

Questions & Comments from the residents that attended the

VIRTUAL COMMUNITY INFORMATION MEETING HOSTED BY WARD 4 COUNCILLOR KAREN

144 Main Street N - Zoom meeting #1 - April 19, 2021

Applications for the Official Plan and Zoning By-law Amendment submitted by SmartCentres and Revera Inc. (Markham Main Street RR Inc) to permit a 6 storey retirement residence (7 storeys adjacent to Water Street)

Questions

Impact of Height/Size of building

1. What's the true shadow impact to the townhomes along Water St?
2. Does the shadow impact study account for year round sun changes?
3. I live in the Water Street townhomes and my morning sunlight will be blocked due to the height of this building. Would you consider lowering the height of the building?
4. Does the height setback align with the other street facing buildings along Main St.?
5. What affected the decision to build 6 stories, why not 5 Or 4?
6. Are any of the comparable 6 story buildings as close to other low rise buildings in the area?
7. Is it possible to add additional underground parking? Why is only one underground level being proposed?
8. Would you consider reducing the height by one story?
9. I live at xx Water Street, I am one of the homes behind the proposed project. My concern is the size of the proposed project, this will completely block the entire reason I purchased my home.

Water table

10. I'm an owner at 30 Wilson St and my concern is the disruption of the water table with your deep req'd footings underneath the one level of underground parking. My condo bldg experienced major water issues around the time that the 1980's bldg was built. Will this be addressed prior to any new construction?

Intensification

11. With regard to the city plan for intensification, can a counsellor speak to why the great size; why no space between buildings; and why SO many people on such a small footprint?
12. What is the shortest distance to the east and to the south from the townhomes to the building's north and west wings?
13. When you say there are a number of 4-6 story building in the heritage area, I do not believe this to be correct. I've lived her 30 years. This building is out of character. Where are these "several" other buildings?

14. Is there a maximum density allowed per zoning type?
15. What criteria are "Official Plan & Zoning By-Law Amendment" applications evaluated under?
16. Have there been other proposals for this same site?
17. Thank you for considering the community. Would the city staff consider a larger and more open location, not downtown Markham? This will overwhelm the town

Green Space/Wellness

18. In terms of quality of life for seniors; what is the current percentage allowed for garden, patio, fitness studio
19. Why is it that so many units look into the courtyard where you have hidden the "ugly parts of the operation from the community? The courtyard is very dark, and though you indicate a garden, it looks more like boxed landscaping
20. What is the plan for green space to support the community?

Impact on Traffic/Construction

21. How long will the project development take? What is the expected completion time of the project?
22. What impact to traffic will there be during construction?
23. Will street lights be added to Main St. to manage the flow to entering/exiting traffic?
24. Will the demolition be controlled to keep dust and noise to a minimum?
25. Where will construction site trailers and construction parking be set up during construction?
26. During construction what will be the impact to access to Wilson Street and Water Street. Will residents in the apartments on Water Street be significantly inconvenienced during the build process?
27. What is the expected increase in traffic due to visitors? How was that calculated?

Logistics

28. Will the community mailbox be relocated?
29. Have other entrance options been evaluated?
30. What entrance will Ambulance use?
31. Are any of the amenities accessible to the public?
32. How many elevators are planned for building?
33. Is there a plan to add communication towers to the roof of the buildings?
34. I am still very discouraged that this 6 story warehouse for old people is first being built at all, but that this is location. The disposal of medical waste in these times is frightening.
Furthermore, what arrangements are made to evacuate patients from upper floors during a fire? How do elderly people, bedridden or not get down five flights of stairs to the exit?
This facility is just another worrisome addition to my neighbourhood.

Commercial use

35. Does it make more sense to increase commercial space on first floor or proposed building to include a grocery store in order to allow seniors and residents in this immediate area of Markham more walkable to meet their daily needs?
36. What retail will be removed relative to what is currently there?
37. Will any new additional retail be added besides from what already exists?
38. Will you keep the heritage houses as restaurants or switch too retail or professional? Who decides?

Consultation

39. How are the public's feedback taken into account?
40. What are the positives that this development brings to Main Street?

Comments

Intensification

1. This is a monstrous invasive proposed building. I believe it's going to negatively affect the neighborhood- particularly with the disruption of the water table once again affecting all buildings west, natural light to the Village Glen & even more traffic!
2. Main St Markham should be made vibrant while preserving its historic look and feel. There is too much density of retirement buildings already in this small area so this will NOT make Main St Markham more vibrant, but will have the opposite effect.

Parking/Traffic

3. I believe there are concerns from the current residents of the Senior & Larry Todd Bldgs on Water St as the main entrance to this new bldg for car visitors, deliveries etc. will be on that same street (Water)
4. If 308 units, at Christmas will have 308 more cars
5. I'm sure this would not be tolerated in Unionville, We have many seniors living on Water Street who have to use Walkers or walk very slowly and the amount of traffic this would make with 162 residents cars and commercial vehicles delivering daily.

Positive Feedback

1. This new residence will be a welcome addition to the neighbourhood.
2. Please note that the current building is empty and crumbling. A new building will improve our village
3. This is a good plan... this is a really good way to increase the population density required for our village to thrive with minimal daily impact.

Emails Received

Too overpowering for the street. Has any thought been given to the traffic generated by the Markham Seniors Centre. If it reopens you are looking at additional traffic in the area between the hours of 9-10 daily- weekends excepted. There were over 1000 members. They will use Water street and continuously walk along and by the new proposed entrances and related functions.

In there presentation they used the word WARD to describe their rooms. This term normally applies to a four bed and should be discouraged.

Traffic on Main Street does not lend to a main entrance there either for emergency traffic or pedestrian. Crossing Main Street would be a nightmare.

No theatre in the drawings or cannot remember a swimming pool.

Too close to Dixon Garland - one stop shopping.

REVERA was beside Shouldice..Why didn't they build there if they needed to expand?

1. The height of the building is well out of keeping with the heritage buildings along the street, and other new development on Main Street. A review of the elevation schematics, especially the North Elevation make it painfully clear that the new development will tower above the existing heritage buildings and completely dwarf their presence on Main Street. The height of the proposed development needs to be reduced to a maximum of 3 stories and needs to be offset further back from the existing heritage buildings. The current arrangement is completely unacceptable for a Heritage District.

2. What architectural guidelines is the development following? I do not see any heritage features incorporated into the new building. The architectural design of the building is completely out of keeping with the heritage nature of Main Street. Why isn't this new development being held to the same standards as the new condo building at 68 Main Street? That development was built with architectural features that match the heritage features of Main Street. The proposed new development must be held to the same standards and adopt a completely different architectural look along Main Street and Wilson Street.

3. The building is much to close to the back of the existing heritage buildings. Why is the new development allowed to encroach within a few meters (in some locations only 2-3 m) of the back of the existing heritage buildings? This completely undermines the heritage value of these existing buildings. Having a modern building towering over these heritage buildings destroys the heritage streetscape of Main Street.

Overall, the current size, architectural design and placement of the proposed new development is completely out of keeping with the heritage nature of Main Street. The City of Markham has fought hard to preserve and enhance the heritage value of Main Street and this new development will undermine and devalue all of those efforts. One has to ask why the City of Markham would accept such an out-of-place development after making such a heavy financial investment recently in the streetscaping and road improvements of Main Street to enhance its heritage feel? Main Street Markham is obviously a very valuable asset to the City of Markham to justify such investment, so please do not undo those efforts by accepting this proposal as it currently stands.

I thank you for reading my comments and questions and seriously taking them into account when making decisions on this proposed development.

A few pertinent comments. The fact that the plan calls for an extra storey is unacceptable, and as a resident of the area I find the height of the building to be a major problem since it will overpower Wilson/Water Streets and will seriously overshadow everything surrounding and, in particular our home. We are one of two Heritage houses immediately across the road on the West (Water St.) side of the proposed building. We are part of the condominium complex 30, Wilson

St.

As

it is still in the design stage the whole building could be moved forward and built to 3 storeys at the front with new stores underneath, similar to the new condominium down the street. The rear of the building could then be stepped back to 3 or 4 storeys.

The opinion that the building will rejuvenate or revitalize Main Street, I believe, flies in the face of reality. Unfortunately nothing can take away from the fact the MALL has taken over all retail of any significance.

Using the new condominium as an example you have coffee shops, pizza shops, real estate, a travel agent and various others including some offices. I don't think that the buildings proposed to be retained mean anything.

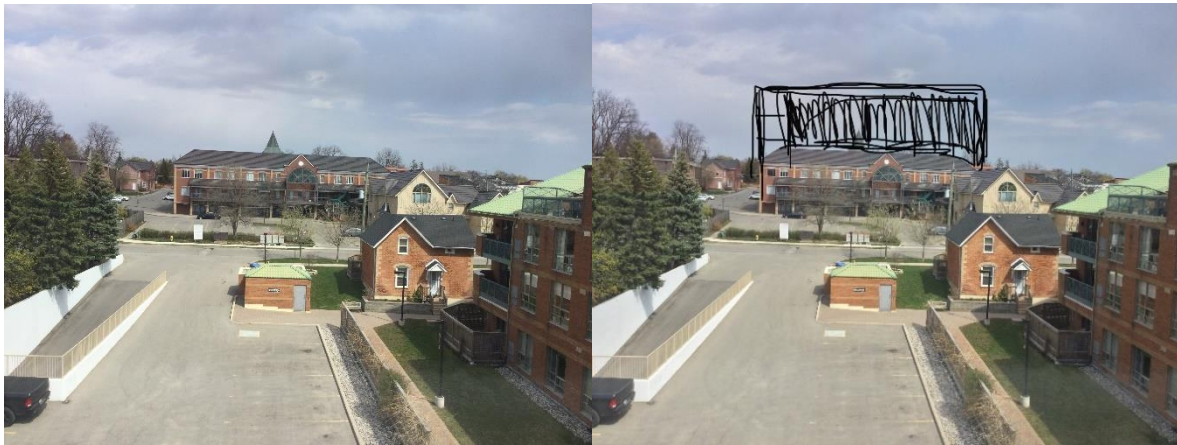
I would like to be advised the date for the heritage meeting. WE LOOK FORWARD TO THE CITY SUPPORT

We attended last night's Community Information Meeting on the above proposal. We offer the following general comments and questions:

1. The meeting went very well in our opinion and you and your team handled all comments & questions in a calm, informed and professional manner.
2. In general, we are not opposed to this development and feel you have made efforts to ensure this new building will work well in the context of the existing community.
3. We understand that it is early in the planning approval process but would like to raise a few issues at this time and are hopeful you might be able to provide responses to them:
4. What is the earliest date of construction start based on your experience and knowledge of the Town of Markham's approval process timeframes? Do you envision this development could start in late 2021 or much later perhaps?
5. Construction traffic, vehicles parking on Water Street and mud tracking and dust from the garage excavation are all issues that will impact us as we are directly across from the site. Hopefully, there will be a detailed and stringent construction plan to address and mitigate these concerns.
6. At this point, do you know if either Wilson Street or Water Street will require extensive excavation to accommodate any utilities or not? We have experienced extensive underground construction on both streets over the past few years and it would be a shame to have to go through it again. Hopefully, any servicing for the site was considered by the Town in the past!
7. Drainage and ground water impacts are a major concern for us and the main condo building. Historically, under major rain fall events our basement and the condo's underground garage will experience some level of water intrusion. The natural slope of the land falls from east to west directly onto our property. We encourage you to have very thorough and extensive drainage, hydrogeological and storm water management plans in place to address these concerns.
8. The 7 storey height of the west wall of suites directly across from HH1 & HH2 on Water Street. Concerns for those homes are as follows along with some suggested mediation measures to consider:
9. A 7 storey high non-stepped wall will overpower the small heritage homes significantly.
10. Shading/shadowing will occur more severely and for a longer period than currently occurs.
11. Enjoyment of outdoor spaces will be compromised due to the sheer size and closeness of the wall of suites but also due to the many balconies which will have tenants peering down on a daily basis.
12. There will most likely be noise issues from the tenants on their balconies as well as reflective noise from traffic directed straight at HH1 & HH2 and the 4 units of the row house on Wilson Street which are also heritage in nature.
13. We feel that 7 storeys is too high and should be reduced. In addition, this "wall" should be stepped back/terraced in order to reduce the visual impact upon our homes and "soften" the noise issues too. Perhaps a 3-4 storey terraced approach would be more reasonable.

14. The loss of suites could be made up to some degree by not stepping back the units on the northwest section of the building as you have proposed, as it doesn't seem that any shading/shadowing in this area will significantly impact any areas with dwellings. All that lies across the path of the sun in this area is our condo's garage ramp and the Town of Markham's parking lot as opposed to the two small heritage homes.
15. We are hopeful that you will take our concerns seriously and explore a different height and configuration that will ensure our continued enjoyment of the area where we moved due to its character & quaintness. We believe there is a "compromise" position that will benefit all parties.
16. Thank you for giving this matter your attention.

Height concerns



I am reaching out to you with many concerns regarding the current proposal by Markham Main St RR Inc. as follows:

- 1) The proposed height at 6 stories, even with the terraced setbacks, does not conform with the existing heritage main street architecture as all current buildings fronting onto Main St, Markham range from 1 story to 3 stories high. This contravenes the *Region of York Official Plan (2010) section 3.4.8* that calls for the subject site to reflect the areas heritage, character, and streetscape. Proposed height of 6 stories (with setback) creates an imposing structure besides low rise residential directly to the north, south, and east that results in a jarring difference in height which lacks cohesion with the existing community. A building 3 stories high will better fit within the context of the neighborhood and promote a harmonious impact and follows the *Region of York Official Plan (2010) section 5.2.8*

which states that new designs should “complement the character of the existing areas and fosters a sense of place”.

- 2) Sunlight and shadows will be a major concern for adjacent residential homes directly to the north and west of the proposed complex. The opinion on Page 65 of the Planning and Urban Design Rationale document “that shadow impacts are minimal and proposed development will not create unacceptable shadow impacts” is very subjective and can be completely alleviated by a lower building height at 3 stories tall.
- 3) Adding an additional 300+ seniors to the existing 180+ residents in the immediate area (18 and 20 Water St. senior residences) without the additional basic services such as supermarkets within walking distance is a major concern especially since the majority of residents would require convenient commercial services within **walking** distance. Any further density increase within the area should include more commercial space including a grocery store / supermarket in the immediate area “so that residents can walk to meet their daily needs” as per the Region of York Official Plan (2010) section 3.1.3.
- 4) Setback of 3.7 meters from townhomes directly east of the site on the west property line is insufficient with balcony’s facing directly onto the existing residential terraces/windows resulting in a lack of privacy for current residents.
- 5) One entrance/exit in and out of the complex for all vehicular traffic including refuse collection and moving trucks on the east side directly next to the townhomes will result in excessive and continuous noise and pollution to the townhomes directly north of this site’s main driveway, which deviates from the Region of York Official Plan (2010) section 7.2 in making communities more livable by creating an environment that is pleasant and safe with less noise and pollution. A main driveway directly on Wilson St would be more suitable for this complex to minimize the disturbance to the existing community along Wilson St. and Water St. This is also taking into account the diversion of traffic for the commercial restaurants onto Water Street for parking which may also pose a safety risk for seniors from 18 and 20 Water Street complexes who regularly cross the street onto Wilson Street and onto the shops along Main St. This can be completely resolved by an alternative entrance/exit on Main St or Wilson St.
- 6) Existing Traffic volume analysis of 2% growth per year does **not seem to take** into account of new condo’s pending construction north of 16th Ave and Markham Road. Rush hour traffic along Main St is a standstill pre-pandemic and post-pandemic so adding another further 300+ suites complex will further negatively impact traffic within the area. This can be alleviated by reducing the number of suites in the proposed project and ensure Markham continues to grow within the framework of existing infrastructures.

In speaking with various neighbors, the proposed development does not represent good planning and the community opposes the sizing of this proposal. We would request that the report be referred back to staff for more work and revisions to address the concerns raised and to engage further public consultation.

As you can see some of our residents are somewhat up in arms over the 144 Main development proposal.....not the planned usage per se, but rather the height and fit with the existing neighbourhood. There are also concerns over impact on our Water street property, including noise, service disruption and potential electrical/water/gas services outages.

Too tall for the immediate historic area. Too much traffic for the entry onto Water St, a dead end street, used by seniors with walkers and special needs residents with electric scooters.

Was on the on line meeting - thank Karen Rea for arranging it. I just thought since she read out my question and query about the fact there seemed to be no consideration being given to the residents in this very small area in even thinking of putting such a project here - just wanted to clarify as I had made an error when describing the area. With respect to the Townhouses on Water Street, I said they faced onto Wilson and of course they face on to Water, but my other geographical note on this was correct, "" they then also face on the West side of 30 Wilson Street's building". My main point of course was the fact that this small area already contains two seniors apartments along with 30 Wilson and the Townhouses on Water.

My concern to Karen is, and I didn't state it bluntly this evening, is it seems our small in area seems to be considered to be a dumping ground for anything without consideration of what we already have here. I can appreciate the concern for Main Street, but private residences behind Main Street also deserve consideration. Thanks for the opportunity you have and are giving to all of us to give our views - I just hope the rest of the City officials will show the same consideration.

Hello Councillor Rea, I live on Water street, this new construction blocks my view. Are we able to vote on this, this is not good for my standard of living.

As a resident at 30 Wilson St., within the village's quaint enclave, with my 3rd floor balcony (top floor at our east end), about 125 feet directly across from the entry way to this proposed towering intrusion, I have been extremely concerned.

I attended the 144 Main St meeting on Mon and found it very interesting. I'm still not in favour as planned currently but I do have one question. Have Revera and SmartCentres already bought the land and buildings in question for this project?