

From:

Sent: Wednesday, January 17, 2024 11:53 AM

To: Regional Councillor, Jim Jones - Markham <jjones@markham.ca>; Gold, Laura <lgold@markham.ca>; Mayor Scarpitti <mayorscarpitti@markham.ca>

Cc: Regional Councillor, Joe Li - Markham <joeli@markham.ca>; Haulover Investments Ltd; Councillor, Keith Irish - Markham <kirish@markham.ca>; Councillor, Karen Rea - Markham <krea@markham.ca>; Taylor, Andy <ataylor@markham.ca>; Hutcheson, Regan <rhutcheson@markham.ca>; Alligood, Erica <ealligood@markham.ca>

Subject: Submission #2 on behalf of 7951 Yonge Street > January 23, 2024 DSC at 9:00 AM Re: 9.2 RECOMMENDATION REPORT, INTENTION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, 7951 YONGE STREET, THORNHI...

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Good day Members of Council and DSC:

Further to our earlier submission to DSC (and Heritage Markham), we note that the agenda item (see below) removes Mr. Manning from this matter and replaces him with P. Wokral.

It remains unclear to the landowner what role P Wokrol played in changing the words to the Schedule C OReg evaluation without explanation to the owner.

We learned that a Mr. Duncan was involved but not attributed any credit to the HM staff change in opinion in December 2023, nor the proposed statement of significance prepared by someone at HM????

Plagiarism emanating from the City's heritage planning department is a serious matter that undermines Staff's recommendation below.

Strong objection is taken to the recommendation below.

9.2

RECOMMENDATION REPORT, INTENTION TO DEMOLISH A PROPERTY LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, 7951 YONGE STREET, THORNHILL, SAMUEL FRANCIS HOUSE (16.11)

R. Hutcheson, ext. 2080 / **P. Wokral**, ext. 7955

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1. That the January 23, 2024, report titled, "RECOMMENDATION REPORT, Intention to Demolish a Property Listed on the Markham Register of Property of Cultural Heritage Value or Interest, 7951 Yonge Street, Thornhill, Samuel Francis House", be received; and,

2. That Council does not support the proposed demolition of the Samuel Francis House at 7951 Yonge Street, Thornhill; and,
3. That as recommended by the Heritage Markham Committee, the Samuel Francis House be approved for designation under Part IV, Section 29 of the *Ontario Heritage Act* as a property of cultural heritage value or interest including a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes; and,
4. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate the property, as per the requirements of the *Ontario Heritage Act*; and,
5. That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption; and,
6. That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the matter return to Council for further consideration; and,
7. That if the intention to designate proceeds and there are any appeals of the designation by-law, the Clerk be directed to refer the proposed designation to the Ontario Land Tribunal ("OLT"); and,
8. That if the designation is referred to the OLT, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the OLT in support of Council's decision to designate the property; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

The recommendation is also inconsistent with City's OP policy 8.3.4 which is supposed to be **a priority location** for development.

This statement was put in place long before the housing crisis began in the City of Markham.

along arterial road frontages with the portion of the building above the podium set back from the street-related building front; and
e) other criteria as identified in plans approved by Council.

8.3.4 Mixed Use High Rise

Lands designated 'Mixed Use High Rise' are priority locations for development where the greatest levels of intensification are intended to take place within Markham. For the most part these areas are located along Highway 7, Yonge Street, and Markham's two urban growth centres: the Langstaff Gateway and Markham Centre. It is intended that the 'Mixed Use High Rise' designation be limited to intensification areas unless otherwise established through a secondary plan or comprehensive block plan.

Most existing sites are occupied by larger scale retail development or are underused and undeveloped. These areas are located adjacent to the highest order transit services planned for Markham. The potential for the redevelopment of these existing areas into attractive, liveable, high density urban environments with a full mix of uses and range of building types is significant.

'Mixed Use High Rise' areas within the urban boundary will provide retail and service functions for large populations intermixed with high density residential and office uses. In addition to accommodating significant amounts of residential intensification, these areas have the potential to provide major opportunities for office employment by virtue of their high levels of existing or planned transit access.

The redevelopment of existing 'Mixed Use High Rise' areas will take place over a number of years. It will be important to understand how development in these areas will be phased, and to design municipal services accordingly.

The redevelopment of these areas will be based on achieving complete communities with priority for active transportation opportunities. New buildings on lands designated 'Mixed Use High Rise' will generally be aligned along public streets with consistent setbacks and designed to respect transitions in height to adjacent low and mid-rise areas. New buildings will generally be street-related and integrate attractive open spaces and community infrastructure, as appropriate, to serve Markham residents. Buildings will be designed to respect sunlight, view and privacy of adjacent buildings. In areas where existing high-rise buildings are located, infill developments that create a street frontage and improve the

Section 8.3.4 subject to Area/Site Specific Appeal Nos. 15 (Issue 122), 18 (Issue 125), 19 (Issues 129, 258, 259, 260, 262) and 21 (Issue 138, 139) 22 (Issue 280v)), and 24 (Issue 286)

Mixed Use High Rise areas are priority locations for intensification and will provide retail and service functions for large populations intermixed with high-density residential and office uses.

Staff's recommendation should be rejected as it is absurd and unsupported by any objective analysis from Markham Heritage Staff.

Thank you.

Jeffrey E Streisfield, BA LLB MES

Principal and Founder of:

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