>

Sent: September 5, 2022 8:56 PM

To: Councillor, Reid McAlpine - Markham

Cc: Deputy Mayor, Don Hamilton – Markham; Regional Councillor, Jack Heath - Markham

Subject: BMW Development

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.

Hi Reid,

I understand that there is a development services meeting tomorrow that has on the agenda the Kennedy Road/BMW item.

I have spoken with a number of community members and the consensus is that the Town has failed to meet its standard for transparency and inclusivity in the communication of this development proposal.

This is the picture of the sign from Kennedy Road:



As you can see, the sign is far back from the road and completely obstructed by posts. There could not be a worse spot for the sign on Kennedy Road. As you know, politicians put their signs at the corner of Helen and Kennedy where they are easily visible. Why is the standard for development notice different?

There is only one other sign on Helen Avenue. This is set far back from the BMW. This gives the impression that the development does not involve the BMW lands.

I have let community members know that we will be looking for your support to highlight this issue to council and move that the signing be redone in a way that is consistent with Town standards for openness and communication, and that this come back to Development Services after the process has been redone.

We have a number of other concerns with the proposal as well, but this should be addressed in due course after the community has been properly informed.

Thanks.

Chris

UNIONVILLE RESIDENTS ASSOCIATION

DEPUTATION REGARDING 8111 KENNEDY ROAD (BMW SITE)

DEVELOPMENT SERVICES PUBLIC MEETING, AGENDA ITEM 4.2, SEPTEMBER 6, 2022

C:/URA-BMW2022-09-06

This is an official deputation of the Unionville Residents Association. We have over 400 member and subscriber households, and try to represent the interests of all residents of Ward 3. Our boundaries include this site and much of Markham Centre. We try to monitor and comment on all major developments in our boundaries, including this one at 8111 Kennedy Rd.

The staff report identifies a preliminary list of 18 matters that need to be assessed, as well as “other matters and issues” yet unidentified. We feel that all of these are important and need to be worked.

Of the 18, the matters that concern us the most are:

- The huge mismatch between this proposal and the heights and densities in the Markham Centre Secondary Plan (MCSP) Update Study. This proposal has 4 high-rise towers (23-41 storeys), a FSI of 5.29 and 1772 dwelling units. In contrast, the MCSP Update has a height range of 6-25 storeys and a FSI of 4, which means presumably about 1000 dwelling units. Unless other developers scale back their plans, highly unlikely, these extra units put pressure on all hard and soft infrastructure within Markham Centre and nearby, such as electrical supply, schools, daycares and community centres. This will affect quality of life for all residents in the area.
- The quantity and need to incorporate commercial/office, retail and community amenity uses, such as daycare. This is a huge issue as all of these other functions are important.
- The appropriate amount of parkland dedication and/or cash-in-lieu of parkland
- Meeting Markham’s affordable housing goals
- Meeting other policy goals in the Updated Secondary Plan, include complete communities, net zero community energy plan, waste handling
- Sun, shadow and wind analysis
- Traffic impacts. Numerous questions here. Will the road network be able to handle the auto traffic? Will adjacent roads, like Helen Ave, need to be widened? Is the width of Street A sufficient to accommodate high quality active transportation facilities, like cycle tracks? We also agree with Councillor McAlpine that 1576 parking spaces for 1772 dwellings, or a ratio of almost 0.9, seems excessive when our city is trying to reduce car usage and when the site is very close to GO and VIVA rapid transit.

Lastly, we note in Councillor McAlpine’s newsletter that this development may not proceed for 10 years or more. We agree with him that undoubtedly there will changes to the proposal between now and then, so why are we collectively expending all this time and energy on the project now?

In summary, we have many many concerns at this stage and will continue to be closely involved as the application moves forward.

Henningham, Alecia

From: Gold, Laura
Sent: Tuesday, September 6, 2022 12:33 PM
To: Henningham, Alecia
Subject: FW: Firmly opposed BMW project!

Laura Gold
Council and Committee Coordinator
Clerk's Department
City of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9W3
(905) 477-7000 ext. 4930

-----Original Message-----

From: Bisera, Leikha <LBisera@markham.ca>
Sent: Monday, September 5, 2022 6:10 PM
To: notifications <notifications@markham.ca>; Gold, Laura <lgold@markham.ca>
Subject: FW: Firmly opposed BMW project!

I believe this is for the sept 6 public meeting.

-----Original Message-----

From: christina law <christy265@gmail.com>
Sent: Saturday, September 3, 2022 7:23 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Firmly opposed BMW project!

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.

Good evening! Sir
My name is Xiaojia Luo,
address at :162 Valentina Dr L3r4r8 unionville I am firmly opposed BMW project!
Thank you!

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution to refer the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision applications back to staff for a report and recommendation:

1. That the report entitled “ PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a multi-building, mixed use development with heights ranging from 3 to 41-storeys and a total of 1,772 residential units, as 8111 Kennedy Road (Ward 3), File No. PLAN 21 145907”, be received.
2. That the Record of the Public Meeting held on September 6, 2022 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, be received.
3. That the applications by 8111 Kennedy Road Markham Inc. for a proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications (PLAN 21 145907), be referred back to staff for a report and a recommendation.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution if proposed amendments are to be enacted without further notice:

1. That the report entitled “ PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a multi-building, mixed use development with heights ranging from 3 to 41-storeys and a total of 1,772 residential units, as 8111 Kennedy Road (Ward 3), File No. PLAN 21 145907”, be received.
2. That the Record of the Public Meeting held on September 6, 2022 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, be received.
3. That the applications by 8111 Kennedy Road Markham Inc. for a proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (PLAN 21 145907) be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted and that the Draft Plan of Subdivision and conditions of draft plan approval be approved without further notice.

4. That staff be authorized and directed to do all things necessary to give effect to this resolution.