

From: Elizabeth Janz
Sent: Friday, January 19, 2024 12:02 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: 7509-7529 Yonge Street Redevelopment Proposal

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I wish to address members of Markham Council at this meeting.

I am pleased to request time to speak at the meeting. I would appreciate remote access if possible. please notify the City Clerk in advance with an email to clerkspublic@markham.ca.

in addition please find my written submission

To Markham City Council

We support the council's refusal of the proponent application. The planning report is a good starting point of why the proposal needs to be refused.

Any redevelopment and infilling within existing communities should be well planned and should include detailed plans prior to consideration of an amendment to ensure that the amendment and zoning are complimentary to and well planned with the existing communities, services and land use constraints prior to a proponent seeking approval of a generic increase in density and land use. How can we fully participate unless we can see and comment on the actual development to be established at the site. This proponent is not interested in the community only the increased value associated with maximizing density for resale. I can not support changes that are so undefined and open ended for an infill in a highly residential community.

We will continue to oppose the proposed amendment and rezoning to allow before any amendments to the OP and zoning are submitted for review. We are adamantly opposed to the proposed change in the Official Plan to permit 60 storey towers at 7509-7529 Yonge Street.

We support withdrawal of any proposed OPA and rezoning without detailed proposal, along with supporting environment, social and technical reports for the site's redevelopment to ensure redevelopment of the site can be understood by the community, what it will look like and what impact it will have on the community and services within the community. This is not a "green field" location but an infill.

We formally request the below issues associated with site be addressed as part of any proposed OP amendment and rezoning for redevelopment at this location:

1) Markham has no buildings currently 60 stories in height. In Toronto's downtown core, only has about a dozen buildings with 60 stories or more. Toronto has located structures of this height in its core in a highly urbanized areas which Markham ward 1 is not. Markham ward 1 is abutting Yonge street and includes historic Thornhill. This area has a low rise residential character as was intended under the current OP and should remain. The redevelopment of the site should continue to protect the character of the community and old Thornhill.

2) World on Yonge is 31 stories and even at that height is not congruent with the area. It towers above the mixed uses within the area which is highly commercial, and industrialized with some residential. It is also significantly distanced from historic Thornhill. World on Yonge is located south of the train yard overpass - giving physical and visual separation between the existing low to mid rise development north of the bridge. World on Yonge has commercial development across from its location. It also has a large separation between its location and most of the low density housing located within its envelope (which is south of the bridge) whereas this proposed OP amendment and rezoning will abut low to mid rise residential. 60 stories at this location without any of the buffers is clearly an unreasonable planning decision.

3) Can fire protection services to buildings of these heights without purchasing new equipment? What is the cost of providing fire services to buildings of this size?

4) Parking from the low to mid rise buildings already have taken up most of the street parking in the area. Unless you are thinking that the site can support 20 plus levels of underground parking for residential and commercial uses, how does the proponent propose to manage pressure?

5) Traffic will increase along with safety concerns at the schools in closest proximity to the site as well. Has the child safety and increased traffic been accounted for?

6) Do we have enough school spaces to accommodate the pressures from the proposed residential increases? and does development of the site have anticipated impacts to the size of roads servicing Ward 1?

7) What are the cost of providing increased policing associated with commercial and residential increases under this proposal?

8) only 13 buildings in the core of Toronto are more than 60 stories of residential; do we really support 60 storey developments outside of the main core of the GTA when even Toronto has few of this height?

9) What public parkland is being created for Ward 1 if any new development is permitted on the site? How will community services be increased to accommodate increases as result of development of the site?

10) What impact will the development have on water, waste and other municipal services? Will we see any delays and interruptions to critical services including water? How will construction be managed so as not to adversely impact the community?

We ask that any amendment and rezoning of this site be refused until and subject to public review of detailed design for redevelopment of the site. Until a proponent is prepared to commit how it proposes to redevelop the site in detail (from an environment, economic, social and cultural perspective along with technical documents), the site should not be amended or rezoned.

Thank you

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