

Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-13-17 3:45 PM
To: [REDACTED]
Cc: Campbell, Sally; Bavington, Kitty
Subject: RE: Hwy #7 and Ninth Line Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon and thank you for your email.

It will be forwarded to Council Members and to Planning staff for consideration as part of the meeting.

Regards,

Mary-Jane Courchesne | Notifications Officer | Clerks | Legislative Services | City of Markham
Anthony Roman Centre | 101 Town Centre Boulevard, Markham, ON L3R 9W3
Phone: 905-477-7000 Ext. 7935 Email: mcourchesne@markham.ca

From: [REDACTED]
Sent: November 13, 2017 11:42 AM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Subject: Hwy #7 and Ninth Line Development

Please do not allow this development! The traffic issue is already serious!

Kathryn Wright

[REDACTED]
Markham, L3P [REDACTED]

Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-13-17 3:44 PM
To: donna kendall
Cc: Campbell, Sally; Bavington, Kitty
Subject: RE: PROPOSED APARTMENTS TO BE BUILT AT HWY 7 & 9th LINE--OH NO!!

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon and thank you for your email.

It will be forwarded to Council Members and to Planning staff for consideration as part of the meeting.

Regards,

Mary-Jane Courchesne | Notifications Officer | Clerks | Legislative Services | City of Markham Anthony Roman Centre |
101 Town Centre Boulevard, Markham, ON L3R 9W3
Phone: 905-477-7000 Ext. 7935 Email: mcourchesne@markham.ca

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

From: donna kendall [REDACTED]
Sent: November 13, 2017 1:38 AM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>
Subject: PROPOSED APARTMENTS TO BE BUILT AT HWY 7 & 9th LINE--OH NO!!

Hello,

We just received your notice about this terrible plan! We can't believe that Markham Council would agree to the building of more HIGH DENSITY BUILDINGS in Markham.

We moved to Markham 45 years ago, had our 3 children, & now we have retired. We are just sick about the terrible high density that has been allowed to get worse in Markham! We have to allow 20 MINUTES just to get from 16th Avenue to 14th Avenue...getting out of Markham. Both 9th Line & Hwy 48 are ALWAYS JAMMED WITH TRAFFIC....even when it's "supposedly" not rush hour. Getting back into Markham during rush hour is literally a NIGHTMARE! Donald Cousins Parkway is far too east for us to use. Honestly, the traffic in Markham is worse than Scarborough or North York!

PLEASE DO NOT ALLOW THESE HIGH DENSITY APARTMENTS TO BE BUILT HERE! Not only are they so unsightly, such as the 3 TALL buildings on Hwy 48, taking away from our warm, friendly "VILLAGE ATMOSPHERE", but unless you plan to build more roads allowing your constituents to move around in Markham more easily, this proposal will make an already totally congested "city" impossible.

We chose to move to Markham rather than Unionville way back in 1972 because we loved this town. Now, UNIONVILLE HAS KEPT ITS CHARM, WHILE MARKHAM HAS BECOME UGLY with few small parks, unsightly tall buildings, & bumper to bumper traffic all day long! WHY is it that Unionville has been SPARED what MARKHAM has allowed?

It's NOT TOO LATE to preserve the little bit of charm that still exists in Markham! Why not make the proposed area into a BEAUTIFUL PARK that all Markham residents can enjoy!??

Sincerely,

Fred & Donna Kendall
Markham



A

Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-13-17 3:24 PM
To: Cathy Harvey
Cc: Campbell, Sally; Bavington, Kitty
Subject: RE: Submission for November 14, 2017 Council Meeting regarding Proposal for 9th Line and Highway 7 north east corner

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon and thank you for your email.

It will be forwarded to Council Members and to Planning staff for consideration as part of the meeting.

Regards,

Mary-Jane Courchesne | Notifications Officer | Clerks | Legislative Services | City of Markham
Anthony Roman Centre | 101 Town Centre Boulevard, Markham, ON L3R 9W3
Phone: 905-477-7000 Ext. 7935 Email: mcourchesne@markham.ca

From: Cathy Harvey [REDACTED]
Sent: November 12, 2017 8:23 AM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>; Mayor & Councillors <Mayor&Councillors@markham.ca>
Subject: Submission for November 14, 2017 Council Meeting regarding Proposal for 9th Line and Highway 7 north east corner

Dear City of Markham Mayor and Council,

I am very concerned regarding the proposed changes to the plan for the north east corner of Ninth Line and Highway 7 as referred to in the RECOMMENDATION REPORT 605918 Ontario Ltd. Proposed Draft Plan of Subdivision 19TM-16009 and Official Plan Amendment applications for mixed use, mid/high rise buildings at 8651 9th Line, in Cornell Centre (ward 5), (file 1 attached).

The Cornell Centre Secondary Plan Report from 2015 (file 2 attached) shows proposed buildings heights between 4 to 8 and 5 to 8 stories high along 9th Line north of Highway 7. Please see page 10.

The Recommendation Report (file 1 attached) is proposing buildings to a maximum of 18 stories. Please see page 4, block 1 and block 3, and page 16. This is a considerable change and I am not in agreement. The changes from the original plan of 2015 indicate a 125% increase in some cases. I am very disturbed that this can happen and that my representatives on Markham Council would consider approving such a significant change!

The traffic coming from the south on 9th Line, that now cuts across Senator Reesor's Drive in order to avoid the corner of Highway 7 and 9th line is dangerous. There are many cars speeding both ways on Senator Reesor's Drive and there seems to be no concern for the children that live and play in the area. This will only get worse when 2200 units are built on the north east corner of Highway 7 and 9th line adding to the traffic congestion at that corner. I understand from Councillor Karen Rae that because 9th Line is a Regional Road, there can not be a one way sign on Berczy Gate to stop people from using my lovely quiet community as a short cut. How does the city plan to address this issue?

In order for the residents to use public transit, there has to be public transit available. There is little public transit available to the residents that live south of Highway 7. For many in my neighbourhood, it would be a very long walk to the bus stop at Highway 7 and Wootton Way. If the plan is to have Markham residents use public transit, it must be made available to them. What plans are in place to address the public transit needs south of Highway 7 and west of 9th line? What plans are in place to encourage the new residents on the north east corner of Highway 7 and 9th line to use public transit?


I believe that 18 story buildings proposed at the corner of 9th Line and Highway 7 and going north to Rustle Woods Avenue will erode my privacy. The City of Markham, a few years ago, permitted the plaza at 6545 Highway 7 to cut down all the trees at the back of their property which would have provided my property with some privacy from proposed 18 story buildings.

All of the areas shown in the Cornell Centre Secondary Plan (file 2) have had the heights increased considerably in the Recommendation Report (file 1). Please consider the privacy and safety of the residents that have been here and paying taxes for years.

I have been hesitantly accepting of the Cornell Centre Secondary Plan (file 2) but am very much against the Recommendation Report (file 1) with the excessively increased building heights.

Please consider the impact to existing residents as our city grows and keep these buildings to the height restrictions that were first proposed in 2015 (file 2).

Thank you,
Cathy Harvey



Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-13-17 3:20 PM
To: Esther Attard
Cc: Campbell, Sally; Bavington, Kitty
Subject: RE: Hwy #7 and Ninth Line Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon and thank you for your email.

It will be forwarded to Council Members and to Planning staff for consideration as part of the meeting.

Regards,

Mary-Jane Courchesne | Notifications Officer | Clerks | Legislative Services | City of Markham Anthony Roman Centre |
101 Town Centre Boulevard, Markham, ON L3R 9W3
Phone: 905-477-7000 Ext. 7935 Email: mcourchesne@markham.ca

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

From: Esther Attard [REDACTED]
Sent: November 11, 2017 1:11 PM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Subject: Hwy #7 and Ninth Line Development

Hello,

I would like to register our disagreement with the amendment to this development. We oppose any changes to the original plan. There is already too much traffic in this area, an increase in the number of dwellings will only add to the problems we are currently experiencing and make things much worse!

We will attend the Council meeting on November 14th.

Sincerely

Esther Attard

Andrew Cotton

Sent from my iPad

Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-13-17 3:22 PM
To: Donald Wood
Cc: Campbell, Sally; Bavington, Kitty
Subject: RE: Hwy #7 and Ninth Line Development

Follow Up Flag: Follow up
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Good afternoon and thank you for your email.

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Regards,

Mary-Jane Courchesne | Notifications Officer | Clerks | Legislative Services | City of Markham Anthony Roman Centre |
101 Town Centre Boulevard, Markham, ON L3R 9W3
Phone: 905-477-7000 Ext. 7935 Email: mcourchesne@markham.ca

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

From: Donald Wood [REDACTED]
Sent: November 11, 2017 5:53 PM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Cc: John Wright [REDACTED] Councillor, Karen Rea - Markham <KRea@markham.ca>; BEVERLEY A BROWN <[REDACTED]>; Ron & Gail Beveridge <[REDACTED]>; Joan Wood <[REDACTED]>
Subject: Hwy #7 and Ninth Line Development

I am unable to attend the meeting but wish to air me views. I strongly oppose and condo building over 6 stories for this site. The site is either in the old town of Markham or across the road from it, ideally I would like a maximum of 4 stories. The Hospital. should be the dominant property in the area. There is already too much traffic congestion in the area. We want Markham to continue as a family community with appropriate family accommodation. Perhaps the new Markham around the city centre can be the site for high rise. NOT the OLD TOWN.

Donald J. Wood

[REDACTED]
Markham, Ontario
L3P [REDACTED]

Sent from my iPhone

Machesney, Josh

From: Kitteringham, Kimberley
Sent: November-13-17 9:59 PM
To: Pettit, Martha; Machesney, Josh
Subject: Fw: Council Nov 14th

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Michael Gannon [REDACTED]
Sent: Monday, November 13, 2017 9:29 PM
To: Kitteringham, Kimberley
Reply To: Michael Gannon
Cc: Peter Miasek; Councillor, Karen Rea - Markham; Dennis M. Fortnum
Subject: Re: Council Nov 14th

Hi Kimberley, my apologies, that should read item # 2, not 3.

Hi Kimberley, sorry I cannot be at Council tomorrow evening, but please accept this written comment on item #3 OFFICIAL PLAN AMENDMENT APPLICATIONS FOR MIXED USE, MID/HIGH RISE BUILDINGS AT 8651 9TH LINE, IN CORNELL CENTRE (WARD 5).

There is an existing low rise residential neighbourhood on the West side of 9th line that will be severely impacted by this proposed development of mid to high rise buildings. Problems of traffic, overlooking of existing residences, destruction of existing sight lines and negative impact to property values are being ignored. A 5 year draft approval is being requested, yet no built form proposal is available for consideration. Such wide sweeping powers of approval are not appropriate absent any ameliorating conditions to address the above concerns. Approval should be withheld pending specific proposals which as a minimum should include an acceptable transitioning plan, including limits on built form, perhaps involving window streets, to minimize any impact on existing neighbourhoods.

Regards
Mike Gannon
[REDACTED]



Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-14-17 9:49 AM
To: Machesney, Josh; Pettit, Martha
Subject: FW: Hwy #7 and Ninth Line Development

Hi there, see below for tonight.

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

From: Joely McEwen [REDACTED]
Sent: November 14, 2017 9:48 AM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Cc: Councillor, Karen Rea - Markham <KRea@markham.ca>; Mittelholzer, Rose <RMittelholzer@markham.ca>
Subject: Hwy #7 and Ninth Line Development

Good morning,

I am unable to attend tonight's meeting at Markham Civic Centre regarding the proposed development of the land at Hwy 7 and Ninth Line in Markham. I live at 71 Rose Way in Markham Village and moved back to this neighbourhood I grew up in the 70's, 80's and 90's from Unionville in 2011. The reason for this move was the development that was taking place and future plans to make this corridor "Downtown Markham". Like many Markham residents who grew up here- we sought out Markham Village and East Markham as a possibility to escape the high rise and high density housing that was transforming the skyline in Unionville's "Downtown Markham".

With this proposed development at Hwy 7 and Ninth Line- you would now be bringing this concept to a place where it will stick out amongst the Villages of new homes and low level housing that exists here. It will directly affect the sightlines of the backyards of homes on Rose Way, Church Street, Oak Lea Circle, Elm Lea and others- houses that were part of the original village. Progress is key in a growing community such as Markham- but should it be at the expense of the original character of the existing neighbourhoods? Not to mention the traffic congestion, burden on schools and community centres that is already felt with so much new development in Markham? Does the responsibility to Council's existing residents and taxpayers outweigh the benefits brought to shoehorning more development on every square inch of this "City"? Who wants this in the first place- I can say with absolute certainty it is not the residents as they are here because they want to raise their families in the kind of community they grew up in.

Please consider these factors and DO NOT approve this plan with it's current design including high rises of 18 to 24 stories in height. There are plenty of places in the GTA that people seeking these kinds of accommodations can locate- and many more that are even higher in Toronto itself. Let's continue to be proud of all that the City of Markham has accomplished- bigger is not always better and a re-evaluation of what our current residents truly want our community to be should be on the minds of all Council members tonight as they make these very important decisions.

Thank you,

Joely McEwen
Markham Resident for 41 years
[Markham Celebrates Canada 150]<<http://www.markham.ca/wps/portal/Markham/RecreationCulture/Canada150>>

Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-14-17 9:20 AM
To: Machesney, Josh; Pettit, Martha
Subject: FW: Hwy #7 and Ninth Line Development Proposal

Hello, see below for tonight.

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

From: Joan Wood [REDACTED]
Sent: November 13, 2017 5:41 PM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Cc: Councillor, Karen Rea - Markham <KRea@markham.ca>
Subject: Hwy #7 and Ninth Line Development Proposal

I will be out of town on Nov. 14 so cannot express my views in person but would like them recorded. The proposal to amend the Official Plan for apartment buildings from 5 to 18 or 24 stories is totally unacceptable. The low rise surroundings including Markham Stouffville Hospital will be adversely affected. The Town utilities of sewer and water cannot cope with this huge increase in volume. The water pressure alone needed to maintain the hospital is of the utmost importance. Municipal utilities should not be usurped by developers eager for a quick, short term profit which Markham taxpayers have to subsidize. Councillors MUST vote against this.

Joan Wood

[REDACTED] Markham. L3P [REDACTED]

Sent from my iPad

[Markham Celebrates Canada 150]<<http://www.markham.ca/wps/portal/Markham/RecreationCulture/Canada150>>

Machesney, Josh

From: Kitteringham, Kimberley
Sent: November-14-17 2:32 PM
To: Machesney, Josh
Subject: FW: Ninth Line and Hwy # 7

Kimberley Kitteringham | City Clerk | Legislative Services | City of Markham
Anthony Roman Centre | 101 Town Centre Boulevard, Markham, ON L3R 9W3
Phone: 905-475-4729 Fax: 905-479-7771 Email: kkitteringham@markham.ca
www.markham.ca



From: Councillor, Karen Rea - Markham
Sent: Tuesday, November 14, 2017 2:31 PM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>; Kitteringham, Kimberley <KKitteringham@markham.ca>
Subject: Ninth Line and Hwy # 7

Please attach to the agenda regarding the proposal.
Thanks

Karen Rea

Ward 4 Councillor
City Of Markham
101 Town Centre Blvd
Markham, Ontario, L3R 9W3
905-477-7000 ext 7751

From: Marc Arakill [REDACTED]
Sent: Tuesday, November 14, 2017 1:26 PM
To: Councillor, Karen Rea - Markham
Subject: RE: Karen Rea - Ward 4 Meeting Notice

Sure. No problem.

Thanks

From: Councillor, Karen Rea - Markham
Sent: 2017-11-14 11:48 AM
To: MARC ARAKILL
Subject: RE: Karen Rea - Ward 4 Meeting Notice

Hi Marc

If it is ok with you I will forward your email to clerks (remove your personal info) and they can attach it to the agenda.

Karen

Sent with BlackBerry Work
(www.blackberry.com)

From: MARC ARAKILL
Date: Tuesday, Nov 14, 2017, 11:46 AM
To: Councillor, Karen Rea - Markham <KRea@markham.ca>
Subject: Re: Karen Rea - Ward 4 Meeting Notice

Hi Karen,

Thanks again for these updates. You really have made a difference in this Ward as far as communication and transparency.

Unfortunately I cannot attend tonight's meeting due to a family obligation but my neighbours and I in Markham Village share a lot of the concerns voiced about the development at Hwy 7 and 9th line. Specifically from our perspective the gravest concerns are:

1) **Lack of infrastructure** - for the last few years, Markham has allowed unchecked residential/commercial capacity growth with little heed to the streets and roadways required to support these new developments. **With particular concern surrounding building up around our hospital/fire station and potentially creating gridlock around a critical emergency services.** This is point that should not be lost on council. I can say that unequivocally most councillors just see dollar signs from the new property tax generated.

2) **Lack of green space** - If I'm reading the report correctly, green space as usual is an afterthought. From my calculation of the nearly 5 hectares of land for this development only about **8% is allotted for green space**, and very little about this flushed out.

3) **Inappropriate development for the area** - while low rise and high apartments and condos have found their place in the new Markham downtown core and to some extent on Markham Rd north of 16th near the Mount Joy Go station, the building of any significant structure in this area does not fit with the quaint and quiet neighbourhoods that have been built up to the east. This would be a **significant deviation** from the very reason a lot of us live in Markham to begin with.

Thanks again.

Cheers,
Marc.



Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-14-17 4:44 PM
To: Machesney, Josh; Pettit, Martha
Subject: FW: Hwy #7 and Ninth Line Development

Hi again. See below for tonight.

From: Jeff McLeod [REDACTED]
Sent: November 14, 2017 4:43 PM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Cc: Councillor, Karen Rea - Markham <KRea@markham.ca>
Subject: Hwy #7 and Ninth Line Development

While having planned to attend tonight's public meeting, a situation has presented itself that makes it impossible to me to NOW attend this evening's meeting with regards the development proposed at the northeast corner of 9th Line and Highway 7.

My wife and I live at 39 Sir Galahad Place, just north and west of the proposed development. Both of us travel down to the 407 on a daily basis in order to commute to our workplaces. In the past 6-12 months, we have noticed an appreciable increase in the amount of traffic along both Ninth Line and Highway 7 at both peak rush hour and other non-rush hour times; this is BEFORE this project even begins!

While acknowledging that the proposed land is likely to be developed in the years ahead, I simply cannot see how, based on the proposed plans of up to 2,200 apartment units, how this level of population influx could be supported by either the existing or planned infrastructure. I understand there are going to be buildings of much greater than 5 storeys being constructed as part of this project.

Based on the October 30th plan information circulated to me by my local councilor, an excerpt of which is pasted below, I CANNOT support this particular development.

Sincerely,

Jeff McLeod
[REDACTED]

Markham, ON
L3P [REDACTED]
[REDACTED]



Machesney, Josh

From: Courchesne, Mary-Jane
Sent: November-14-17 3:32 PM
To: Machesney, Josh; Pettit, Martha
Subject: FW: SU 16 117108, OP 16 117108

Hi Josh, see below for tonight.

From: Donna Dougan [REDACTED]
Sent: November 14, 2017 3:31 PM
To: Courchesne, Mary-Jane <MCourchesne@markham.ca>
Subject: SU 16 117108, OP 16 117108

Mary Jane

I am concerned with the proposed development at Cornell Centre that will be discussed this evening, Nov. 14, 2017..

I have read that the proposed Cornell Centre will house 2,200 apartment units. The buildings will range in height from 4 storeys at 9th line opposite the single family dwellings on the west side of 9th line, up to 18 and 24 storeys on the east side of the proposed development. This will result in far too many people in one area. I would suggest reducing the height of the proposed buildings and spreading out this additional housing over a few areas.

The existing traffic at 9th Line and #7 is already terrible, can you imagine what it will be like once this development starts and is completed with tenants of these 2,200 units? It will be very difficult to get over to the hospital in a timely fashion. The infrastructure to handle all the additional traffic are not in place. The developer has not included in the plans parking for each and every apartment. They are expecting that most of the tenants will not own cars, since there is bus transportation nearby. My observation has been that the residents of Markham have from 1 to 3 vehicles per dwelling. I think their plans & expectation of traffic levels are unrealistic and will result in increased traffic issues which will impact both Ward 4 and Ward 5..

Yours truly,

Donna Dougan
[REDACTED]

Markham, ON
L3P [REDACTED]



Box Grove Connected

Residents' Association

Dear City of Markham,

Box Grove Connected Resident's Association has received feedback from residents in our community regarding the proposed new development on the north east corner of Ninth Line and Highway 7. We also conducted a poll of our residents on our community social media page to see if they would like us to address any concerns or if we should not provide any input since this is not in our area. 96.6% of the residents who participated in our poll indicated that would like us to address concerns regarding traffic. In addition, our committee members received phone calls and emails about this as well. We understand and know that the City of Markham will ultimately make a suitable decision on this matter, however we would like to submit our feedback on behalf of our neighbours for your consideration.

We understand that this proposed development is approximately 1km north of our community, and we acknowledge that the ratepayers/residents' association in the Cornell and Sherwood AmberGlen areas are more directly impacted by the aesthetics and structures of the new homes. Our community's concern is the traffic that will be increased by 2200 units in the proposed condo buildings due to the increased cars that that would be travelling South through Box Grove in addition to the existing development on the SE corner that is currently under construction at the same intersection.

If you are going south from Highways 7 and Ninth Line on municipal and regional roads, you would ultimately go through our community through a variety of ways including the Box Grove By Pass, 14th Avenue, Rouge Bank Drive, Old Ninth Line, Copper Creek Drive, Donald Cousens, the Box Grove Collector Road and Steeles Avenue. We are kindly requesting the City to conduct traffic studies on the impact these new condos would have on our community and not just the intersection of Ninth Line and Highway 7 prior to moving forward with this proposed development. We understand the land is zoned and the developer would like to build on their land. Perhaps if the consideration is made for a lower density condo building in line with the similar low rise condos on the South East corner of the same intersection. This will go with the low rise look of the area but will also result in less of an impact on traffic volume.

As you all know from many prior meetings with Box Grove residents, traffic is a big concern and as their residents' association we wanted to express our concerns to you today.

Thank you for your time,

Angelica Gutierrez and Nimisha Patel

on behalf of Box Grove Connected Residents Association