

On behalf of the Home Owners on
Ivory Silk Drive and Russell Dawson Road

September 14, 2010

Ozzy (Ossama) Abdelati & Simone Francis
50 Ivory Silk Drive

To the Members of Markham Town Council,

On behalf of the home owners of 'lane based product' (garages in the back) homes on Ivory Silk Drive and Russell Dawson Road, we would like to draw your attention to a safety and access issue.

We have resided in our newly built homes since October of 2008 and have unfortunately discovered that the approved exterior urban design of the aforementioned streets has led to the following issue. The placement of sidewalks which create an 8 to 12 foot grass boulevard from the curb to the sidewalk limits the ability of anyone to get to the sidewalk from the street or curb. This has especially become hazardous during the winter season when the boulevard accumulates snow and ice. The problem is further accentuated by the limitation of visitor parking within the laneway as individual homes such as 50 Ivory Silk are in possession of driveways which do not accommodate the length of a vehicle. This then forces guests of the home owners to park their cars on the main street (either Ivory Silk or Russell Dawson) and then attempt to cross the icy/snow filled boulevard to get to the sidewalk and then access the front steps/door of the home.

One of the residents on Russell Dawson (Mary Andrews), has an even greater issue in that her father is resigned to a wheel chair and this issue further prevents him from accessing the house via the front door due to the fact that the wheel chair cannot cross the grass boulevard. She has also contacted the town and Councillor Dan Horchik and received the same response as the below.

In attempts to discuss this issue with the builder we, the residents have been referred to the town for resolution. When I contacted our Ward Councillor (Dan Horchik) and explained the issue, the concern was met with understanding and referred to the Urban Planning department. The Urban Planning & Design department responded with following:

From: Wimmer, Elizabeth
Sent: Tuesday, August 18, 2009 2:19 PM
To: Horchik, Dan
Cc: Ingham, Paul; Borooah, Ronji; Young, Kevin; Shuttleworth, Valerie
Subject: Pathway/Sidewalks

Councilor Horchik,

We had a quick meeting to review the pathway issue:

Subdivision Assumption

- Historically if a “connector” pathway appears in the boulevard in a plan of subdivision we have not requested removal. At the time of subdivision assumption, if the pathway material is made up of pre-cast pavers or unit paving and is modest in scale we will not request removal. If the pathway is poured in place concrete and occupies a large portion of the lot frontage, we would request removal.

Pedestrian Focus

- Operations, Engineering and Urban Design do not support the requirement for these pathways throughout the Town for lane based product. In our new plans of subdivision, greater emphasis is placed on the pedestrian. We are facilitating pedestrian movement through the provision of a network of sidewalks and do not want to place greater emphasis on the pedestrian getting to the curb to access their vehicles.

Maintenance

- The Operations group is not in a position to provide maintenance to these walkways in the winter time.

I hope this helps and would be happy to talk about this further specific to our homeowner request in Cathedral town.

Elizabeth Wimmer, OALA, CSLA
Senior Planner, Urban Design, Town of Markham
905-477-7000 ext. 2750
ewimmer@markham.ca

In summary, our councillor (Dan Horchik) and Elizabeth Wimmer understand and empathize with our situation and have suggested that we, the impacted residents rectify the situation (connector pathways) at our own cost and that the city will ‘turn a blind-eye’ to the band-aid solution.

We have spoken with the other residents and all agree that the burden should not fall on the residents to fix a problem created by the Town of Markham’s engineering and planning departments. When purchasing a brand new home, one would expect that access without obstacle (grass boulevard in this case) should be a given, not a luxury with an additional price tag over and above the cost of the home. Had the home owners been made aware of the site plan prior to purchasing then this would have likely impacted the decision to purchase. In our specific case, we were given the site plan 3 months after the purchase agreement was executed.

As tax paying residents of the Town of Markham, we request that the Town take ownership of this issue without further delay. Accordingly, we ask that you give this matter the urgent attention that it deserves as we have been dealing with this issue for the past 23 months and do not wish to deal with this issue for yet another winter.

We would ask that you consider the following proposed solutions:

1. construct pathway connectors at intervals in between homes from the curb to the sidewalk (solution maintains urban design's uniformity objectives)

or

2. construct pathway connectors for each home from the curb to the sidewalk (solution maintains urban design's uniformity objectives)

or

3. relocate the sidewalks from their current location to the edge of the curb (as suggested by Elizabeth Wimmer in a prior meeting)

or

4. relocate the sidewalk to the other side of the street (Ivory Silk) where access would not be an issue as the constructed homes have driveways in the front facilitating movement from the curb

All the impacted residents on Ivory Silk and Russell Dawson have signed the attached petition.

Yours Sincerely,

Ozzy Abdelati

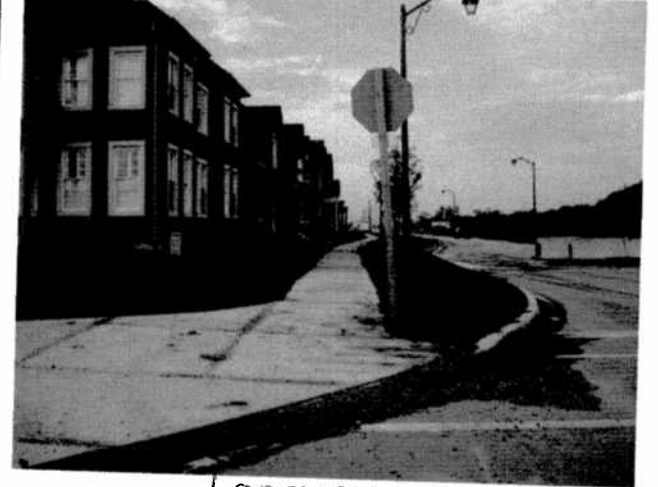
Russell Dawson Blvd Issue



Ivory Silk South View



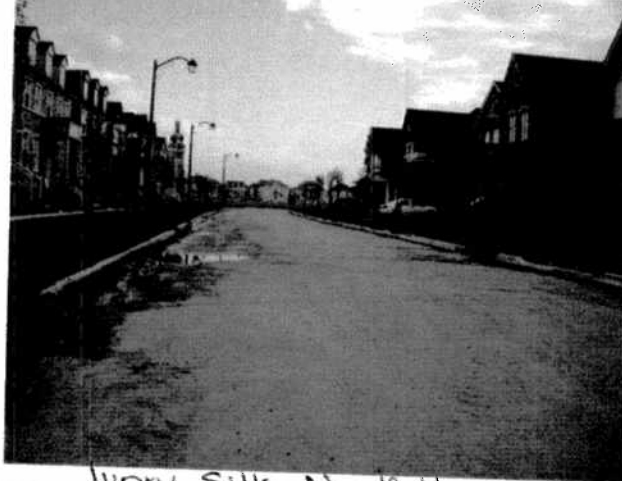
Russell Dawson South View



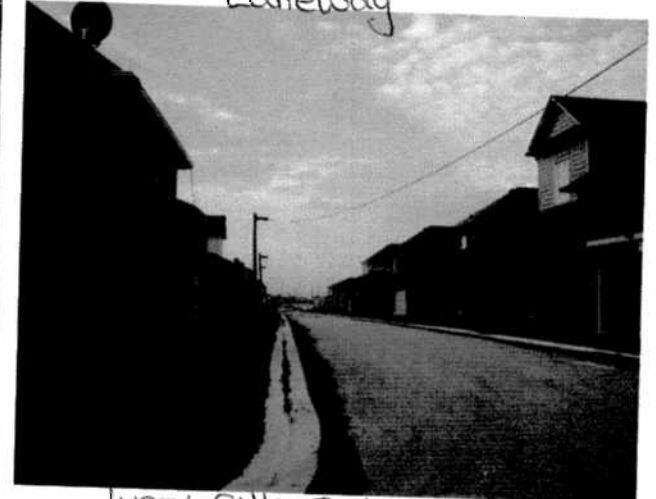
Ivory Silk Blvd Issue



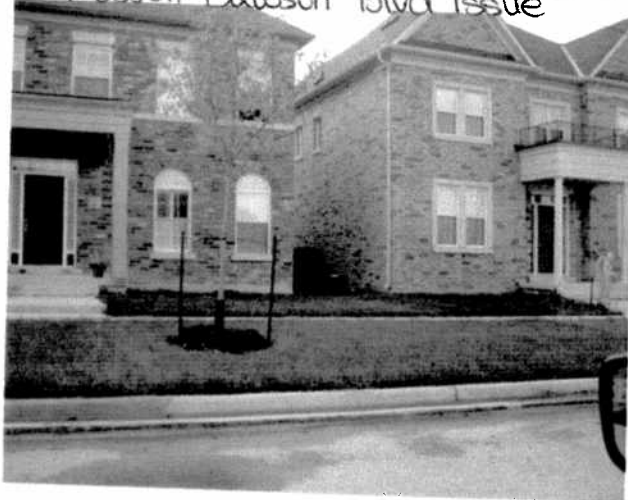
Ivory Silk North View



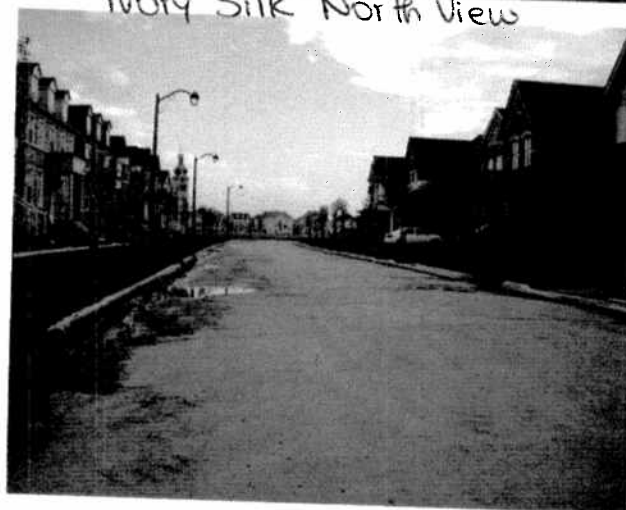
Laneway



Russell Dawson Blvd Issue



Ivory Silk North View



Ivory Silk Sidewalk Placement





Solution #2

Solution #3

Solution #1

Date	Name	Address	State	Phone	Signature
09/04/2010					
"	Harry Lau				
"					
"	Hui Li Zhou				
"	Chris Lai				
"	Wilson Au				
"	MENG LI				
"	CHYAN LAM, F				
	SI-MON E FRANCIS				
"	Mavis Andrews				
"	HALLZHA HA				
"	WILLIAM K. K. K.				
"	DAVID LI				
"	KEVIN LI				
"	Calvin Lam				
"					