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Sent: Tuesday, March 19, 2024 1:54 PM

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Subject: Deputation for March 20 2024 Council Meeting

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Dear Council Meeting Chair and the City Council,

I noticed there will be a Council Meeting on coming Wednesday, March 20. I have questions for our city council and planner regarding the Hilton Hotel OLT appeal. Considering I am allowed 5 minutes only to speak, therefore I am forwarding my queries herein below for your advanced attention.

Since the first time I learned of the Hilton Hotel redevelopment project at the December 12, 2023 DSC meeting, I spoke out there to support Councillor Isa Lee's motion on the approval deferral, which has given Councillor McAlpine and her an opportunity to host the community meeting for public feedback. The motion was also supported by Frank, and adopted by the Council. Meanwhile I joined the URA as a member, and obtained further background information about this controversial project from the association. Note all attached are from public-accessible documents posted at OLT.

From May 11, 2021 at DSC Meeting Minutes:

On May 11, 2021, and motion was made by councillor Isa lee and seconded by Deputy May Don Hamilton that:

"That the applications by Hilton Markham Suites Hotel Limited, for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 20 128653), be referred back to staff for an interim report to Development Services Committee on the matters raised at the statutory public meeting; and Further"

Statement from URA :

This motion was carried.

The interim report for the Development Services Committee is vital for the public, to understand the zoning proposal being considered by the council and how it would affect the infrastructure surrounding the proposed development. This interim report was inexplicably never issued, and no city staff ever explained why.

This issue was brought to the attention of the Development Services Committee again on December 12, 2023. There is no explanation as to why the interim report was never issued, but still the development was supported by city staff.

There are also significant discrepancies between the Secondary Plan Concept with respect to height and density.

We state that the refusal to make a decision for an amendment to a by-law passed under this section is valid as the public did not have sufficient information and materials to understand generally the zoning proposal.

From written deputation made by URA at March 20 2024 Council meeting:

- 1) On May 11, 2021, at the statutory public meeting, we urged deferral of any consideration of the proposal until the Markham Centre development concept was further advanced. DSC responded by directing staff to provide an Interim report. However, on December 12, 2023, we discovered to our surprise that staff had produced a Recommendation report, despite the Council directive. The Interim Report was **inexplicably never issued**.
 - 2) We were also shocked that staff was recommending approval of the proposal, despite the **large gap** between the Hilton proposal and the Recommended Development Concept. The specific concern is the FSI of 7.45 versus 5.0, a 50% increase, which represents many more residents, and therefore much more pressure on physical and social infrastructure
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From Hilton Hotel OLT appeal statement on December 15 2023:

Consistent with this view, City staff brought forward a recommendation report to Development Services Committee on December 12, 2023 recommending approval of the Revised Applications. Despite City staff's recommendations, Development Services Committee deferred making a decision on the Applications, which has lead to the filing of these Appeals in order to facilitate a timely resolution. Despite the Appeals, however, our client's goal is to continue to engage with the City in an effort to narrow and/or resolve issues.

Subsequent to the aforementioned information, my questions are as follows:

1. It is obvious that the city staff (particularly the Planning officers) had failed to act in the best interest of Markham residents. This lacking of transparency and communication has kept Ward 8 Councillor Isa Lee, Ward 3 Councillor Reid McAlpine, and Hilton Hotel neighbourhood residents totally in the dark. This is extremely UNFAIR to all of them, I wonder who should be held accountable for this incompetence?
2. In contrary to the Hilton Hotel OLT statement attached, I disagree their defence on the issues mentioned, particularly the building height, density, traffic, and parking issues. The proposed Secondary Plan will cause the neighbourhood residents chaos, it will be a big headache to their daily living.
3. I condemn Hilton Hotel's misbehavior, they obstructed the city decision to defer the approval until the two ward councillors having opportunities to host the community meetings. Hilton OLT appeal was submitted on December 15 2023, just 3 days right after the DSC meeting on December 12 2023. The public will soon recognize Hilton's DISRESPECTFUL action. Don't be surprised when you see massive protests from the neighbourhood later, it damages the city reputation, and Hilton deserves negativity of their future marketing outcome.
4. In my conclusion, the City and Hilton desperately need to hold a public meeting before summer for the residents to address their concerns.

Respectfully,

Tammy Mok
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