

From: Frederick Woo

Date: February 25, 2024 at 7:51:07 PM EST

To: Erica Alligood <EAlligood@markham.ca>

Cc: Laura Gold <lgold@markham.ca>, Alecia Henningham <AHenningham@markham.ca>

Subject: Development Services Committee hybrid meeting on March 05, 2024 about Official Plan and Zoning By-Law Amendment Applications for Hilton Hotel at 8500 Warden Ave., Markham (Ward 8)

Ms. Erica Alligood
Election and Committee Coordinator
Legislative Services, Markham

Dear Erica :

Thanks for your email to me of Feb. 23, 2024 about the subject Applications.

Please find hereinafter for your perusal my written deputation of Feb. 25, 2024 for come March 05 DSC meeting that I'll deliver at the meeting.

Best regards,
Frederick Woo

February 27, 2024

Re. Frederick Woo's written deputation for DSC public meeting
on March 05, 2024 about Official Plan and Zoning By-Law
Amendment Applications for Hilton Hotel at 8500 Warden Ave.

Mr. Chairman, Mayor and Councillors.

Good morning. My name is Frederick Woo.

Thanks to Mr. Joseph Silva, Treasurer of City of Markham, email to me of February 22, 2024 advising the Province's target to build 1.5 million homes over 10 years, 44,000 of which are targeted for Markham. This reflects the dynamic of the City. As evidenced in community information meetings or notices of Zoning Bylaw Amendment Application installed or Council public meeting in our neighbouring City etc., there will be considerable residential mixed use developments from Markville area to Bayview along HWY 7 E with a proposed development of over 4,000 residential units plus retails in a hotel vacant lands at the northeast of HWY 7 E and Leslie St. in Richmond Hill. These exclude proposed developments in lands in Buttonville Airport and outside HWY 7 E.

Residents at last January community information meeting on Markville Mall vacant lands development expressed concern on and the need for requisite infrastructure improvements for :

1. health care, hospital, family doctors shortfall,
2. education,
3. senior care,
4. transportation, ie. more public transit, etc.

to align with population growth and proposed developments referred to in order that sustainable infrastructures will be made available in good time to serve the community.

To conclude, DSC should not review the subject Application in isolation without due regard to other developments along HWY 7 E from Markville areas to Bayview, developments in lands in Buttonville Airport and outside HWY 7 E, and the hotel vacant lands development at the intersection of HWY 7 E and Leslie in Richmond Hill.

A wise mind has reminded as follows :

“Majority of traffic goes west and/or south..... Traffic from all directions in the East will affect others. Things may not go a certain way and we all feel disappointed when that happens”

Should that happen, improvements may be cost or technically prohibitive.

Residents may then suffer and blame the City for OVER BUILT.

Thanks for listening.

From : Frederick Woo

Sent from my iPad

From: Frederick Woo

Sent: Sunday, February 25, 2024 2:21 PM

To: Mayor Scarpitti <MayorScarpitti@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>

Cc: Regional Councillor, Jim Jones - Markham <jjones@markham.ca>; Deputy Mayor & Regional Councillor, Michael Chan - Markham <MichaelChan@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Ritch Lau - Markham <ritchlau@markham.ca>; Henningham, Alecia <AHenningham@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; Alligood, Erica <EAlligood@markham.ca>; Silva, Joseph <JSilva@markham.ca>

Subject: Fwd: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street in Richmond Hill - Resubmission for Sheraton Hotel vacant lands ("Modified Proposal")

Re. Development Services Committee public meeting on
March 05, 2024 between 9:30am and 3:00pm about
Official Plan and Zoning Bylaw Amendment Applications
for a residential mixed use development in Hilton Hotel
vacant lands at 8500 Warden Ave.

Dear Mayor Scarpitti
Councillor McAlpine
Councillor Rea :

Further to my email to you of Feb 23, 2024 on Mr. Joseph Silva, Treasurer of Markham, email to me of Feb 22, 2024 about health care infrastructure improvements including hospital expansions and requisite reconciliation of family doctor shortfall etc. for the population growth in the next 10 years and beyond, please find attached communications between Ms. Katherine Faria, Senior Planner of City of Richmond Hill, and me about the said Modified Proposal for Sheraton Hotel lands, the contents in which are self-explanatory.

Sheraton Modified Proposal entails approx over 4,000 residential units plus additional retails.

I have been using the gym. in Hilton for the past over 15 years virtually 6-7 days weekly and thus enjoying HWY 7 E traffic from Bayview (near my residence) to Hilton. The traffic has been getting busy in recent days according to residents and me.

May I suggest, with the developments planned for the next 10 years and beyond from Markville areas to Bayview along HWY 7 E thru Sheraton, that DSC come Feb 05 meeting should NOT just review the Applications in isolation but take into account the said developments and redevelopment in Buttonville Airport lands in order that, as requested by the community, requisite and sustainable infrastructures (ie, health care including hospitals, education, transportation including more public transit, family doctors etc.) will align with

the population growth and expanding developments that by large rest with Ward 3 and 4 apparently.

The above were derived from wise minds caring for the City.

I shall deliver a brief live deputation along with the above at the March 05 meeting.

Mayor Scarpitti : I believe you still recall, upon my request in last June, that you are waiting from Richmond Hill for the Modified Proposal conceptual drawings for Sheraton to review impact of the Modified Proposal on :

- a. parking lots in buildings in Markham at HWY 7 E and Leslie intersection due to apparent inadequate parking being provided in the Modified Proposal possibly inviting vehicles from Sheraton lands spill to Markham referred to;
- b. traffic on HWY 7 E around the intersection at item a. that the two cities, Richmond Hill and Markham, lie.

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

Erica : Please note my live deputation in the last para.

Best regards,
Frederick

Sent from my iPad

From: Frederick Woo

Date: February 14, 2024 at 8:46:59 AM EST

To: Katherine Faria

Cc: David West; Godwin Chan; Joe DiPaola; Carol Davidson; Scott Thompson; Castro Liu; Karen Cilevitz; Michael Shiu; Simon Cui; Sandra DeMaria; aaron pun

Subject: Re: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street - Resubmission ("Modified Proposal")

Re. Justification for a Second Public Meeting
for the Modified Proposal

Dear Katherine :

Good morning.

Upon reviewing my past numerous emails to Mayor West since last May 16 statutory public meeting about the original proposal and to be accurate, please be advised that the INFLATED lands area for the proposal cited in paras 2., 3. and 4. in my attached reply email to you of Feb 13, 2024 was raised in para 6. in my reply email to Mayor West of May 18, 2023, not copied other members of Council nor Staff, but "Bcc" few residents in the community.

I'll send you for record a copy of the May 18 email to the Mayor immediately after this email.

Best regards,
Frederick

Sent from my iPad

On Feb 13, 2024, at 6:44 PM, Frederick Woo wrote:

Re. Justification for a Second Public Meeting
for the Modified Proposal

Dear Katherine :

Thanks for your attached email to me of Feb 13, 2024.

Despite a Statutory Public Meeting has been held (on May 16, 2023) as cited in your email, a Second Public Meeting should be convened for the Modified Proposal for reasons cited in my previous emails to Mayor West of May 24, 2023 and to you. More importantly, my attached email to you of Feb. 4, 2024 reminds, according to a resident in the community, that

subject lands of the original proposal have included the lands belonged to the existing TWO condos to the north of the Hotel, ie., 9015 and 9017 Leslie St., Richmond Hill.

From experience in my CONDOMINIUM CORPORATION YRSCC No. xxxx in Markham but at very close proximity to subject lands in which I sat on its board of directors for over 13 years, lands of 9015 and 9017 Leslie St. do NOT belong to the Hotel lands owner, but YRSCC Nos. of 9015 and 9017 Leslie St.

With due respect, Staff should have picked up the the said over rated lands area for the original proposal that should NOT have been tabled at last May 16 STATUTORY PUBLIC MEETING under the circumstances. The area of subject lands for the Modified Proposal as required by Council should be reassessed taking into account of the foregoing. Hence, in a nutshell, last May 16 Statutory Public Meeting was held PREMATURELY apparently.

You have to be mindful that with the NINE towers sitting on podiums in the Modified Proposal, as in the original proposal, the developer is apparently asking for HIGHER DENSITY for the Modified Proposal. This I have pointed out to you in my previous email.

To conclude, it stands to reason for a Second Public Meeting, statutory or not. The community is keen for weighing in on the Modified Proposal thru the said Meeting.

Best regards,
Frederick

Sent from my iPad

From: Frederick Woo

Sent: Sunday, February 4, 2024 11:54 PM

To: Katherine Faria

Cc: David West; Godwin Chan; Joe DiPaola; Carol Davidson; Scott Thompson; Castro Liu; Karen Cilevitz; Michael Shiu; Simon Cui; Sandra DeMaria; aaron pun

Subject: Fwd: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street - Resubmission ("Modified Proposal")

Dear Ms. Faria :

Reference my attached email to you of Feb 4, 2024 on the Modified Proposal.

I would like to revisit the grave concern from a resident at last May 16 Council public meeting that residents in the original proposal represents approx. 5% of the City population. As the residential component in the Modified Proposal attached has not reduced significantly in magnitude, the said 5% may still be applicable in the Proposal in the apparent small pocket of lands. Please give some thought on whether Planning Department has concern on DENSITY.

Best regards,
Frederick Woo

Sent from my iPad

Begin forwarded message:

From: Frederick Woo

Date: February 4, 2024 at 11:19:40 PM EST

To: Katherine Faria

Cc: David West; Godwin Chan; Joe DiPaola; Carol Davidson; Scott Thompson; Castro Liu; Karen Cilevitz; Michael Shiu; Simon Cui; Sandra DeMaria; aaron pun

Subject: Fwd: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street - Resubmission ("Modified Proposal")

Dear Ms. Faria :

Thanks for the modified conceptual drawings in the Modified Proposal vide your attached email to me of Feb 2, 2024 that I presume is a direct result of my email to Mayor David West of Jan. 31, 2024 regarding statutory public meeting for the Modified Proposal. My Jan 31 email is a follow up on my email to Mayor West of May 24, 2023 subsequent to last May 16 Council public meeting on the proposed development.

I have had a glance thru the Modified Proposal that with deep regret does NOT address my emails to Mayor West of May 24, 2023 and Jan 31, 2024 in any constructive manner. This oversight should cause serious concerns to the community. The general layout of the towers on podiums has NOT changed. Tower 4 and Tower 5 at very close proximity to the existing two condos in the north (9015 and 9017 Leslie St.) causing grave concern to the condo residents at last May 16 Council public meeting and that are required to be drastically modified as recommended by the concerning Ward Councillor at the said public meeting due to residents grievances on "facing blank walls" have only been reduced from 35 and 42 storeys tower respectively to 29 storeys towers sitting on 6 storeys podiums. This adjustment falls short of addressing residents grievances.

Furthermore, none of the items briefed in my Jan 31 email to Mayor West have been dealt with in the modified proposal. Cases in point,

1. provision of requisite lockers for residential units,
2. adequate parking to serve Hotel functions, residential units etc.,
3. adequate parklands to meet the magnitude of residential units,
4. elect. vehicles charging as required by applicable Condominium Act, unless EV charging at every parking spot for residential units are provided by the developer,
5. traffic concern along HWY 7 E due to introducing an additional vehicular entrance between Leslie and East Beaver Creek intersection.....

Your email provides "the resubmission (Modified Proposal) has been circulated to City departments and external agencies and is still under review".

I am happy to note from your email that "no decisions have been made at this time with respect to this application". Indeed, NO decisions should be made by Council after its public meeting for the Modified Proposal addressing all the requisite design features highlighted in my emails referred to, among

others from the community at last May 16 Council meeting, have been duly convened after satisfactory review process by City departments and external agencies.

As the modification is quite substantial, a Council public meeting should be convened to allow the community to weigh in on the Modified Proposal. In addition, per my suggestion in last May 16 public meeting, a to-scale block model on the existing and future buildings should be made for the community to have clear grip of the Modified Proposal that is complexed in relation to the surrounding buildings and environment.

In this light, residents should be permitted to speak for more than 5 minutes and respond to Councillors opinions, as I have suggested in my email to Mayor West of May 24, 2023.

I urge the Planning Department to ensure that all concerns raised are addressed comprehensively before any decisions are made by Council regarding the Modified Proposal. It is imperative that the planning process is working for the best interest of the community and ensures that the development aligns with the needs and aspirations of the community.

Thank you very much for your attention to the subject matter. I look forward to a comprehensive and equitable resolution to the issues raised, and Council public meeting for the Modified Proposal.

Best regards,
Frederick Woo

Sent from my iPad