

Dear Markham Resident,

You are getting this update because you are either a member of DMRA or you have signed our petition to stop the rezoning.

On Nov 2, DMRA made a deputation at the Markham Development Services Committee on the rezoning application by Ruland properties (Remington) at the corner of Rouge Valley Drive West and Enterprise Blvd. A copy of this deputation is available [here](#).

Below is a summary of that exchange:

**Mayor Frank Scarpitti** lectured the residents on coming out and expecting to “stop” the rezoning at this stage. He did not understand that we knew long ago that this will be a no-win for the residents and that a majority of us were trying to achieve a better outcome to ensure that traffic congestions, parking, and retail spaces are addressed.

**(1) Park Construction:**

At the Information Meeting held earlier, residents understood that the proposed Park adjacent to the rezoning will only get built if the design is ready at the time of the Condo construction. Residents were told that the building expense for the Park is coming out of the Developer’s pocket.

**Councilor Don Hamilton** now clarified the **Park situation** –

At some point the City will organize a Community Information Meeting (CIM) dealing exclusively with the park design through Don’s office. City will first need to hire a designer for the park and then they will come up with two or three options for the park which will be presented at the CIM. The residents will be able to choose which option they like the best and then also be able to add/remove features from an “a la carte” menu. The designer will then do his/her best to come up with a final

design for the park incorporating as many ideas as possible within the budget allotted.

The developer cannot provide the City with the amount of parkland next to the buildings and will give the City “cash in lieu” of the parkland into a “parkland bank account” instead. In the end, 90% of the park will be paid for by the developer from the cash-in-lieu account. The remaining 10% will be paid for by taxpayers from across the City.

### **(2)Parking:**

At the request of Markham Development Services Committee, the Applicant's transportation consultant will undertake additional residential visitor parking surveys in support of the proposed visitor parking rate reduction, prior to the implementation of the zoning by-law.

### **(3)Clegg Road Extension and traffic congestions:**

The City Staff claimed that the extension of Clegg Road east of Warden Avenue (Rougeside Promenade) is contingent on acquisition of lands owned by a developer. These lands will be acquired as part of finalizing the development approval process for those lands, and the required right-of-way has been identified as a condition of approval. It should be noted that a second connection into downtown Markham from Highway 7 will be provided once the Verdale Crossing Bridge is completed (targeted December 2017).

From DMRA's viewpoint, the residents' request was to **accelerate** the extension of Clegg Road East past Warden Ave (a very short section) and join it up to Rougeside Promenade. This action will immediately ease up traffic congestions today and for the future. What we need is a **projected date of completion of this extension**. It would appear that this requires action from the politicians such as funding or political will

to cut the red tape. We have since requested further action on this issue in writing and will follow up on it.

#### **(4)Future Development Plans:**

Planning staff will speak to Ruland Properties Inc. (The Remington Group) regarding available information related to their future development plans in the area.

We will continue to secure commitments from Remington with regard to their plans to change or cancel the Gallery and piazza next to Birchmount Road in addition to the City's action.

#### **(5)The Markham Centre Advisory:**

The City Staff explained that this is a group of community and agency representatives which provide feedback to the City on various development and other initiatives within Markham Centre, including consistency with the Performance Measures.

Our Ratepayers Association was established in July this year and therefore not a part of this group (The Markham Centre Advisory). We informed the City that we will be well suited to be a contributor and vehicle to channel development ideas and happenings to the community. DMRA wants to be part of this group as soon as possible.

The Rezoning application is now approved and some of the above items along with others not documented here will be dealt with under the Site Plan approval process. If we had not come out and participate in meetings to make our concerns known to the City, they will not be addressed.

As some of you may aware, the developer had already initiated the sales activity **long before** the Staff report was presented to the

Committee for approval of rezoning on Nov 2. This is perfectly legal because the current laws do not disallow this. Both seller and purchaser are taking risks if the rezoning is disapproved. Of course, this is now a moot point.

For those of you who are not members yet, join us for free. [Click here](#) to join to get involved with the building and development of your community – Downtown Markham.

DRMA has now presented the petition with over 70 participants to the City of Markham.

Executive - DMRA