

## Bisera, Leikha

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**Subject:** FW: Markham DSC meeting June 25, 2018 Interim Report on the York Downs Golf Course Development  
**Attachments:** TOR01 -#7477382-v1-Deputation Remarks - PM.DOCX

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**From:** Morley, Piper

**Sent:** June 26, 2018 8:55 AM

**To:** Clerks Public

**Cc:** Mayor Frank Scarpitti – Markham; Deputy Mayor, Jack Heath - Markham; Regional Councillor, Jim Jones - Markham; Regional Councillor, Joe Li - Markham; Regional Councillor, Nirmala Armstrong - Markham; Councillor, Valerie Burke - Markham; Councillor, Alan Ho - Markham; Councillor, Don Hamilton - Markham; Councillor, Karen Rea - Markham; Councillor, Colin Campbell - Markham; Councillor, Amanda Collucci - Markham; Councillor, Logan Kanapathi - Markham; Councillor, Alex Chiu - Markham; Blake, Ronald; Miller, David

**Subject:** RE: Markham DSC meeting June 25, 2018 Interim Report on the York Downs Golf Course Development

Ms. Kitteringham , Mr. Mayor and Members of Council:

As requested at DSC yesterday, please find attached a copy of my deputation for your records. Thank you again for the opportunity to speak yesterday.

Kind Regards,

Piper Morley

**Piper Morley**

**Lawyer**

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Good Morning Mr. Chair and Members of Council

Thank you for opportunity to speak

Piper Morley, legal counsel on behalf of the Normandale Community Residents Association (NCRA)

The NCRA has 178 residents on their mailing list and membership is growing everyday as the developer of this project moves forward.

- Location of Normandale and point out road connections to development

We were very pleased to see that staff was providing an interim report without recommendations to support the proposed development. We agree that this approach is reflective of the material that has been provided to date: we simply do not have enough information to make an informed decision about this development.

It would be inappropriate to approve this development with a long list of conditions when there are this many fundamental items outstanding.

The number of outstanding items is simply reflective of the scale of the proposed development.

- At 2295 units and 7,250 people, the proposed development is the size of a small Town. It simply takes time to make sure that developments of this size do not have major negative impacts on existing Markham residents and represent good planning.

Council should not feel like it is in any rush to make a decision on this application.

- The applicant has appealed for non-decision and the matter is currently before the LPAT. A second pre-hearing conference will occur in October and a date for a hearing of this matter will not likely happen until late 2019.
- You have time to make sure this is studied, understood, and implemented correctly.

My client is not a NIMBY – they do not oppose this development in principle and they have realistic expectations with respect to the planning process and outcomes.

They do however have one main goal in mind, and it's the same goal that every councilor here undoubtedly has – to make sure that growth in Markham happens in a responsible and sustainable manner.

My clients understand that the PPS, 2014 and the Growth Plan encourage intensification – but its not intensification at all costs. Growth has to happen in a manner that keeps up with infrastructure planning, and transit planning, especially where condominiums (higher density elements) are proposed.

- The PA requires that the council of a municipality shall have regard to the adequate provision of transportation systems
- And the PPS 2014 requires that planning for *infrastructure*, shall be coordinated and integrated with land use planning so that they are:  
...  
b) available to meet current and projected needs.“

The situation before us is that the proponent's traffic experts recognize full stop that:

- no matter what road network option is chosen “very little relief is accrued to the two key boundary road intersections of Warden Avenue with 16th Avenue and Major Mackenzie Drive. None of the options with their respective roadway network and access layout can provide relief to the operating conditions generated by the existing traffic flows and traffic flows generated by the planned area developments”.
- When considering intersection performance, Poulos and Chung note with respect to all major arterial intersections surrounding the proposed development that “numerous exclusive vehicle turning movements, especially left turns, experience significant delay and congestion” and “several through vehicle movements also experience significant delay and congestion”.

This report finds that 16<sup>th</sup> and Kennedy and 16<sup>th</sup> and Warden experience high degrees of delay and congestion currently. The experts chose an option that was the least incrementally harmful option to the existing condition.

My clients reviewed this report and were naturally concerned. In particular because the report did not consider queuing and intersection performance at Normandale Road. The residents of Normandale can **only** exit their subdivision onto 16th Avenue.

If traffic impacts are not carefully studied and considered at Street D and C, Normandale will effectively be stranded from a traffic perspective.

In order to make sure that this development is planned in an efficient manner that doesn't cause major traffic problems for the surrounding area, it is necessary **at a minimum** to study the intersection performance of Normandale Road and Streets D and C.

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Staff stated in the interim report that the Applicant has made revisions to their plans to address the concerns of residents.

We give the NCRA's take on how this has actually gone to date. Just to highlight one, proposing a 15 storey condo north of 16<sup>th</sup> does not address my clients concerns.

- The 15 storey condo is not proposed to be located on an arterial road near transit and is reliant on Street E (an internal road). This provides absolutely no solution to the traffic issues we raise.

We remain open to dealing with the Applicant and the municipality in finding a solution to the issues that we raise, which are core valid land use planning issues  
These issues need to be addressed in some forum.

Those are all of my comments – happy to answer any questions