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May 24, 2023.

Mr. Clement Messere, RPP.,
Development Manager, West District
and
Mr. Stephen Lue, RPP.,
Senior Development Manager,
City of Markham.

Re: **May 30, 2023, Development Services Committee**
Item 8.3, Condor Properties Ltd.

The urban planning consulting firm, Augusta National Inc., acts on behalf of Catholic Cemeteries & Funeral Services-Archdiocese of Toronto, registered owners of Holy Cross Cemetery.

In response to RECOMMENDATION REPORT, Red Line Revision Application submitted by Condor Properties Ltd. to change Draft Approved Plan of Subdivision 19TM-18006 and its conditions, please be advised, that our Letter of Objection, dated April 25, 2022, addressed to Transit Oriented Communities Secretariat and Members of Markham City Council, remains outstanding.

Notwithstanding, that we appreciate the orientation of Block 'A' buildings two towers of 46 and 49 stories in height with balconies facing away from Holy Cross Cemetery, the following items must be addressed:

- Detailed and fully dimensioned cross sections at various intervals along South Boulevard are required. This will detail the proposed grade differences which may necessitate in some sections, a 33 feet high retaining wall facing Holy Cross Cemetery. The cross sections must also detail a noise attenuation fence and corresponding Noise Attenuation Study to mitigate noise generated by public transit buses along the South Boulevard;
- Pomona Creek Storm Water Management Report is required to ensure mitigation of the existing Holy Cross Cemetery flood conditions during various storm frequencies. Continuation of the perpetual flooding condition is not acceptable.
- Due to the proposed density, A Traffic Impact Analysis is required for Holy Cross Cemetery points of ingress and egress on Yonge Street and Langstaff Road. Conditions of approval for Plans of Subdivision and/or Site Plans will require that the 'TOC' Proponents, at their sole expense, will design, supply and install all intersection

improvements, including signalization, acceleration and deceleration lanes and dedicated turning lanes, at these two (2) locations.

We look forward to a mutually convenient in person meeting attended by Condor Properties Ltd., City and Province to address the above-noted matters.

Regards:

A handwritten signature in black ink that reads "Mike Everard". The signature is written in a cursive style with a large, sweeping initial "M".

Mike Everard, M.Sc., RPP.,
Principal.

Copy: Mr. Ron Hendrix, Catholic Cemeteries.