

**From:****Sent:** Friday, July 12, 2024 4:21 PM**To:** Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>**Cc:** Councillor, Karen Rea - Markham <[krea@markham.ca](mailto:krea@markham.ca)>; Mayor Frank Scarpitti - Markham <[fscarpitti@markham.ca](mailto:fscarpitti@markham.ca)>; Regional Councillor, Jim Jones - Markham <[jjones@markham.ca](mailto:jjones@markham.ca)>; 'Madeleine Landry'; 'Rona McKey'**Subject:** 5871 Hwy #7 East

Dear Madam / Sir,

This beautiful heritage area, at the west-end of the short 'Old Wellington Street' will be spoiled for ever by this monstrous structure. It will loom large over heritage homes, invading privacy and tranquility that existing residents have blissfully enjoyed all this while. We strongly oppose this proposed multi-residential development, and it's for practical & safety reasons and not just plain 'Nimbyism'.

West exiting traffic from this proposed development will require another intersection with traffic-lights, as turning left on Hwy 7, from neighbouring McPhillips is a nightmare due to speeding vehicles, and impossible during rush hour when traffic is backed up bumper-to-bumper.

If you allow traffic from this site to exit on to Old Wellington, vehicles will go through narrow and circuitous inner roads to face the aforementioned nightmare @ McPhillips / Hwy 7. If these vehicles choose not to jump off McPhillips, they will then travel further along the inner roads to the safe intersection @ Grandview / Hwy 7.

This will increase traffic exponentially & pose a serious and potentially fatal threat to the venerable seniors, rapidly aging middle-aged, and the caring younger residents out walking their beloved kids or pets on these non-side-walked streets. As it is, many vehicles use Old Wellington / Wignal as a through-way, to circumvent the crossing @ Markham / Hwy 7, and they have utter disdain for the STOP sign there and seldom even slow down. This is unsafe enough.

Such an abominable development will also open up prospects for other properties along this stretch to create similar monstrosities. Please do not add more traffic congestion & traffic lights to Hwy 7. There is enough high-rise development happening elsewhere in Markham, where you can increase density and yet safely & proactively route traffic.

We call upon you, our designated representatives, to preserve and protect for the future.

Regards,

Rohit

L3P 1C4

**From:** Prem Narayan

**Sent:** Friday, July 12, 2024 7:07 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Cc:** Chinthamani

**Subject:** Request for virtual attendance - Application for development at 5871 Hwy 7E

Good evening,

This email has 2 requests:

1. My wife and I are residents at Sarah Jane Court and we request a zoom link to attend the meeting virtually
2. Please see below written comments for consideration:
  - Our concerns with this project primarily relate to the traffic congestion that will result right from the start of construction and after the project is completed, given the poor infrastructure of the roadways in the area. Attached pictures (1-3) will show how narrow the roads are on Wignall Crescent and that there are no sidewalks or speed bumps to enforce reduced speeds to the posted limits. Cars travel very fast on these narrow curved roads and many vehicles use this stretch of road (from Wignall Cres - Wellington) to by-pass the intersection at Hwy 7 and Markham Rd. The narrowness of the roads and the lack of sidewalks pose serious challenges to road user safety even now, and this will be exacerbated if this project is approved without first widening roads in the area. Therefore, I would like to understand what plan the City has to remedy this situation? Permitting the project to commence without first widening the roads will create a safety hazard for everyone in this neighbourhood. Therefore, until roads are widened at Wignall Crescent (from Wellington and upto McPhilips), no access should be permitted on to these roads either for construction or after. In summary, until the roads are widened the only access allowed to and from the proposed building must be at Hwy 7.

Thank you,

Prem Narayan





**From:** Madeleine Landry  
**Sent:** Friday, July 12, 2024 4:50 PM  
**To:** Clerks Public <clerkspublic@markham.ca>  
**Subject:** Application for 5871 Hwy. #7 East.

Dear Karen,

Thank you for your advice regarding the adjustment of the plans for the above condominium structure - I had hoped that sanity prevailed and the project had been abandoned.

Would once again mention that the local infrastructure [off Highway #7] can barely handle/cope with vehicles parked along the Wignal Crescent [due to large drainage gutters on each side of the road, parked cars take up at least half of the road width]. These car drivers are involved with construction of the two new homes to Wignal Crescent and proved a safety hazard over the past months - I cannot imagine the impact of the construction vehicles required for the building, or of the apartments eventual residents and their visitors using Wignal Crescent in its current form.

We note according to the revised apartment plans that:

a). More visitor parking has been added, but surely still insufficient for the number of apartments planned - leaving surplus vehicles to use the narrow local roadways.

b). Surely the property access road on Hwy #7 is too close to the busy 48/#7 junction to accommodate the amount of increased traffic flow? Please check on the extent of the traffic backing up at the 48/7 lights from 3.30pm on a weekday afternoon - from 4 pm onwards driving from east to west, we access McPhillips Avenue via the lights at Galsworthy/#7.

c). The height of the building continues to be totally out of sync for this older part of Markham - 5 or 6 stories at most would be more appropriate.

In the unfortunate event that this building be approved, would strongly suggest that Markham Municipality properly organize and instal road safety before any construction commences. As is, it is a matter of time before tragedy and disaster awaits us all in this neighborhood.

Needless to say, we strongly object to the construction of this enormous, inappropriate structure in this older area of Markham, do not feel that it will add any visual benefit to Highway #7 and just cause further traffic gridlock.

Regards,

Madeleine and Michael Landry  
McPhillips Avenue, Markham

From: Ruth Ricci  
Sent: Sunday, July 14, 2024 8:51 PM  
To: Clerks Public <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>  
Subject: 5871 Highway 7, Plan 22 244910

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

To whom it may concern,

We reside at 10 Riverview Road in Markham and have lived there for 34 years. Over the years we have seen many changes as would be expected in our City. This change does not fit into the landscape of our Boyington Heights neighbourhood. To have a 13 storey structure in such a low rise area doesn't make any sense at all.

Adding that many dwellings to our area is going to increase traffic flow, which no one can dispute. No one will be able to leave their dwellings and turn left (west) on Highway 7 except for a quiet Sunday or after 8 or 9 pm during the week.

I have to exit my neighbourhood at the lights at highway 7 and Grandview Blvd. I should be able to just go around the corner on Ovida Blvd but you can't safely turn left (west) at many times of the day. I just can't fathom that this area, which is so close to Highway 7 and 48 will be able to withstand the extra vehicular traffic.

Using the 'back' streets to enter and exit is not a viable or practical solution and should not be entertained as a solution.

Thank you.

Ruth and Joe Ricci  
10 Riverview Road  
Markham  
L3P 1E5

**From:** D. W..

**Sent:** Monday, July 15, 2024 12:51 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Cc:** Councillor, Karen Rea - Markham <krea@markham.ca>; Dianne More ; Siobhan C.; Hutcheson, Regan <rhutcheson@markham.ca>; D. W..

**Subject:** OMVR, Inc. 5871 Hwy 7 East development for July 16.24

Dear Council,

I am responding to the proposal of this 13 story development.

I oppose it for a number of reasons, mostly for the height being proposed at 13 stories. It does not fit in the neighborhood of single family dwellings and the mid size apartment building to the north. It is like the monolith in the movie "2001 Space Odessey." It is **NOT ascetically pleasing** to the neighborhood and actually devalues, even insults, Historic Marham Village.

The building will block the sunlight in the surrounding neighborhood and cast shadows on the neighbors, who have a right to have sunlight to enjoy their yards.

Mostly it is right beside the worlds best Heritage Conservation District and **is an inappropriate segue** to the precious Historic Markham Village. A segue is "**to make a transition from one thing to another smoothly and without interruption.**" Markham Village deserves to have a proper segue vs. some monolith sticking out like a sore thumb. Picture as you drive north above the 407 and enter that beautiful entranceway then a massive structure invading the sky.

Furthermore, it is very close to the Rouge National Park and Vinegar Dip. These are **endangered landscapes** that should be protected at all cost.

Tragically, if this development is allowed then it **sets a precedent** for strip mall development anywhere, which flies in the face of properly managing intensification. Willy nilly developments will degrade the value of long term taxpaying residential homes and their neighborhoods.

Markham has a reputation of doing things with class, like Cornell and north of 16<sup>th</sup> is the perfect spot for intensification with the appropriate infrastructure so cars are not winding throughout the neighborhood or overburdening Main St south of 7.

Markham is not Mississauga and we should be doing everything as a city to ensure that Heritage Districts and adjacent established neighborhoods blend in for the good of all. Yes this development is not in the Heritage District but it is so close. The same principles of a district should be applied when a development is so near. One has to ask themselves, does this proposal of 13 stories provide the village and surrounding neighborhood with a sense of place, a sense of pride, a community coming together and is this structure compatible with other buildings nearby?

**It does not segue neatly into Historic Markham Village.**

Thank you for your time and attention.

Regards,

Donna Wigmore  
OMVR, Inc. (Old Markham Village Ratepayers, Inc.)



**From:** Heather Graham

**Sent:** Monday, July 15, 2024 2:32 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Highway7 & 48 Markham proposed complex beside Kentucky fried chicken

Highway seven and 48 Markham proposed apartment complex beside Kentucky fried chicken

I am a resident of the Boynton Heights Association, which is south of Highway seven between McCowan and Markham Road. The significant impact the increased traffic has had is detrimental to the area and the wildlife we have.

please deny an Apartment Building to be constructed on the south west corner of 48 and Hwy7 near Kentucky Fried Chicken. A proposed structure is too close to the river and the conservation area. These areas need to be preserved & maintained. Deer frequent the area along with several types of birds and other wildlife. Increased traffic is unsustainable.

Thank you

Heather Graham

Harvey A. Thomson

Notes for City Meeting Regarding  
Plan for Markville Mall and Surrounding Area

July 16<sup>th</sup> 2024 9:00 am

Key Concerns

- Traffic congestion is currently a huge concern due to the intersection of McCowan and Hwy 7 which is already the most congested in York Region.
- Any country that has considered this concept, has had numerous problems or even stoppage. This is without considering adverse temperatures and the weather in Canada.
- I delivered this plan to the York Regional Police Head Office and they knew nothing about the plan. Their reaction was that this plan would have to be examined from a safety perspective. Has this committee approached the Police, Fire Department and Hospital for their very important input? These departments are extremely critical if this plan moves forward.
- Has thought gone into security for all buildings and parking? The Mall has been robbed a few times with theft occurring in the parking lot and surrounding businesses. This is with the current population.

**From:** mathiropan shanmugalingam

**Sent:** Monday, July 15, 2024 4:49 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Written submission - 5871 Hwy 7 E Condo Proposal hearing at the council meeting, 16th July 2024

Dear Sir, Madam,

Please see below my written submission to be considered in the hearing tomorrow. Unfortunately I will not be able to attend, but I am looking forward to council position and decision on this.

Development layout should consider visitor car park on the north side. If visitor car park is on the south side of the development, columnar trees and sound barriers should be designed on the south boundary of the property.

- o Heavy and large canopy trees shall be planted by the developer on the south side for visual separation of the developed property from single dwellings along Wignall Cr.
- o South wall of the building should avoid any windows/balconies for those floors that are within the angular plane zone. Note that the angular plane illustrated during 24<sup>th</sup> January 2023 info session was not correct. Councilor Karen Rea noted the line of the angular plane will start from ground level...not from 10.5 m above grade.
- o Outdoor amenity area height should be outside limit of angular plane.
- o Visit car park should be increased. Otherwise overflow parking will be along neighborhood roads causing safety issues...not to mention garbage pickup vehicles and snow ploughing vehicles in the addition.
- o TIS correctly noted there are no curbs along Wignall Cr, but failed to assess impact of increased traffic on pedestrians on a road with no curbs. I should note 24<sup>th</sup> January meeting, public raised numerous concerns on pedestrian traffic due to Milne conservation area and Rouge river system near-by.
- o Car parks should be laid out such that entry and exit to building from Highway 7 only. Otherwise there will be connector traffic along Wignall. The TIS does not study this impact. I should note, per page 48 of the TIS report, the transportation engineer at the City of Markham correctly requested the study area be extended to the south of the property. But Wignall cr was not included.
- o The TIS concludes 35 new traffic during week day morning and 43 new traffic during week day evening will be generated because of the development. It is not clear from the proposal how these traffic will enter and exit the building if the main car park access is to the east of the building.
- o RIRO access with Highway 7 will cause traffic in the neighborhood roads which are not designed for such traffic.
- o A shadow analyses should be done to study the impact of loss of sunlight to neighborhood east and south of the development with various # of stories to optimize # of residential units w.r.t neighborhood.

o During the 24<sup>th</sup> January 2023 public hearing, Councilor Karen Rea correctly noted the angular plane assessed on the south side of the building was wrong; and no balcony installed within the angular plane. The proposed building south elevation still shows windows.

Thanks,  
Mathiroban.S  
Owner, 6 Wignall Cr