

From: Adi Parkar

Sent: Monday, March 17, 2025 12:26 AM

To: Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors <MayorAndCouncillors@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Patton, Lauren; Bharadwaj, Anushrut

Subject: Re: Mar 18, 2025, Development Services Committee Meeting: Item 9.2: 8180-8220 Bayview (Ward 1)

Dear Mayor and City Council Members,

As a resident of The Carriage Way townhouse community, which will be severely adversely affected by this development, I am writing to express my strong opposition to the proposed development at 8190-8200 Bayview Avenue. Many significant concerns raised by local residents and Councillor Keith Irish remain unaddressed in the Development Services Committee Report and Recommendation. I urge you to reject this proposal for the following reasons:

1. Proximity, Lack of Setback, and Fire Risk

The proposed 12-storey building will be situated barely 10 meters away from The Carriage Way townhomes—an unacceptably close proximity for a high-density structure. This lack of setback creates privacy concerns for residents and increases fire risk from discarded cigarette butts on balconies above. Developments of this magnitude typically transition more gradually near low-rise homes; a relevant comparison is Adra Grado Way (north of Leslie and Sheppard), which transitions smoothly from two-storey townhomes to mid-rise buildings before escalating to high-rise structures toward Sheppard Avenue (link to the development: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-2-project-profiles/25-adra-grado-way>).

2. Traffic Shock from Fivefold Vehicle Capacity Increase

The development is expected to bring a fivefold increase in vehicle capacity, overwhelming Bayview Avenue and surrounding streets. Speculative reliance on unfunded improvements to Bayview Avenue by the Region (as confirmed during the public meeting by Councilor Keith Irish) is insufficient justification for approval. Without concrete plans or funding for infrastructure upgrades, residents will face gridlock and unsafe traffic conditions. Further, the absence of The Carriage Way community in the only traffic study further highlights gaps in planning that must be addressed before proceeding with this project. This absence of The Carriage Way in the traffic study was highlighted to the City staff, who appear to have disregarded that concern in its entirety, having received no reply to this concern either in the form of an email or as any mention in the final report.

3. Revised Plan Worsens Adverse Impacts

The revised site plan intensifies negative effects on The Carriage Way residents and all the neighbouring community residents by increasing density without addressing critical concerns raised during public consultations. Instead of mitigating issues, the updated design amplifies them for The Carriage Way residents, showing disregard for community well-being. Our community residents have struggled to access and exit to the Bayview ever since the central turning lane was repurposed to a left-turn only lane, after this development and minimum 5x jump in traffic, we might as well stop using cars or start parking on Dunsinane Drive and walk over to the community because it will likely be impossible to enter or exit our community.

4. Unfair Use of Floor Space Index (FSI)

The developer's assumption that The Carriage Way townhomes will not redevelop unfairly limits our neighborhood's future potential while appropriating FSI that should rightfully belong to our community. This inequitable approach risks devaluing our properties if redevelopment opportunities arise in the future. This unfair use will likely have a negative impact on our property values given the allocation of our FSI to another location. What's being done to compensate the residents of our community for our FSI being allocated to this development, given this would be observed in future struggles should we go under redevelopment and be reflected in the current property value? How is this fair to The Carriage Way community?

5. Ignored Safety and Livability Concerns

Despite being raised during site meetings and public consultations by Councillor Keith Irish, critical safety concerns—including fire risks, traffic congestion, and inadequate setbacks—remain unaddressed in city staff reports. It is essential that these issues are resolved proactively rather than waiting for adverse outcomes after development is completed.

6. Precedent for Poor Urban Planning

Approving this project as proposed would set a dangerous precedent for allowing high-density developments with inadequate setbacks and insufficient infrastructure planning while ignoring legitimate community concerns. This undermines principles of responsible urban planning and equitable growth management.

Protect Our Community!

I urge city staff to revisit this proposal and incorporate measures such as increased setbacks, proper traffic studies including The Carriage Way community, equitable FSI allocation, and proactive safety measures to ensure fairness and livability for all residents.

Thank you for your attention to these pressing concerns. I trust you will prioritize existing communities' well-being over speculative development interests.

Sincerely,
Aditya Parkar

p.s.: Links to helpful articles regarding an appropriate development and fire risks:

- Ardo Gardo Way development: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-2-project-profiles/25-adra-grado-way>
- 97 fires caused by cigarettes in condos/apartments over five years: <https://www.cbc.ca/news/canada/edmonton/cigarette-butt-receptacles-ordered-for-condo-apartment-balconies-1.3114066>
- 25+ fires annually in Toronto linked to discarded cigarettes: <https://www.cbc.ca/news/canada/toronto/balcony-fires-toronto-carelessly-discarded-cigarettes-1.4149586>
- Example of fire caused by improperly disposed cigarette butt: <https://leaderpost.com/news/local-news/improperly-disposed-cigarette-butt-caused-fire-at-centennial-st-apartments>