

(1)

Hau, Lucy

Subject: FW: Gemini Houghton/Joseph St development

-----Original Message-----

From: Robert and Brenda Young
Sent: Tuesday, December 18, 2012 9:08 AM
To: Mayor & Councillors
Cc: Huycke, Stephen
Subject: Gemini Houghton/Joseph St development

Goodmorning,

Let me first say I am not against development -- as resident on Joseph St for 19 years I am well aware of how our neighbourhood and Town/City has developed and evolved over the years. My issue with this proposed Gemini Development is the size of the development -- I have no issue with 6 or 7 homes as discussed last June. I believe most of the neighbourhood would agree with me that we have no issue with development we simply feel that what is being proposed is too large.

What happen to the proposed 6 or 7 homes compromise back on June 19th? I do not see the need for the house on Joseph St -- why try to put a house on such a narrow strip of land and it is too close to a current resident base.

I believe there was another meeting with the developer after June 19th -- but as you know the neighbourhood did not attend -- since nothing had changed in the development. The meeting of a couple of weeks ago -- during business hours -- was attended by two neighbours -- one in favour and one who had concerns. As you know the timing of that meeting does not suit those who are working outside of their homes.

Before this proposed project goes any further -- I ask that the more realistic 6 or 7 home development be addressed and put back on the table. Secondly Colin Campbell needs to meet the neighbourhood to an understanding of where the community is at and what we can handle in our unique neighbourhood.

Thank you for your time and all what you do to keep Markham moving in the right direction.

Robert Young

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Hau, Lucy

Subject: FW: Houghton/Joseph Development

From: Carole Peel
Sent: Monday, December 17, 2012 07:25 PM
To: Huycke, Stephen
Subject: FW: Houghton/Joseph Development

Dear Mr. Mayor and Councilors,

We also live in the Village of Markham and totally agree with the comments made by Elizabeth Kolb and wish to add our names to the concerns of this proposed development.

Carole & Jim peel

I live in the Village of Markham and I am writing this letter to let you know we continue to have serious concerns about the planned development on the properties on 11-15 Houghton Blvd. and 55 Joseph Street. I understand there was a meeting Tuesday Dec 11th that I was not aware of and where Gemini Developments was able to present. The council meeting of June 19th recommended a reduction in number of houses slated for this site from 10 to 6 or 7 maximum. This compromise was seen as acceptable by the vast majority of my neighbours however our councilor Colin Campbell continues to promote that our neighbourhood is in favour of this development as it stands – this is not correct. The timing and notification regarding these meetings suggests that they are not being held with full disclosure or with the goal of having feedback from the community.

I want to take this opportunity to strongly reiterate that we are not in favour of the development in its current format. We understand that some development will occur but it needs to not only meet simple by-laws but also and more importantly, the needs of the surrounding residents of the community.

Thank you for your attention to this matter and I look forward to your feedback.

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Hau, Lucy

Subject: FW: Gemini Development - 11-15 Houghton Blvd. and 55 Joseph Street
Importance: High

From: Kolb, Elizabeth
Sent: Monday, December 17, 2012 04:41 PM
To: Mayor & Councillors
Cc: Huycke, Stephen;
Subject: Gemini Development - 11-15 Houghton Blvd. and 55 Joseph Street

Dear Mr. Mayor and Councilors,

I live in the Village of Markham and I am writing this letter to let you know we continue to have serious concerns about the planned development on the properties on 11-15 Houghton Blvd. and 55 Joseph Street. I understand there was a meeting Tuesday Dec 11th that I was not aware of and where Gemini Developments was able to present. The council meeting of June 19th recommended a reduction in number of houses slated for this site from 10 to 6 or 7 maximum. This compromise was seen as acceptable by the vast majority of my neighbours however our councilor Colin Campbell continues to promote that our neighbourhood is in favour of this development as it stands – this is not correct. The timing and notification regarding these meetings suggests that they are not being held with full disclosure or with the goal of having feedback from the community.

I want to take this opportunity to strongly reiterate that we are not in favour of the development in its current format. We understand that some development will occur but it needs to not only meet simple by-laws but also and more importantly, the needs of the surrounding residents of the community.

Thank you for your attention to this matter and I look forward to your feedback.

Kind regards,

EJ Kolb

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Hau, Lucy

Subject: FW: Houghton/Joseph Development

From: Scott Horslin
Sent: Monday, December 17, 2012 10:59 PM
To: Mayor & Councillors; Heath, Jack
Cc: Huycke, Stephen;
Subject: RE: Houghton/Joseph Development

Dear Mr. Mayor, Deputy Mayor, and Councilors,

I live in the Village of Markham and I am writing this email to let you know we continue to have serious concerns about the planned development on the properties at 11-15 Houghton Blvd. and 55 Joseph Street. Apparently, there was a meeting Tuesday Dec 11th that I was not aware of and where Gemini Developments was able to present. The council meeting of June 19th recommended a reduction in the number of houses slated for this site from 10 to 6 or 7 maximum. It also emphasized that further meetings would be announced to the neighborhood, to allow for resident's participation. To my knowledge, we were not informed by the town of this meeting.

Council's recommendation of June 19th was seen as an acceptable compromise, and an encouraging sign of Council's support by the vast majority of our neighbours. It seems, however, that our councilor Colin Campbell continues to promote that our neighbourhood is in favour of this development as it stands – this is not correct. The timing and notification regarding further meetings suggests that they are not being held with full disclosure or with the goal of having feedback from the community. There is also rumour that current by-laws are under consideration for amendment, to permit this development, as it was previously presented.

I would like to strongly reiterate that we are not in favour of the development in its current format. We understand that some development will occur but it needs to not only meet simple by-laws but also and more importantly, the needs of the surrounding residents of the community.

Thank you for your attention to this matter and I look forward to your feedback.

Scott Horslin & Kathy Webster

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Hau, Lucy

Subject: FW: Houghton/Joseph Development

From: Peppertree Classics

Sent: Tuesday, December 18, 2012 9:41 AM

To: Hau, Lucy

Subject: Fw: Houghton/Joseph Development

Hi we are also residents on Joseph Street and we are in total agreement with the comments that Elizabeth Kolb has written... Please add us to the list of residents that are not in favor of the proposed development.....on Joseph St.

Thank you

Karen Piper

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Hau, Lucy

Subject: FW: Deveopment on Broughton Blvd

From: ANNA STERN
Sent: Monday, December 17, 2012 06:26 PM
To: Mayor & Councillors
Cc: Huycke, Stephen
Subject: Deveopment on Houghton Blvd

Dear Mayor and councillors,

I was surprised to hear that there had been a meeting regarding the above development recently. I had no notice of this. What is more, we had not agreed to the terms you now suggest. I thought we had agreed at the most to 7 (seven) houses on that piece of land. I am certainly not in agreement with the person who, so called, represented us. I am curious to how this came about.

Sincerely yours,

Rhoda Stern

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Hau, Lucy

Subject: FW: Re/Houghton/Joseph Development

From: Kathy Webster
Sent: Tuesday, December 18, 2012 10:50 AM
To: Mayor & Councillors
Cc: Huycke, Stephen
Subject: Re/Houghton/Joseph Development

Dear Mr. Mayor and Councilors,

I live in the Village of Markham and I am writing this letter to let you know we continue to have serious concerns about the planned development on the properties on 11-15 Houghton Blvd. and 55 Joseph Street. I understand there was a meeting Tuesday Dec 11th that I was not aware of and where Gemini Developments was able to present. The council meeting of June 19th recommended a reduction in number of houses slated for this site from 10 to 6 or 7 maximum. This compromise was seen as acceptable by the vast majority of my neighbours however our councilor Colin Campbell continues to promote that our neighbourhood is in favour of this development as it stands – this is not correct. The timing and notification regarding these meetings suggests that they are not being held with full disclosure or with the goal of having feedback from the community.

I want to take this opportunity to strongly reiterate that we are not in favour of the development in its current format. We understand that some development will occur but it needs to not only meet simple by-laws but also and more importantly, the needs of the surrounding residents of the community.

Thank you for your attention to this matter and I look forward to your feedback.

Kathy Webster

Hau, Lucy

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Subject: FW: houghton/joseph

From: Rob Munro
Sent: Tuesday, December 18, 2012 12:08 PM
To: Huycke, Stephen
Subject: houghton/joseph

It has been brought to my attention that a meeting was held last week in regards to the development of the land at 11 Houghton and 55 Joseph street.

As our property backs on to both pieces of land, we are keenly interested in the development taking place there. I have written before to indicate that the density factor (10 houses) seems too much for the neighbourhood. A more appropriate density would be 3-4 houses on ESTATE lots.

At the meeting in June it was recommended that the planners were to work with the developer to revise the site plan. I have come to understand that this has not taken place and in fact the revision still has 10 houses and that building by-laws/set-backs requirements are being altered.

Once again I do not support 10 houses on these lands and also the designation of the land from R1 to Condominium. Nowhere in the village has this designation been approved except for Main St.

Lastly, Colin Campbell keeps repeating that the area residents are in favour of this development. While it may be that a few like John Wannop approve (as he stands to make lots of money on his lot), the majority of the people directly affected (those with land bordering on the development land) are not. They have made this very clear to Colin and the planning board.

regards,

Rob and Darlene Munro

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Hau, Lucy

Subject: FW: Gemini Urban Design Application (Houghton Blvd.)

From: Alexis Edghill Whalen

Sent: Tuesday, December 18, 2012 12:41 PM

To: Huycke, Stephen; Campbell, Colin; Heath, Jack; Jones, Jim; Landon, Gord; Li, Joe; Burke, Valerie; Shore, Howard; Hamilton, Don; Moretti, Carolina; Ho, Alan; Kanapathi, Logan; Chiu, Alex; Scarpitti, Frank

Subject: Gemini Urban Design Application (Houghton Blvd.)

Dear Mayor and Councilors,

We are writing to you today as we have serious objections to the planned subdivision presented by Gemini Developments for Houghton Boulevard. The lack of opposition by our neighbourhood at the last scheduled meeting was only due to the fact that we had inadequate notice to reiterate our issues with this plan.

Frankly speaking, we are trying to put ourselves in your shoes. We recognize that intensification is being ordered from above and that by-laws are the only standards between you and the OMB. For the most part, Gemini has complied with Markham's Infill By-law of retaining 60 foot lots BUT only due to the fact that Council is allowing a condominium road. Remove the allowance of a condominium road and you immediately have a overall lot that can only accommodate 5-7 houses within existing by-laws. This level of density was requested by Councilors at the previous meeting in June and was favoured by the majority of the neighbourhood. Not only is 10 houses too dense a development for this area, in agreeing to the current proposal, Councilors have also accepted that every house should be allowed to be ~20% bigger than the current by-laws accept. Every house is asking for relief on the following minor variances: front projection; rear projection; side projection; height, and, maximum floor area. At what point does a few minor variances turn into a major variance? Combine the roughly 6 variances for all 10 houses and you will have approved over 50 minor variances for these 10 houses.

Once again, trying to put ourselves in your shoes, we ask - are these variances in keeping with the context of the neighbourhood, village or community? We urge you to take a walk down our street. No two houses are within 20 feet of each other; yet these 10 Gemini houses will be literally touching each other. Each house in this neighbourhood has its own character and no two look alike. We all chose to live here because we didn't want to live in a subdivision. We enjoy the character of the village and most notably, we all enjoy the wonderful properties surrounding our homes. Regardless of this subdivision's position outside of the Heritage District boundary, it's proximity and relationship to the District should not be diminished.

What troubles us the most is that we will lose what we value most about our village in one man's quest for PROFIT. We really can't fault the developer, he bought a beautiful parcel of land and he is trying to maximize his return on investment. The neighbourhood's loss doesn't affect him, he doesn't live here and has no interest in living in his new subdivision. His sole motivation is getting as many variances as possible. Each variance will give him another \$10,000 profit; furthermore, each additional house is worth at least another \$100,000 profit. At this point, he's on track to win this game, at our expense. Council's decision is the only thing in his way. We know profit and returns cannot factor into your decisions, but knowing what we do about the purchase price of this lot, an enormous amount of profit can still be achieved if Gemini goes ahead with 5-7 houses.

You would have no choice but to accept all this if there were no variances being applied for, however this is not the case here. You have the final say in this process. Your duty is to speak with our best interest in mind, not his. Let there be development but keep it in line with the neighbourhood.

Sincerely,

Brett & Alexis Whalen

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Hau, Lucy

Subject: FW: Gemini Developments - Council meeting

From: Tina Martin
Sent: Tuesday, December 18, 2012 1:22 PM
To: Mayor & Councillors; Huycke, Stephen
Subject: Gemini Developments - Council meeting

We have serious objections to the planned subdivision presented by Gemini Developments for Houghton Boulevard. Our lack of opposition at the last scheduled meeting was only due to the fact that we have not received notification from the City, as we had requested.

At the previous meeting in June, Councillors and the majority of the neighbourhood favoured a density of 6-7 houses. Ten houses are too dense a development for this area. Should every house be allowed to be approximately 20% bigger than the current by-laws? Every planned house is asking minor variances for: front projection; rear projection; side projection; height, and/or maximum floor area.

Markham's Infill By-law requires 60 foot lots BUT this is attainable only if Council allows a condominium road. Remove that allowance of a condominium road and you immediately have an overall lot that can only accommodate 5-7 houses within existing by-laws. Combine the roughly 6 variances for all 10 houses and you will have approved over 50 minor variances for these 10 houses. At what point do *minor* variances turn into a *major* variance?

Council members have the final consideration in this process. Your duty is to speak with our best interest in mind, not the developers. We are not opposed to development, but we are opposed to the density of THIS development proposal. Please consider my neighbourhood when you make your decision tonight.

Tina & Charles Martin

(11)

Hau, Lucy

Subject: FW: Houghton Blvd Develepoment

From: jen hicke
Sent: Tuesday, December 18, 2012 2:00 PM
To: Mayor & Councillors
Cc: Huycke, Stephen
Subject: Houghton Blvd Develepoment

Dear Mayor and Councillors,

As a resident at 2 Houghton Blvd I am extremely upset at the request by Gemini Developments to build 10 houses on the properties on Houghton Blvd and Joseph St.

I do understand the densification considerations for the City of Markham, but feel that Gemini is not dealing in good faith as they are asking for significant variances on all houses, and the condo road designation is allowing for this to be possible. Relief on so many minor variances including front projection, rear projection, side projection, height and floor area is creating significantly larger homes.

I understood from the June meeting that the Councillors were also in favour of a reduction in density to 5-7 houses, which would be more in keeping with the neighbourhood. Is this no longer being considered?

Although the properties are not designated to be in the Heritage District, we are all aware that the District ends part way down Houghton Blvd, beyond my property specifically, and the proximity should be taken into consideration when considering this development.

I hope that further consideration will be given to the Gemini Development before being approved by Council.

Sincerely,

Jennifer Zavitz Hicke

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Hau, Lucy

Subject: FW: Gemini - proposed development Houghton/Joseph

From: Amanda Helderman
Sent: Tuesday, December 18, 2012 1:52 PM
To: Mayor & Councillors
Cc: Huycke, Stephen; Robin Banerjee
Subject: Gemini - proposed development Houghton/Joseph

Mayor and Councillors,

In addition to the deputations that we prepared for the June 19 and December 11 public meetings, which you should have on record, we would like to state that our concerns regarding the development proposed by Gemini still stand.

By allowing a condominium road on the affected properties, you are forever changing the character of the old village of Markham that is unique for its mature trees, private lots, and heritage homes. The proposed plan would not be allowed without you drafting new by-laws. Allowing a subdivision of this scale will without a doubt affect the integrity of our neighbourhood. Moreover, it would negatively impact its long-term residents and tax payers in favour a single developer who has no liaisons with or interests in our community, other than economic. He would, however, make an unheard of profit.

Tonight, you have the opportunity of preserving the near-rural quality of the old village. We urge you not to approve the condo road and instead recommend that the project be scaled back to 5-7 homes, which will still give the developer a very handsome profit and at the same time serve the public goals of offering a unique high-quality living environment and increased density by infill development that is in keeping with its surroundings.

Thank you,

Amanda Helderman

Robin Banerjee

Hau, Lucy

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Subject: FW: Gemini Development - 11-15 Houghton Blvd. and 55 Joseph Street

From: Scott Bentley

Sent: Tuesday, December 18, 2012 4:13 PM

To: Mayor & Councillors

Cc: Huycke, Stephen

Subject: RE: Gemini Development - 11-15 Houghton Blvd. and 55 Joseph Street

Dear Mayor Scarpitti and Councillors,

I am writing this letter to voice my opposition to the direction the Gemini Development has taken. I am concerned and confused as to how we arrived here from our June 19th meeting.

At that meeting, recommendation was for 6 to 7 houses and to have the proposal abide by current bylaws, so as to complement the existing neighbourhood.

Somehow, today we are faced with multiple major bylaw amendments with no notice of procedure, and complete disregard of any recommendations made in June.

An explanation is required, presented to the community as a whole.

As a resident of this unique neighbourhood, I am very concerned with the handling of this proposal and the treatment of current residents by both the developer, council and city planning staff.

As an informal community group, we have been waiting for feedback/reports/meeting details. The absence/timing/notification of these details suggests that they are not being held with full disclosure or with the goal of no feedback from the community.

Many, many residents are opposed and upset, contrary to what some interested parties have been advertising. Please postpone decision on this proposal.

Regards,

Scott Bentley

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Hau, Lucy

Subject: FW: Planned development on the properties on 11-15 Houghton Blvd. and 55 Joseph Street

From: Michael Krem

Sent: Tuesday, December 18, 2012 4:19 PM

To: Mayor & Councillors

Cc: Huycke, Stephen

Subject: Planned development on the properties on 11-15 Houghton Blvd. and 55 Joseph Street

Dear Mr. Mayor and Councilors,

I live in the Village of Markham and I am writing this letter to let you know we continue to have serious concerns about the planned development on the properties on 11-15 Houghton Blvd. and 55 Joseph Street. I understand there was a meeting on Tuesday Dec 11th that I and residents in the affected neighbourhood were not aware of and where Gemini Developments was able to present. The council meeting of June 19th recommended a reduction in number of houses slated for this site from 10 to 6 or 7 maximum. This compromise was seen as acceptable by the vast majority of my neighbours however our councilor Colin Campbell continues to promote that our neighbourhood is in favor of this development as it stands - this is not correct. The timing and notification regarding these meetings suggests that they are not being held with full disclosure or with the goal of having feedback from the community. I want to take this opportunity to strongly reiterate that we are not in favor of the development in its current format. We understand that some development will occur but it needs to not only meet simple by-laws but also and more importantly, the needs of the surrounding residents of the community.

Thank you for your attention to this matter and I look forward to your feedback.

Sincerely,

Michael Krem