

The car wash application

A reconsideration.

Staff's reasons for denial

- Approval of this proposal would **eliminate the opportunity** for high density residential with mixed use at this key site, in close proximity to the GO Station.
- The proposal may set an **undesirable precedent** for the area, which could influence the willingness of other property owners in the vicinity to develop their properties at higher densities and could potentially have a **long-term impact** on the Town's ability to implement the Highway 48 Urban Design vision.
- The proposal is a car oriented use that is **not transit supportive** and does not promote pedestrian movement or street related activities along Bur Oak Avenue.
- The location and massing of the proposed buildings, particularly the single-storey coin car wash located along the north property, does not provide for a consistent and animated street edge along Bur Oak Avenue and is **inconsistent with the Highway 48 Urban Design guidelines**.

Your reasons for approval

- “This is an industrial area anyway.”
- “Nothing’s going to happen here anytime soon.”
- “The neighbours want a car wash.”
- “It’s not really in the Highway 48 corridor.”
- “No one wants to live near a train track.”
- “There’s going to be a parking deck across the street.”
- “It’s got some “green” elements”.

“This is an industrial area anyway.”

- **Planning, a definition:**

- The process of setting goals, developing strategies, and outlining tasks and schedules to accomplish the goals.
- This Council changed the Official Plan to exclude industrial uses.
- Actual uses in the area are moving toward commercial office and institutional uses.
- Many new residents make their homes just across the tracks.
- Why do you feel the need to upzone, in the face of the advice of professional planners?

“Nothing’s going to happen here anytime soon.”

- On the contrary – the pace of development is quite rapid:
- The Brick – in development now
- No Frills – in development now
- GO Transit parking expansion – right now
- History Hill project- application pending now
- Home Depot – application pending now



“The neighbours want a car wash.”

- Signatures on a petition were gathered by the applicant who has a clear vested interest in the outcome.
- Markham council doesn't have a history of governing by petition.
- The involvement of the community, with no vested interest, in the public process to develop the Urban Design guidelines may be weighed against the applicant's petition.

What if the petition had asked...

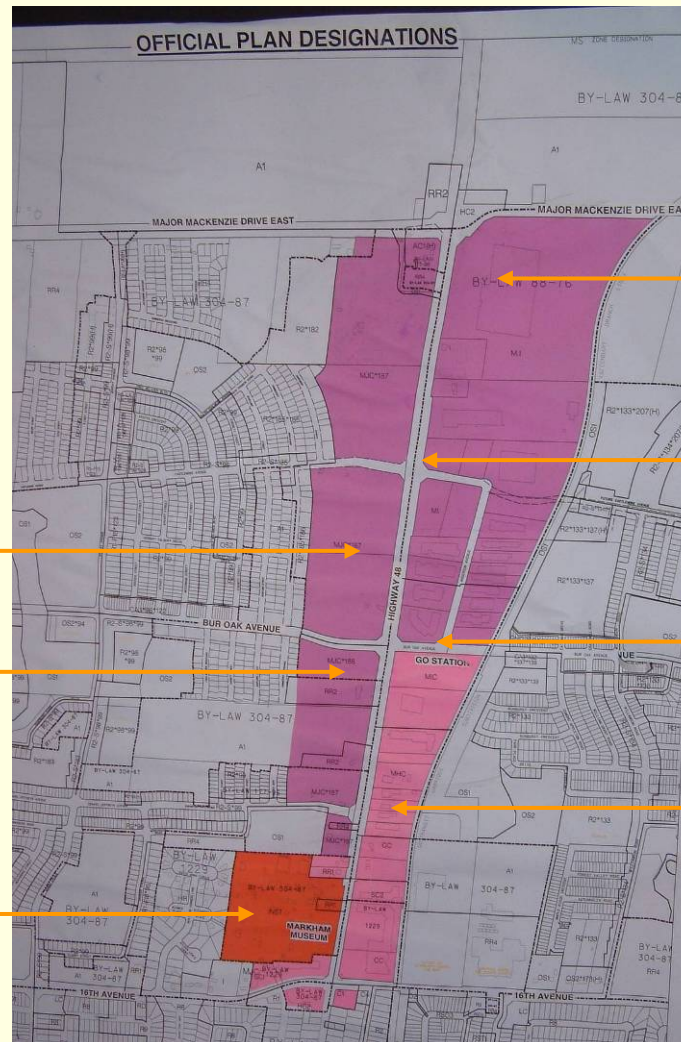
- Would you like pedestrian-friendly, mixed-use streets in your neighbourhood?
- Would you like broad sidewalks and tree-lined streets, with sidewalk cafes?
- Would you like Council to care as much about your neighbourhood as it does other parts of Town?



“It’s not really in the Highway 48 corridor.”

- The development area is not restricted to Markham Road, and this site is well within the development area.
- Over 200 acres are under development or redevelopment.
- The Urban Design guidelines have never been restricted to a corridor on Markham Road. The cross streets, Bur Oak, Edward Jefferies and Castlemore are explicitly considered.
- Development Area

North Markham Road Development Area



Emerson Electric
set to vacate

The Brick

Subject lands

No Frills

Home Depot

History Hill Group

Markham Museum

“No one wants to live near a train track.”

- Greensborough
- Markham Village
- Markham Centre
- Old Unionville
- Thornhill
- On and on....



“There’s going to be a parking deck across the street.”



Well, good. Using the Urban Design guidelines, it might look like this.

“It’s got some “green” elements.”

- A persuasive negotiating tactic by the applicant, as this diverts attention from the real issues.
- It’s still a car wash.
- Still not allowed in the Official Plan.
- Still an undesirable precedent.
- Still inconsistent with the Urban Design guidelines.

Staff's reasons for denial

- Approval of this proposal would **eliminate the opportunity** for high density residential with mixed use at this key site, in close proximity to the GO Station.
- The proposal may set an **undesirable precedent** for the area, which could influence the willingness of other property owners in the vicinity to develop their properties at higher densities and could potentially have a **long-term impact** on the Town's ability to implement the Highway 48 Urban Design vision.
- The proposal is a car oriented use that is **not transit supportive** and does not promote pedestrian movement or street related activities along Bur Oak Avenue.
- The location and massing of the proposed buildings, particularly the single-storey coin car wash located along the north property, does not provide for a consistent and animated street edge along Bur Oak Avenue and is **inconsistent with the Highway 48 Urban Design guidelines**.

Please reconsider:

- Protect the public interest
- Respect your experts
- Honour your own record
- Value the process

Deny the application.

MVC advocacy for community building

- MVC letter, June 16th, 2006



Acrobat Document

- MVC letter, Sept. 20, 2004



Acrobat Document

- MVC letter, May 31, 2004



Microsoft Word
Document