



Royal Orchard Ratepayers' Association

October 4th, 2021

Development Services Committee
City of Markham
(sent via email)

***Re: Letter of Objection to "Shouldice Hospital lands" development proposal
(PLAN 20 126269 and PLAN 21 121246 – 7750)***

Dear Development Services Committee,

As the Community Information Sessions are currently underway to discuss the Liberty development proposal for the Shouldice Hospital Lands, we submit this letter for your consideration, outlining several concerns and objections. In June RORA submitted an objection letter; we wish to reiterate these concerns now, during this period where the Development Services Committee is soliciting community input.

On behalf of the Board of Directors of the Royal Orchard Ratepayers' Association (RORA), we submit this letter to declare opposition to the proposal by 7750 Bayview Avenue Limited Partnership (Liberty) to construct five high-rise residential condominium towers on the north/west portion of the Shouldice Hospital lands property, being Phase 1 of a multi-phase plan.

The application proposes a first phase of 1,287 units in five towers ranging in height from 18 to 35 storeys and future phases of development closer to Bayview Avenue with no specific details. We can reasonably anticipate this future development will include more residential units.

The proposed density level, and building heights are too high for the property and neighbourhood

The mandate of the RORA elected Board of Directors is to represent the best interests of our members, residents of the area bounded by the Ladies' (south), Yonge Street (west), Holy Cross Cemetery / CN Train Tracks (north) and Bayview Avenue (east). The Shouldice lands about the south/east portion of our area and our residents will be affected by the proposed construction both directly, based on proximity of houses to the site, and indirectly, based on accessibility through the impacted area.

We have monitored this application to-date, met with Liberty Group for a presentation and educated ourselves. We support reasonable densification, which we know is required to serve the growth plan in the region, but this massive proposal is not appropriate for many important reasons:

- ***Excessive condo construction in area*** - Massive developments have already been approved on the east and west sides of Yonge Street along the planned subway extension, from Steeles Avenue north to the Langstaff Gateway lands. Developers have proposed at least 28 towers (approx. 12,000 new units) and Langstaff Gateway may also add 30+ condo towers (15,000 units). The population of the Yonge Street corridor could easily increase by over 40,000 people.
- ***Reduced parking requested by the Developer*** - Parking Standard By-laws requires parking to be provided at a rate of 1.25 residential spaces per unit plus 0.25 visitor spaces per unit. The Developer is requesting less than minimum parking and asked RORA to support this request to reduce their building costs. We do not support any aspect of the current application, particularly a lower than required parking space allotment, as these cars would end up parked on neighbourhood roads.
- ***Height of Neighbouring Condos*** - The Landmark (across Bayview) is 14 stories; the recently approved Tridel buildings (adjacent to the north) will be 12 and 14 storeys; Glynnwood (adjacent to the south) is approved for an 8-storey extension and the proposed Thornhill Square development (across Bayview) has a proposed maximum height of 15 storeys. As proposed, the Liberty towers will be up to 4.5x as high! The Liberty development should be limited to approved heights of comparable neighbouring condos, and fitting the character of the existing neighbourhood.
- ***Proposed project is out of character with existing neighbourhood***
If approved, condos will jut out of an expanse of green space and loom over an established neighbourhood characterized by historic buildings, a mix of single family houses and low to medium density buildings. This project as proposed will not fit into, nor connect to, the neighbourhood.
- ***Negative environmental impact*** Healthy ecosystems contribute to healthy, economically sound communities. Development plans must consider environmental impacts. This project site is in an area of sensitive environmental land full of mature trees and home to multiple species of flora and fauna, as well as migratory bird paths. Construction of the proposed magnitude will have devastating and lasting impact on the environment and ecosystems in the area. Additional impact studies must be considered.
- ***Consideration of community impacts*** - Tens of thousands of new residents will be added to the Thornhill neighbourhood (based on above noted new projects) at a risk of overwhelming community services, infrastructure, facilities and limited public green space. Adding another 1287+ units only exacerbates the situation. Further analysis of infrastructure and a coordinated plan are necessary.

In summary, RORA is opposed to the Liberty application, as currently proposed. In making your decision, we request that you consider:

- the size of the land parcel,
- the height of existing, approved and proposed neighbouring buildings,
- existing multi-residential projects underway,
- Liberty's undisclosed plans for future phases,
- the character of this established community,
- Official Density Policy, and
- input of concerned residents including the AWRA petition.

We believe Liberty is the only stakeholder who would endorse their current application, and that ALL other stakeholders would / will reject it.

Please reject the current application and reduce the density and height of this project.

Sincerely,

Mia Poscente, on behalf of
Royal Orchard Ratepayers' Association

