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From: Sarantos K. Aivaliotis

Sent: Tuesday, December 5, 2023 9:43 PM

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

Subject: Comments on the Proposed Redevelopment of the Hilton Hotel site at Highway 7 and Warden Avenue

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Hello,

My name is Sandy Aivaliotis and I have lived in Markham for over 26 yrs. I love our City.

Over the years I have supported most of the development initiatives. I believe Markham has reached the point where any proposals for further development, especially around the new downtown (Hwy 7, Warden, Enterprise, and Old Unionville Road) and the Markville Mall area, should be first backed up by a definitive plan for necessary infrastructure, community services, health services, schools, effective police and fire protection.

In my view it is no longer sufficient to see glossy architectural drawings without the necessary back up plan and information for residents to have a proper evaluation of the impact of each development. Truly, please consider this as a necessary step given the current state of existing development in Markham, before we pursue new development. Failing to do that, Markham will become a heaven for overbuilding by aggressive developers who are not accountable for the state of traffic, health services, schooling, safety, and quality community living in our beautiful City. If we do not entrench this as a necessary step for starting with the entire infrastructure, intrinsically, Markham will be seeing as encouraging overdevelopment.

As to the proposed plan for the Hilton site, in my view:

- a) It should be rejected unless we have clear infrastructure plan (as outlined above).
- b) I think the design is very dense with very little space for park - the current provision for a small park is a poor misdirection attempt from the developer and at best can be characterized as inadequate
- c) From the design point of view, while modern and exotic or futuristic looking, sadly it looks out of place with the surrounding architecture
- d) I will not get into the details about over crowding at our hospital, excessive traffic around that intersection and also at Hwy 7 and McCowan Road as I am sure we have all experience it every working day.
- e) Finally, where is the Hilton Hotel!- one of the Markham Landmarks - It is engulfed and suffocated the 50+ store towers around it.

I respectfully ask the Committee and the City Council to reject the plan and focus on the infrastructure needed to support this and other new developments

Respectfully,

Sandy K. Aivaliotis