

**From:** Frederick Woo

**Sent:** Friday, December 8, 2023 11:22 AM

**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>

**Cc:** Arulanantham, Rajeeth <[RARulanantham@markham.ca](mailto:RARulanantham@markham.ca)>; Gold, Laura <[lgold@markham.ca](mailto:lgold@markham.ca)>; Henningham, Alecia <[AHenningham@markham.ca](mailto:AHenningham@markham.ca)>

**Subject:** Re: Proposed Hilton Hotel vacant lands high rise residential development at 8500 Warden Ave, Markham Centre to be discussed at DSC meeting on Dec 12, 2023 (the "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.**

On Dec 8, 2023, at 11:02 AM, Frederick Woo wrote:

Dear Sirs :

Please add my attached written deputation of Dec 8, 2023 including the enclosed colour rendering to the agenda for Committee review prior to the meeting on Dec 12, 2023. The said written deputation of Dec 8, 2023 supersedes my previous two written deputation of Dec 1 and 7, 2023.

Re. Frederick Woo written deputation (revised) of Dec 7, 2023 on the "Point Towers" option for Dec 12 DSC meeting on Hilton Hotel development

Mr. Chairman, Mayor and Committee Members.

Good day. My name is Frederick Woo speaking with architect background in my home city Government over half a century ago and with experience as project manager on developments in GTA for over three decades thereafter.

The "Point Towers" option being completely different from the 5 SLAB BUILDINGS configuration ranging from 40 to 55 storeys shown on the Site Plan in City notifications to me for tonight meeting was in my hands unofficially thru a colour rendering just on last Dec 5. Hoping it has been circulated to owners as required.

The colour rendering does not represent the real situation of existing buildings and environment in such prominent location. Case in point, the rendering shows three point towers at the back of the Hotel, fronting on the south side of Clegg Road. The reality is there is only one mid-rise slab building up to 18 storeys near Warden Ave adjoining

a mid-rise slab building of 10 storeys.

As mentioned in my previous emails to you, a to-scale block model showing the development having 6 buildings 5 of which are point towers should be made to let the community and DSC have a genuine grip of this important but ambitious development to 55 storeys apparently overpowering the existing and new buildings, and the environment. The development is unique in the area. Model is done on developments of significance in the Architect profession.

I suggest DSC decision and or voting on the development should await the block model etc. so that the community be given an opportunity to comment on the development.

Trusting parking will be self-sufficient to cater for existing Hotel facilities and the development to avoid undesirable vehicles from Hotel lands spilling to neighbouring properties parking due to parking shortfall.

I would like to add that to-scale block models were made in my 4 concert halls and I grand theatre in quality as Roy Thomson Hall and Four Seasons Centre for the Performing Arts in downtown Toronto, mostly opened by members of the Royal Family of the United Kingdom. A block model was made over 15 years ago as requested by residents of Richmond Hill at the time the new sanctuary in my Church on Bayview south of Major Mac was mooted for the purpose of City approval. Hence, to-scale models are in the Architect profession do serve a genuine purpose, ie, for the community to comprehend.

Thanks for listening.

From Frederick Woo  
Dec 8, 2023

**From:** Frederick Woo

**Date:** December 6, 2023 at 7:41:12 AM EST

**To:** [jjones@markham.ca](mailto:jjones@markham.ca)

**Cc:** Mayor Scarpitti <[MayorScarpitti@markham.ca](mailto:MayorScarpitti@markham.ca)>, [michaelchan@markham.ca](mailto:michaelchan@markham.ca), [JLi3@markham.ca](mailto:JLi3@markham.ca), [rmcalpine@markham.ca](mailto:rmcalpine@markham.ca), [krea@markham.ca](mailto:krea@markham.ca), [AKeyes@markham.ca](mailto:AKeyes@markham.ca), [ilee@markham.ca](mailto:ilee@markham.ca), [ritchlau@markham.ca](mailto:ritchlau@markham.ca), [GCescato@markham.ca](mailto:GCescato@markham.ca), Laura Gold <[lgold@markham.ca](mailto:lgold@markham.ca)>, Erica Alligood <[EAlligood@markham.ca](mailto:EAlligood@markham.ca)>, Alecia Henningham <[AHenningham@markham.ca](mailto:AHenningham@markham.ca)>, [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)

**Subject: Fwd: Proposed Hilton Hotel vacant lands high rise residential development at 8500 Warden Ave, Markham Centre to be discussed at DSC meeting on Dec 12, 2023 (the "Proposal")**

Re. Another building design for the Proposal

Dear Regional Councillor Jim Jones  
Chair, Development Services Committee :

Ref. my attached email to you of Dec 5, 2023 enclosing a colour rendering showing ANOTHER design configuration for the Proposal of 5 high-rise condo buildings 4 of which are point towers (the "Point Towers") - height unknown.

In this light, I submit as follows my another written deputation for the "Point Towers" option should it be presented at the Dec 12 DSC meeting.

Re. Frederick Woo written deputation on the "Point Towers" option for Dec 12 DSC meeting on Hilton Hotel development

Mr. Chairman, Mayor and Committee Members.

Good day. My name is Frederick Woo speaking with architect background in my home city Government over half a century ago and with experience as project manager on developments in GTA for over three decades thereafter.

The "Point Towers" option being completely different from the 5 SLAB BUILDINGS configuration shown on the Site Plan in City notifications to me for tonight meeting was in my hands unofficially thru a colour rendering just on last Dec 5. It apparently has NOT been circulated to owners as required in the Planning Act, within certain radius of subject lands - I believe 100m radius.

The colour rendering does not represent the real situation of existing buildings and environment in such prominent location. Case in point, the colour rendering shows three point towers at the back of the five “Point Towers” and fronting on the south side of Clegg Road. The fact is there is only one mid-rise residential building up to 18 storeys near Warden Ave adjoining a mid-rise residential building of 10 storeys.

I believe conceptual site plan for the “Point Towers” option has NOT been circulated to owners as required in the Planning Act.

No mention at all on the number of parking spaces provided for the “Point Towers” option.

Accordingly, the community has NOT had an opportunity to comment on the “Point Towers” option.

As mentioned in my previous emails to you, a to-scale block model showing the “Point Towers” should be made to let the community and DSC have a genuine grip of the development relative to the existing and new buildings, and the environment. This is done on developments of significance in the Architect profession.

I suggest DSC decision and or voting on the development should await the block model and conceptual plans etc. so that the community be given an opportunity “to weigh in on the development”.

Thanks for listening.

From Frederick Woo  
Dec 6, 2023

**From:** Frederick Woo

**Sent:** Tuesday, December 5, 2023 11:05 PM

**To:** Regional Councillor, Jim Jones - Markham <[jjones@markham.ca](mailto:jjones@markham.ca)>

**Cc:** Mayor Scarpitti <[MayorScarpitti@markham.ca](mailto:MayorScarpitti@markham.ca)>; Deputy Mayor & Regional Councillor, Michael Chan - Markham <[michaelchan@markham.ca](mailto:michaelchan@markham.ca)>; Councillor, Reid McAlpine - Markham <[rmcalpine@markham.ca](mailto:rmcalpine@markham.ca)>; Councillor, Karen Rea - Markham <[krea@markham.ca](mailto:krea@markham.ca)>; Regional Councillor, Joe Li - Markham <[JLi3@markham.ca](mailto:JLi3@markham.ca)>; Councillor, Andrew Keyes - Markham <[AKeyes@markham.ca](mailto:AKeyes@markham.ca)>; Councillor, Isa Lee - Markham <[ilee@markham.ca](mailto:ilee@markham.ca)>; Councillor, Ritch Lau - Markham <[ritchlau@markham.ca](mailto:ritchlau@markham.ca)>; Cescato, Giulio <[GCescato@markham.ca](mailto:GCescato@markham.ca)>; Gold, Laura <[lgold@markham.ca](mailto:lgold@markham.ca)>; Alligood, Erica <[EAlligood@markham.ca](mailto:EAlligood@markham.ca)>; Henningham, Alecia <[AHenningham@markham.ca](mailto:AHenningham@markham.ca)>

**Subject:** Proposed Hilton Hotel vacant lands high rise residential development at 8500 Warden Ave, Markham Centre to be discussed at DSC meeting on Dec 12, 2023 (the "Proposal")

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Re. Which conceptual design to be discussed  
at DSC Dec 12meeting

Dear Regional Councillor Jim Jones  
Chair, Development Services Committee :

Ref. my email to you of Dec 5, 2023 on the subject Proposal, please find attached a colour rendering showing 5 proposed buildings for the development as received today (Dec 5) being completely different from the 5 SLAB BUILDINGS cited in my written deputation of Dec 1, 2023 and email.

I opine the colour rendering borders upon the absurd as it does NOT present the correct SCALE and condition of existing buildings. Case in point, the back of the proposed buildings do NOT reflect the TRUE existing mid-rise condos on the south side of Clegg Road in any shape or form. They are NOT in 3 point towers shown in the rendering, but just one around 18 storeys mid-rise linked to a 10 storeys condo building. I have been watching these existing buildings 6 days weekly for the past 3 years from Hilton Hotel gym.

That is why, as I have written, renderings are not realistic for the intended purpose. To-scale block model as mentioned in my written deputation and email should be the answer to reflect the truth.

Per the foregoing, DSC must NOT vote on the Proposal on Dec 12, as

there are too many issues as yet to satisfy the community and DSC that has the obligation to handle projects in a proper and professional manner.

Laura : Please copy this email and the attached colour rendering to Regional/Ward Councillors not in "Cc" above.

Best regards,  
Frederick Woo

