

Mundo, Iyana

From: Dean Ip <dean@ifclaw.ca>
Sent: Thursday, March 13, 2025 6:27 PM
To: Councillor, Juanita Nathan - Markham; Mayor & Councillors
Cc: Clerks Public
Subject: Re: 24198977 PLAN and 24198982 SPC - 5933 14th Avenue proposal

Hi Juanita,

Thanks for the call today.

There should be some negotiations between the Builder and the City of Markham, we cannot let the Builder dictate everything they want, the current Application is too one sided in favour of the builder. I have noticed that Building A is for 280 units and Building B is for 344 units, the drawings suggest these buildings are the same size.

I believe the following are issues:

1. Overcrowding of too many rental units in a small space

The builder has build 600-800 owner units in a plot of land that appears to be twice as big, and is now applying to add 800 rental units on a plot of land half the size.

2. Corporate greed motivation

The builder will own Building A and B and the Townhouses. They have maximized the amount of units in a small space; have designed building A and B and the townhouses to a greater standard than building C; all for future rental profits as they will own the better properties. Citizens will feel demoralized living in small accommodations and will be living only to pay rent to the company.

"Apartment Buildings 'A' and 'B' and the townhouses will be maintained by the Owner and are proposed to be rented at market-rate. Apartment Building 'C' is proposed to be conveyed (requiring a future severance) to an affordable housing provider, Markham Interchurch Committee for Affordable Housing ("MICAH")." pg96 from March 18 agenda

3. The builder is disguising the build as affordable rental housing.

The fact is the majority of the rental units is planned for at the market rental rates. Section "h" on page 101 of 290, from March 18 agenda

"There was a misconception that the entire development would be affordable or subsidized housing. This is incorrect. As noted, all the units will be purpose-built rental, with the majority to be provided at market-rate rent levels."

For the above reasons the application needs to be amended :

A. Place a cap on the amount of units to be built

Fewer units built within the same lands will allow for larger accommodations, a more fair living situation for potential renters and less strain on the cities facilities.

B. The builder should be limited to not owning all the units, and should have a quota for some owner-units to be sold off at below market rates. This will allow for a mixed community within the development and be more aligned with the transparency of affordable housing being both for renters and for affordable owner units.

I will send this concern to voice my opinion to the clerkspublic@markham.ca for the dissent. I ask that you may argue these concerns at the meeting on March 18. A more fair proposal will ensure that the Corporation does not merely drain the local Markham community through a lifetime of rental payments, and leave the added strain on the local facilities to be dealt with by the taxpayers.

C.

Sincerely,

Dean Ip,

Tel: 289.380.7435

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From: Dean Ip <dean@ifclaw.ca>

Sent: Wednesday, March 12, 2025 11:17 PM

To: Councillor, Juanita Nathan - Markham <JNathan@markham.ca>; mayorandcouncillors@markham.ca <mayorandcouncillors@markham.ca>

Subject: Re: 24198977 PLAN and 24198982 SPC - 5933 14th Avenue proposal

Hello Juanita,

Thank you for getting back to me. I am wondering why it was done in two applications, it leads me to believe that there were limitations to the first application and to get around those limitations a second application was needed. I mention this because one application is for 800 rental units and the other application is for 600 rental units. Would you not agree that a combined total of 1400 rental units is too much ?

It would be beneficial to the community if there was a mixed structure of rental units and affordable owned units. For example 800 rental units and 600 owner units.

can you enlighten me with the next steps on how I can voice my disapproval of these applications.

Sincerely,

Dean Ip,
Tel: 289.380.7435

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From: Councillor, Juanita Nathan - Markham <JNathan@markham.ca>
Sent: Wednesday, March 12, 2025 9:15 PM
To: Dean Ip <dean@ifclaw.ca>
Subject: Re: 24198977 PLAN and 24198982 SPC - 5933 14th Avenue proposal

Hello Dean,
These two applications are purpose-built rentals so forever they will remain as Market rentals.
one of the buildings will be 30% rent geared toward income and the other two buildings combined will have 20% of the units 10% less than market rental.
Feel free to contact me if you have more questions.
Juanita

From: Dean Ip <dean@ifclaw.ca>
Sent: Wednesday, March 12, 2025 12:55 PM
To: Mayor & Councillors <mayorandcouncillors@markham.ca>
Subject: Re: 24198977 PLAN and 24198982 SPC - 5933 14th Avenue proposal

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Hi,

I am concerned about the two applications to build 819 and 658 rental units at 5933 14th Avenue. I believe that the term "affordable housing" is being misrepresented. My understanding is that these units are forever

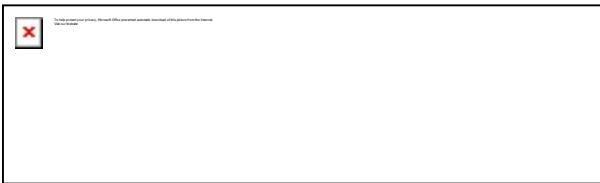
rental units to be built. Local residents are under the impression that these unit can be purchased rather than rented, which is not the intention of the builder.

Sincerely,

Dean Ip

Tel: 289.380.7435

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