

## **Questions & Comments from the residents that attended the**

### **VIRTUAL COMMUNITY INFORMATION MEETING HOSTED BY WARD 4 COUNCILLOR KAREN**

#### **144 Main Street N - Zoom meeting #2 - April 28, 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. Why so tall - seven stories. Can we not stay with the same height as the condos south of this property?
2. When you say refine the design, please elaborate I am in the Townhomes on Water street. My back deck now faces a 7 foot wall due to grade, how do we correct that.
3. Could you repeat about the drop off information?
4. When you say refine the design, please elaborate I am in the Townhomes on Water street. My back deck now faces a 7 foot wall due to grade, how do we correct that.
5. Why would it be acceptable to build a 6 - 7 storey building when the current land use policy is a max of 3?
6. I live on Wilson Street facing north - is there an option to provide stepping back on the south side of the building?
7. Can you show how the shadow would affect the townhomes?
8. How much shade will be cast over the east side of the street?
9. How will Revera & Smart Centres ensure this Building will add to the surrounding Senior Buildings in this area? How does this size of a Building fit in a Heritage Community that has small two lane streets?
10. Other retirement homes in the area, Amica Swan Lake, Chartwell Rouge Valley on 16th Avenue are two to three stories and there are no residential homes right next to the buildings, is there a

consideration of reducing the overall height of the building/number of floors to minimize the impact to the residential area?

11. How far back from Wilson Street is the facade of the building?
12. We face the west wall. Why do you have to put an even higher wall at the back where many of us actually live walk, visit and garden?
13. Could you repeat the numbers for rooms? I think you said 30 memory care, 30 something else and a 50/50 split between what please?
14. When Kate does the shadow study can she provide a time lapse photographic video so residents will know exactly how they will be affected?
15. What about shade on to the townhomes how are they affected? Will they lose light?
16. Why, when you are being so careful of the store front heritage buildings do you not show the same level of concern to the people who will be living right beside and behind the 7 story wall?
17. Are the developers willing to state that through collaboration with the City and residents through the approvals and consultation process that the final design of the building would be reduced in height to 4 storeys, with a greater setback from the heritage buildings on Main, and with a heritage design in keeping with 68 Main? We need that commitment up front to know that the developer is entering into this process with an open mind.
18. I don't feel the question about the large institutional design was answered sufficiently. During future pandemic lockdowns, residents will be unable to shop on Main Street as Nikolas suggested. Current evidence would support a smaller building design, will you consider reducing the number of storeys?
19. "The height is appropriate to the surrounding context" was stated by Nikolas, but there is no other development on Main that is more than 3 storeys?
20. Why are you pushing the height and set back limits at the expense of those who live here?
21. How far back will the building be from Wilson Street to the East and Water Street to the south?
22. I missed hearing how far the building is set back from the water street and Wilson streets.
23. Can you also provide diagrams that show the comparative heights and sizes of the surrounding homes, many of them heritage? Except for one partial picture they are disappointingly absent. This would certainly show what it will truly look like and hence better understand the true impact.

#### **Revere/Smartcentre**

24. I think you said you've partnered with Revere before, can you tell us what projects these are?

25. Can you explain the rationale for partnering with Revera for seniors' housing versus regular residential condominium housing which would maximize the transit opportunities that you raised at the beginning of the session?
26. When in Covid, Revera had everybody lockdown in their suites without being able to get out. Studies show that smaller retirement homes are more friendly and better during pandemics. There will be more pandemics in the future. Why is the design still following these old versions of institutional home cares?
27. Who will be hired to care for residents given our past long term care problems in pandemic in Ontario
28. What is the cost of a single person single room for independent living? Assisted living? Alzheimer care?
29. I missed whether you have Alzheimer's care or not. Can you please advise.
30. What is the average range of prices currently with Revera
31. What is the cost for the units at other Revera locations?
32. Can this be a condo instead of a retirement home? At 68 Main St (Second cup), there's a significant senior population even though it's not a dedicated retirement home. Is diversity of population considered for the area? (This is for both staff and SmartCentres)

### **Heritage**

33. I think the design of the Main Street-facing facade, which appears to be very close to the existing buildings should better reflect the heritage aesthetic.
34. Is this company buying up the existing heritage buildings as part of this deal?
35. I agree - the 6 storey height is unnecessary and will disrupt the heritage look of the street
36. who will the heritage architect be?
37. Why would the architectural design not meet the heritage requirements under the OP and be more in keeping with the heritage value of Main Street such as the development at 68 Main Street?
38. Who is your Heritage Planner? Have you completed the CHAR and CHER?
39. Does your current plan contemplate removing any heritage assets?
40. It appears to me that no consideration was taken to blend the building with the heritage homes around it or the street. . It doesn't maintain the heritage vibrancy at all - are you willing to make changes

41. I'm glad to hear that you are working to maintain the heritage aspect along main street, however, you should keep in mind that people live alongside and behind the building
42. You said you will "reincorporate" the Wilson street heritage building into the design? What do you mean exactly by reincorporate? Will the entire building be preserved?
43. Why is something so industrial looking and so large even being considered in the heart of Markham Village? Why wouldn't this building be considered for somewhere north of 16th where there are more industrial looking buildings
44. How come the heritage impact assessment is optional for this site?
45. Considering the significant impact of the heritage design of the development on the use and enjoyment of Main Street, why did the developer not have ERA attend this meeting to discuss the heritage features of the building?
46. Why not have this one three storeys too, like the one Karen was discussing? Why is this area not being giving the same consideration?
47. Will the heritage building at Wilson and water that you are incorporating into your design be two stories too? Also, won't the interior green space be shaded by the buildings own shadow?
48. To maintain the heritage and storefronts can the main entrance be on Water St.?
49. If the developer of 68 Main worked with the City to create a suitable presence on Main that captured the heritage nature of the existing heritage features, why will the current developer not consider a similar design character?
50. Have you done a CHAR = Cultural Heritage Assessment Report and CHER = Cultural Heritage Evaluation Report?

#### **Green Space/Wildlife/Sustainability**

51. How much green space is there on this project? By the drawings, there are almost nothing. The Official Plan requests park land.
52. How much green space are you including, it doesn't look like very much?
53. There are many native trees and huge population of birds where the site is. Can you ensure the protection of these species? And what about during construction?
54. Will the building be LEED platinum certified?
55. Have you considered roof top gardens especially for people on the memory units? The pandemic has shown that people need access to fresh air.

56. Nikolas stated that the lack of green space in this development will be partially addressed through financial contribution to greenspace elsewhere. However, the developer has an opportunity to revise the design to incorporate that green space on the site and enhance the use and enjoyment of Main Street at the same time. Is the developer willing to invest that financial contribution at the site by increasing the green space?

### **Zoning**

57. What are the current permissions on the site? Are you applying for an OPA?
58. Is long term care usage allowed?
59. What are the specific amendments to the Official Plan and zoning by-laws?
60. Why would it be acceptable to build a 6 - 7 storey building when the current land use policy is a max of 3?
61. What is the current setback of the front of the development from the back of the existing heritage buildings on Main at its closest point?

### **Commercial use**

62. Will restaurants continue to occupy the commercial buildings or will the types of businesses be limited due to the senior aspect?
63. What will happen to the local small business and restaurants that will be torn down?
64. Can you make the ground floor amenities/businesses/restaurants/stores be open and available to the public with store fronts off Main Street to enhance a walkable and interactive main street for all of the community? Then have the private retirement home facilities on the floors above?
65. What did you mean by saying you will work with "some" of the tenants you are displacing? Will rent prices remain the same post-construction and re-furbishment?
66. What are you planning to do to compensate current tenants for revenue lost during construction and demolition?
67. Will you have an onsite restaurant? if so how will this help the existing businesses on Main St
68. We are losing some of the restaurants by this proposal so why would adding back more restaurants add to the street traffic? Doesn't make sense
69. By losing 2 restaurants that front on Main St we lose the pedestrian traffic that was actually being encouraged by the recent renovations to Main St. Why can't more retail and restaurants be incorporated on Wilson St if this thing is actually going to go ahead.

70. Will there be more/same/less commercial than what is currently at the site?
71. I think the ground floor facing Main St. should be shops, restaurants and services etc to enhance main St. You're removing businesses that are very popular beyond what is in the heritage buildings. We need more business space than just what can occupy the heritage buildings that will remain. This private building will be something in the way for an interactive community. It seems to take away from 'Main Street' rather than 'adding to' main St. I think the zoning for residence above the levels above ground floor were to allow for businesses for main street not private services for closed residence. Can you increase the amount of business space facing Main Street from this proposal?
72. Is the existing Main St. Mansion pub going to remain commercial or become a part of the retirement facility?
73. If some of your units contain small kitchens, would there be any way to incentivize a small efficient grocery store to be one of your new tenants? This would have mutual benefit for the current Main Street community and your new ISL residents. The closest supermarkets, No Frills and Garden Basket, are just on outer edge of walkability.
74. More/same/less street facing commercial facilities?

#### **Facility/Accessibility**

75. How large are the elevators. How many wheelchairs will fit into them? At Revera Glynnwood, there is little room for walkers and wheelchairs
76. Can a City representative speak to an overall strategy on Main Street to create more accessibility options in light of a higher population of seniors on Main Street? Many of our shops and services are not currently easy for mobility devices.
77. How large are the elevators. How many wheelchairs and walkers can fit in at one time?

#### **Project in General**

78. With the current pandemic, is this too many people in one building and the site?
79. What are the size of the units? The cost/unit?
80. Will the presentation be available online? Will there be minutes be available?
81. Other than making money for Revera why do you need 7 storeys?
82. Why are you being kinder to the street view than to the homes behind it and beside it?
83. Approximately how many employees will be on staff for this size of building?
84. What is the method for fire evacuation from upper floors?

85. Why won't the presentation slides be available for viewing? Shouldn't the community be able to access the proposed plans from SmartCenters and Revera?
86. Will this have any impacts to the Main St events?
87. How does this project provide value to the community? It feels like the project mostly is for the benefit of SmartCentres and those residents that will move in, but rather take away from Markham Village's community feel (i.e. walkability, at grade retail / commercial / restaurants
88. what is the closest distance from the north and south of the proposed building, to the town home
89. Will this project ensure the fiber internet be provided to the area?
90. Are there any other buildings of this height in Markham Village that are this close to a low rise?
91. What is the anticipated construction time?
92. It would seem that there is only one direction for the interaction of the community. From Revera to outside. How does the community interact with the Revera building
93. Is Revera a public ally traded company?
94. Will the retirement home contribute to the Markham Village BIA?
95. Similar to the step-back design the developer is proposing at the back, is the developer willing to redesign the front to incorporate a step-back?

### **Traffic/Parking/Operations**

96. I have a question about potential traffic issues - is the access to the building only off of Water Street?  
The only current access to Markham is via Wilson and Water Street
97. For snow removal...where will the snow be taken after a storm?
98. Families have cars. Parking?
99. What are the plans for the public parking lot on Water St?
100. Will staff have parking spots on site? If not, won't they end up parking either in the municipal lot south of the building or on Main Street Markham enough?
101. How many underground parking spots are available and where will overflow parking go - for residents - staff and visitors - we are already short parking in the village
102. With the amount of traffic that gets backed up due to the traffic lights and the train station, has ambulatory care and how fast the ambulances can get there been taken into consideration for this seniors residence?
103. Can you provide greater detail on the snow removal plan? Will it always be carted off site?

104. The driveway where it is proposed means that cars will be coming in along the Wilson and water street routes which is the only exit out of our neighbourhood and is walked by many of the people who live here. Would you please consider moving it to Main Street like it is for the 68 main St condos.

### **Affordability**

105. Since there is such a demand for affordable housing for financially stressed seniors in Markham and across York Region, would you consider a certain percentage of units/rooms to be rented at subsidized rates? And if yes, how many and at what level of subsidy would you consider?
106. Keeping in mind the dire need for affordable rentals for seniors in Markham, are you considering a percentage of your units to serve the financially stressed seniors community?

### **Comments**

Increased green and recreational space, especially the parking lot West side of Water St. The population in the proposed plan, would require a healthy outdoor environment adjacent to it
Opposing Main St. Construction entrances. Explanation of traffic control plan for trucks/standing trucks. Suggestion of entrance from water st @ bullock dr (overdue): this could have gates and be used to migrate future festival traffic congestion.
All traffic s/b from Main, we have to have Traffic lights installed. You must give something to the community. We need affordable housing we have many Market accommodation.
I'd like to see the ground floor facing Main St. as more shops, restaurants & business that enhance an interactive & walkable community. Also a way to walk through and not have to go around the block.
I am concerned about the location of the loading/delivery ramp. This is in conflict with existing residences on Water and Wilson Street and will affect quality of life. Consider Main Street access instead.
re: light study: 9am to 5-6pm is not sufficient especially for summer, and this building is directly to the east and southwest on the townhomes



7 storeys of cement from this proposed new “upmarket” retirement building will surely destroy our lifestyle in this quaint heritage enclave of my beloved village.

The proposed amalgamation between two large companies must never happen. It will do nothing for Main St and kill our beloved lifestyle, here in the historic enclave of our village hub.

They must refine their proposal and not limit them to merely “materials and colours.” I cannot understand that if they had an architect that dealt with heritage, why s/he was not in attendance with their team.

Check out Stouffville where they are building a huge LTC facility and a Bloom retirement home in the middle of their business/ industrial/ recreational / religious / municipal area behind a commercial complex, just where they belong!

I wasn’t able to attend last night meetings on Village Lanes but I would like to register my families’ objective to this development. We don’t feel this development will bring value to our neighbourhood. This neighbourhood wasn’t meant to house such a large complex and it will end up causing congestion and property devaluation.

The front of the building is extremely close to the heritage buildings completely dwarfing those buildings. The building is much to large and out of keeping with the existing buildings. You refer to it being compatible with the existing buildings but this is not the case.

I’m not sure there will not be a big increase in traffic. I’m sure its not just the staff driving.

Nikolas stated that they feel the building is in keeping with the local development but this is not reflected in the fact that and OPA is required.

Kate has not been answering the questions about heritage design. The current design is something that could be seen anywhere and does not in any reflect heritage features. The design would require a complete overhaul to meaningfully add in heritage features. The idea that this is "just at the preliminary design" stage does not provide confidence that such a massive change in design would be accommodated.

Low rise is better for seniors.

<p>I think it might be good if the building access points that are currently only accessible from Water Street can also be access from Main Street, so hat the property has better flow through and less chance of traffic issues on Water Street.</p>
<p>Opportunity for a small outdoor amphitheatre or similar social outdoor space where both the surrounding community and building residents could enjoy music, events, etc. A gathering space which caters to both residents of the building and area citizens would be a lovely touch.</p>
<p>The 75 jobs you are referring to are low paid service jobs much the same as a McDonald's or Tim Horton's would bring. While these jobs are honourable they are not really the kind of jobs Markham prefers to attract.</p>
<p>The main difference between the condo at second cup (68 main?) and this one is that the condo does not back onto homes. That is our main objection. It sounds like you may be willing to lower the height and change the set backs, hopefully rendering it closer to three stories. This would be much more acceptable. Will you do this?</p>
<p>Please please would you put our beautiful homes, many of them heritage and with insight they were carefully saved by Markham Heritage many years ago, on to the next drawings as they were hardly shown?</p>
<p>The OP states "Protection and enhancement of Heritage Character" and "Compatibility with Adjacent and surrounding areas", but the building has not taken that into account with its size and setbacks.</p>
<p>Could you have a look at the 2014 development at 68 Main St. They did a lot of work to try to incorporate a heritage feel.</p>
<p>The building is too high and does not enhance the Markham Heritage.</p>
<p>Why are many of the other historic buildings, which are not classified as heritage buildings, being demolished? Even if they are not technically heritage buildings, these buildings are part of the history and charm of Main Street Markham and house important local small businesses. Main Street Unionville retains high foot traffic and popularity due to the charm and historic look of the street along with the multitude of small shops and businesses- please consider retaining all existing buildings that line main street Markham.</p>

You don't show all the single homes around the building on hardly any of the pictures and so one doesn't truly get a sense of how it will look and feel to us.

If the developer maintains the existing access off of Main Street and not develop along the north side of the property (same as the existing building) then the development would not have the same adverse impact on the townhouses.

There will be visitors and volunteers driving so all the traffic will not necessarily be on off peak times.

Great appreciation to Councillor Rea and the City for your hard work!