

From: jeffrey.streisfield

Sent: Thursday, March 31, 2022 11:54 AM

To: Regional Clerk <ClerkGeneralLine@york.ca>; Regional Chair <regional.chair@york.ca>

Cc: Minister (MMAH) <minister.mah@ontario.ca>; Frank Scarpitti

<mayorscarpitti@markham.ca>; Darryl Lyons <dlyons@markham.ca>; Caroline Mulroneyc

<caroline.mulroneyc@pc.ola.org>; minister.mto@ontario.ca; yongesubwayext@metrolinx.ca

Subject: 7951 Yonge Street, Markham - comments on draft ROP December 2021 (requested by regional staff)

Att: Chair Emmerson and Members of Council,

I represent the owner of the above property whose **lands are available for development now** based on the attached concept plan.

I have reviewed the draft proposed ROP posted on the Region's website along with comments prepared by others including Michael Manett of MPlan Inc. as it relates to the Yonge Street Corridor, and City of Richmond Hill Staff. By all accounts, **planning failure is rampant in the Region**, most notably along the Yonge Street Corridor. The proposed draft ROP, if approved by the Minister, will do little to alleviate that.

7951 Yonge has already provided its concept plan to Metrolinx, City of Markham and others to ensure that the Province, Region and Markham know that this site **can make a positive contribution towards addressing the housing crisis** that currently exists in the Province, Region and City.

The draft ROP calls for prioritizing development. **7951 Yonge should be prioritized and fast tracked.**

Chair Emmerson, your leadership is required on this issue.

Thank you.

Jeffrey E Streisfield, BA LLB MES

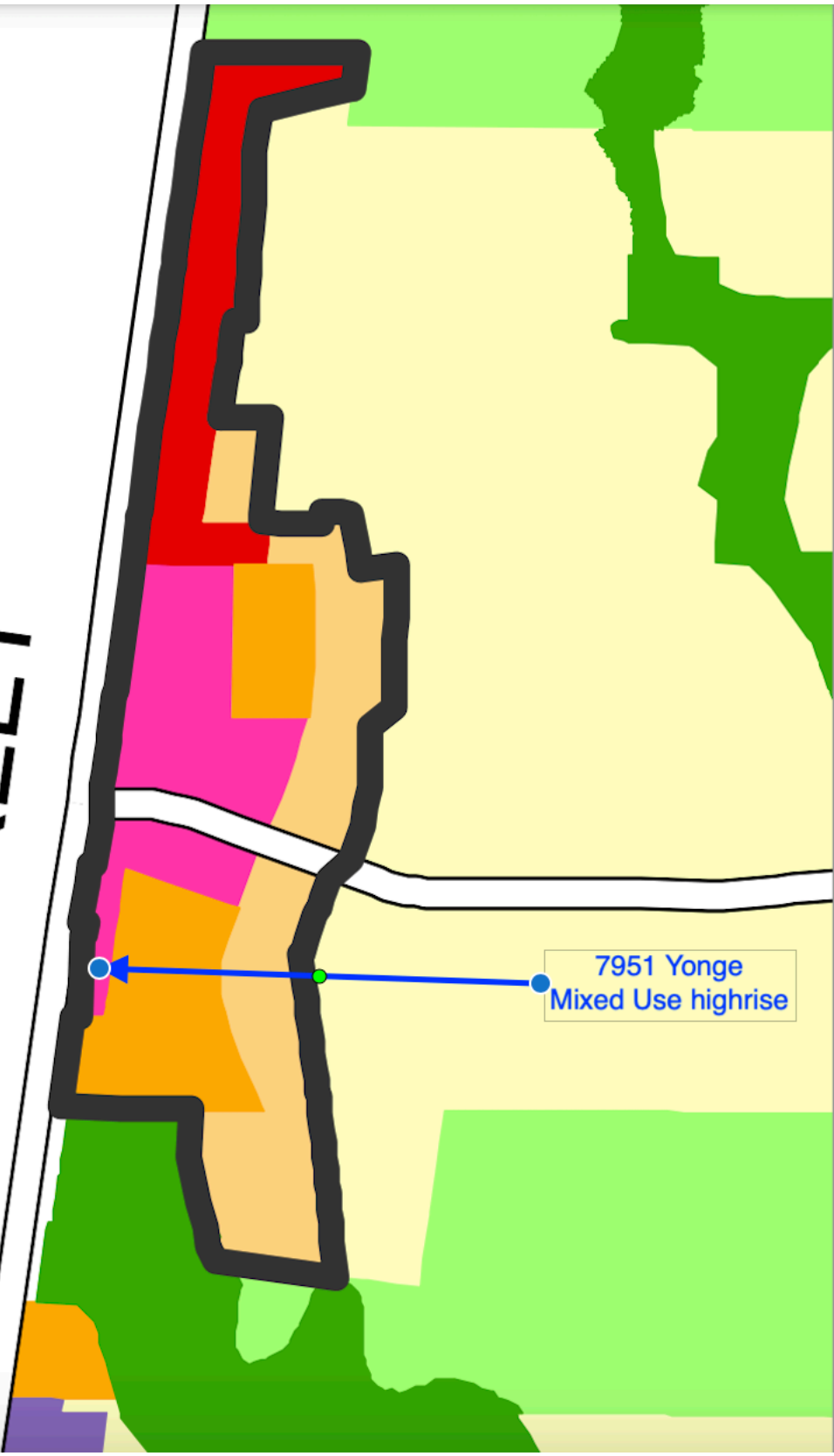
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YONGE STREET



7951 Yonge
Mixed Use highrise

7951 YONGE STREET

Markham (Thornhill), Ontario

MAY 2021

PROPOSED MIXED-USE DEVELOPMENT

ALONG YONGE NORTH SUBWAY CORRIDOR
PREPARED FOR HAULOVER INVESTMENTS LTD.
(DRAFT FOR DISCUSSION & CONFIDENTIAL)

Current use: Commercial Office

Proposed use: 26-storey mixed use (high rise) building

No. of apartment (dwelling) units: approx: 160-180

No. of zero car household apartment (dwelling) units: 50 -60

Total proposed on-site parking supply: 120 spaces including 5 car share

- Surface parking spaces: 24 of which 5 will be car share
- Underground parking spaces: 96 in two levels

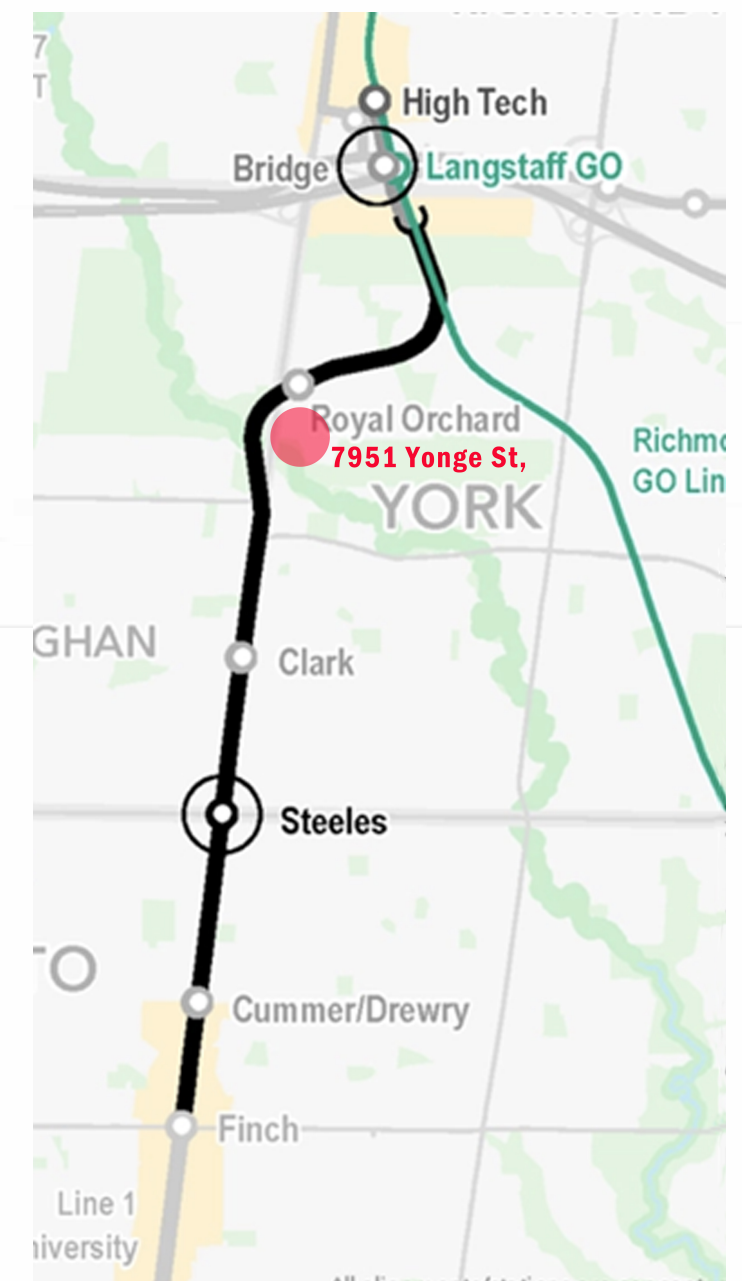
(Existing) Net Site Area: 2528.19 m²

Access: via Yonge Street over shared private driveway

Density: 7.5 x site area (or 18,960 m²)

FOR FURTHER INFORMATION PLEASE CONTACT:

JEFFREY E STREISFIELD, BA LLB MES 416.460.2518 jeffrey@landplanlaw.com LANDLAW www.landplanlaw.com





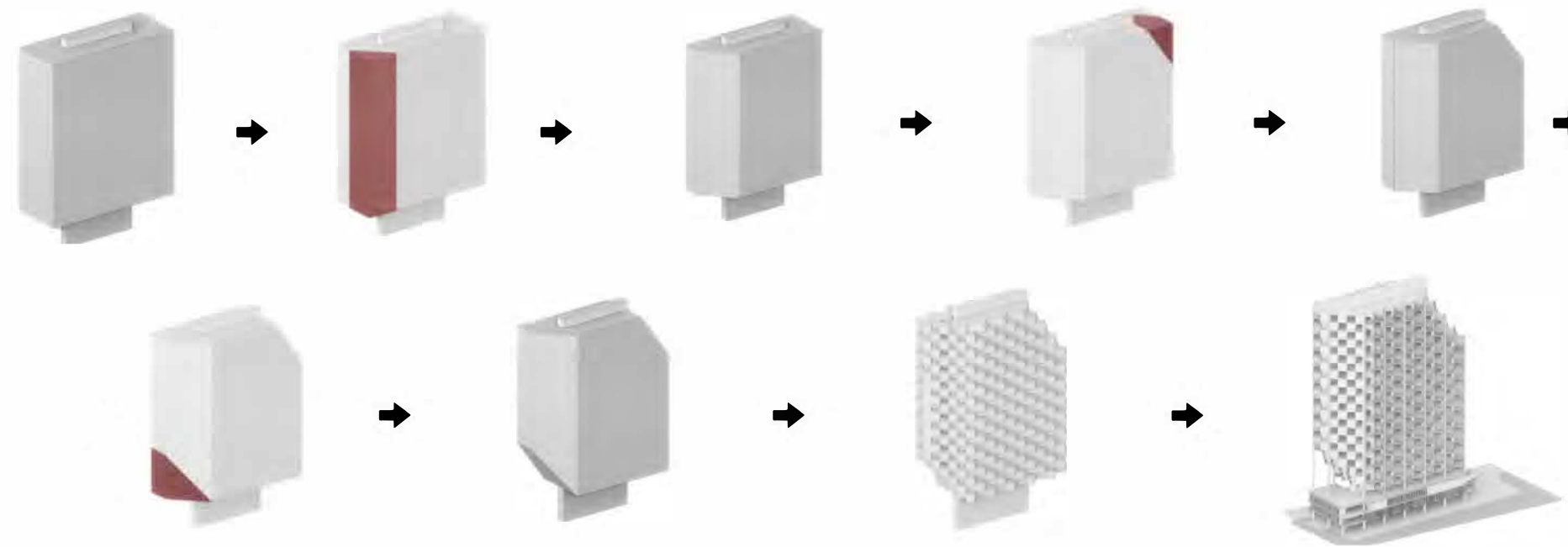
DEVELOPMENT GOALS

- Provide mixed-use Building, along the future Yonge north subway corridor, that contributes to the creation of complete communities;
- Create attractive multi-storey street related building environments;
- Ensure that new development is compatible with the character and pattern of surrounding development;
- Ensure that adequate on site amenity spaces;
- Promote a high quality of urban design;
- Promote sustainable development practices including a creation of zero car household apartment (dwelling) units;
- Improve the pedestrian experience;
- Improve access to transit services;
- Minimize the cost of housing;
- Provide housing options and choices;

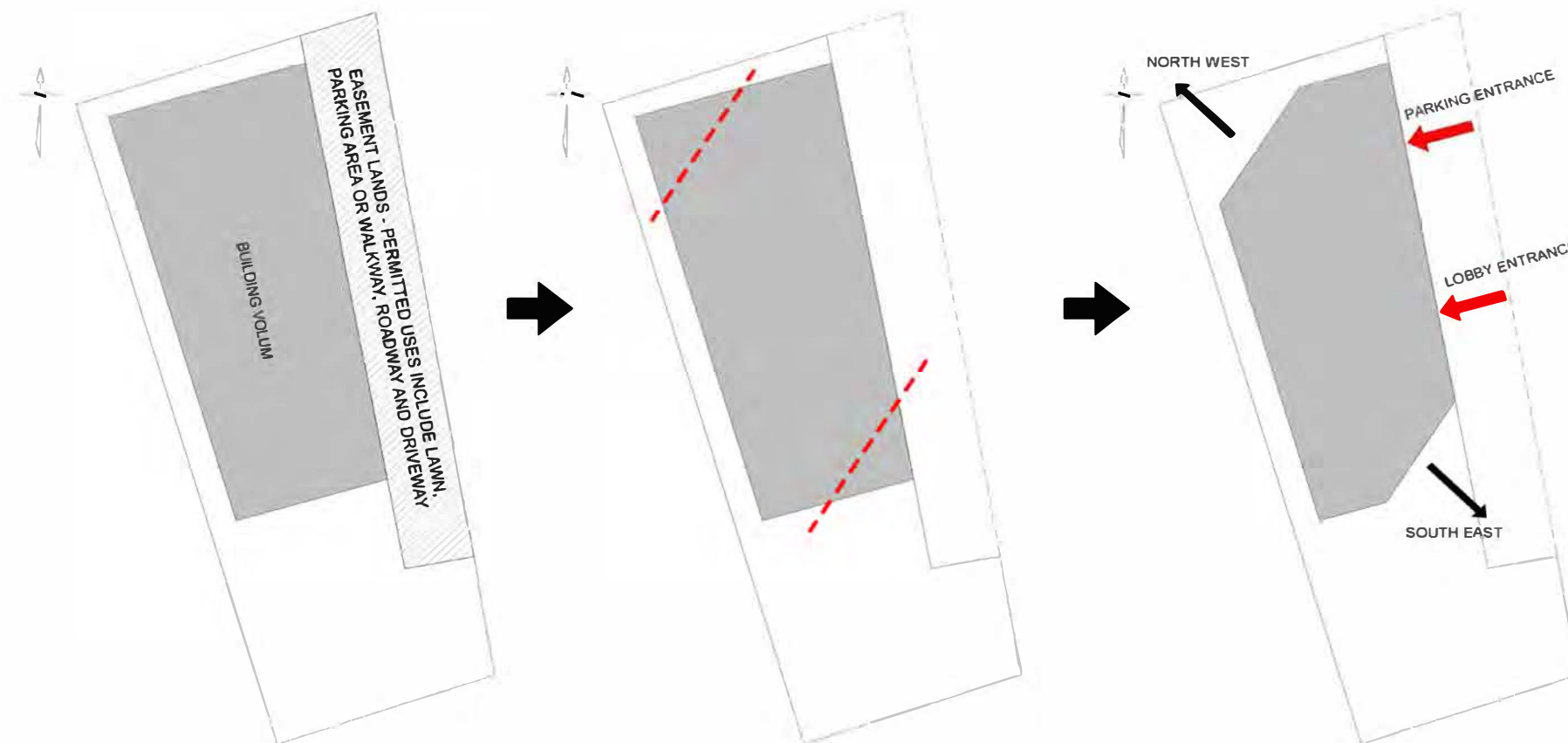
SITE AND AREA CONTEXT



DESIGN PROCESS-EVOLUTION OF MASSING AND BUILT FORM

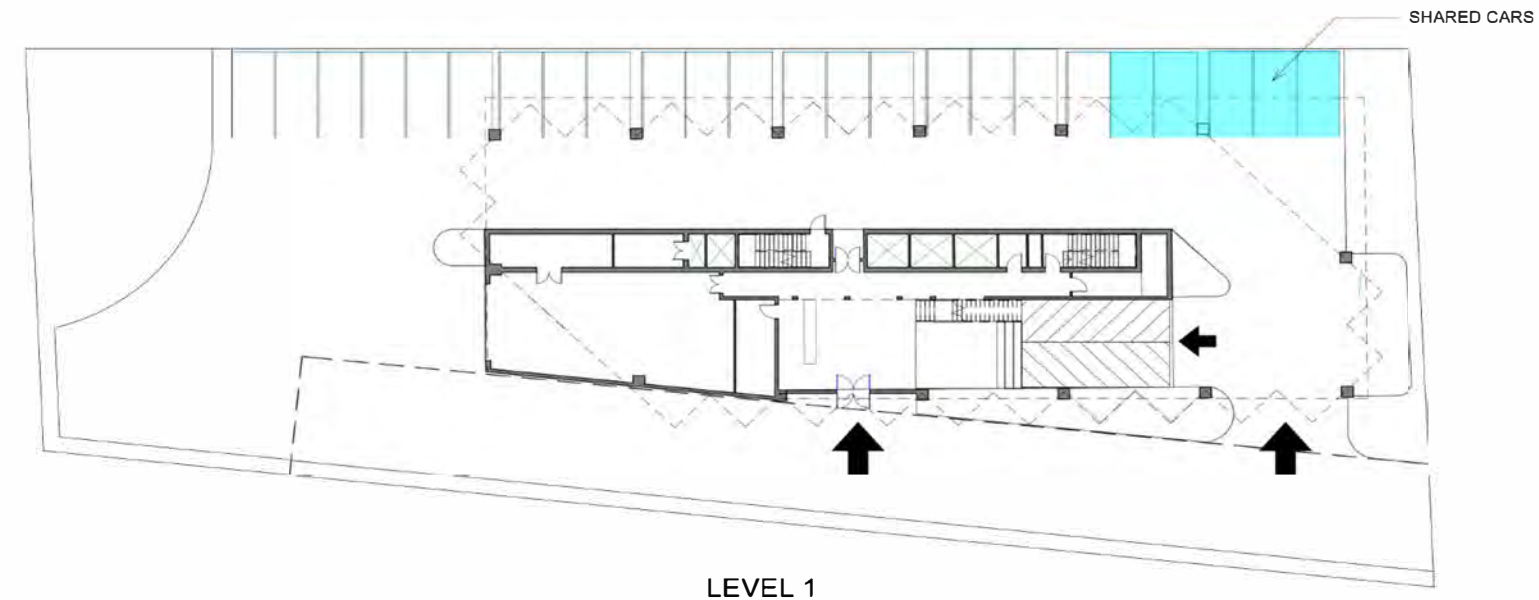


BUILDING ORIENTATION & ACCESS



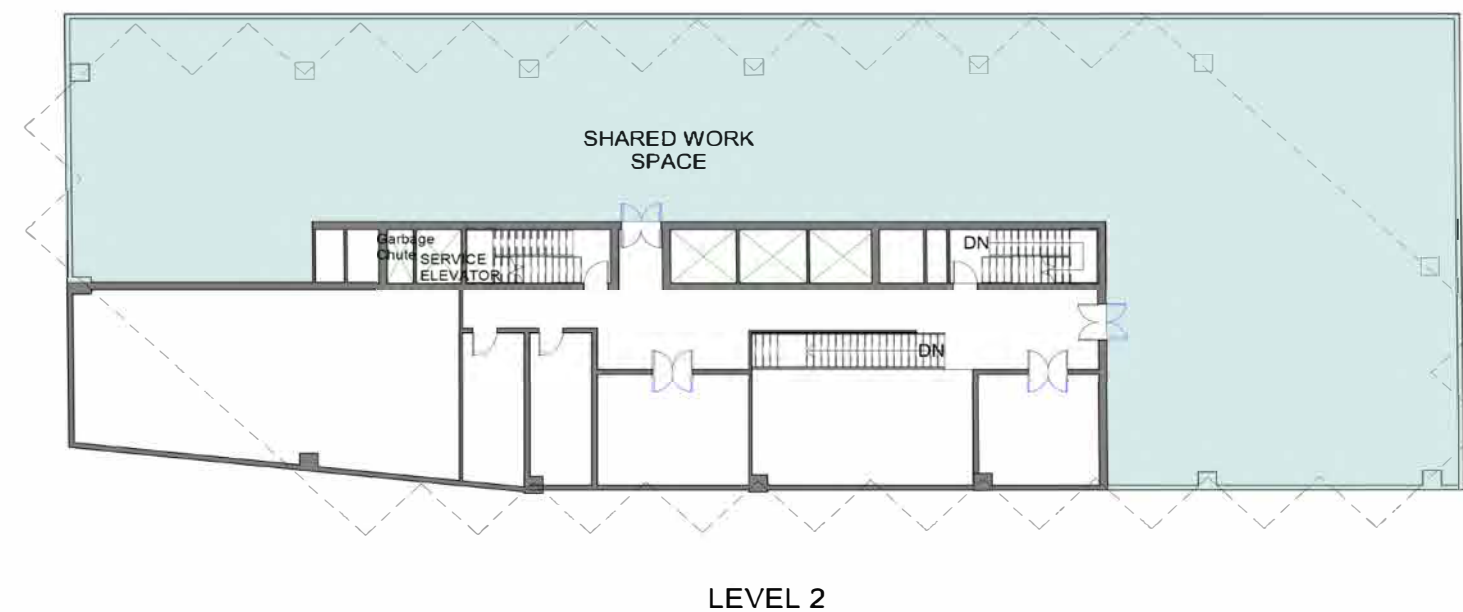
CAR SHARING PARKING AREA

CAR SHARING IS A SUSTAINABILITY INITIATIVE WHICH BRINGS ADDED VALUE TO THE BUILDING. THE RESIDENTS OF THE BUILDING CAN RENT CARS FOR SHORT PERIODS OF TIME, (PRIVATE-ACCESS SHARE-CARS).

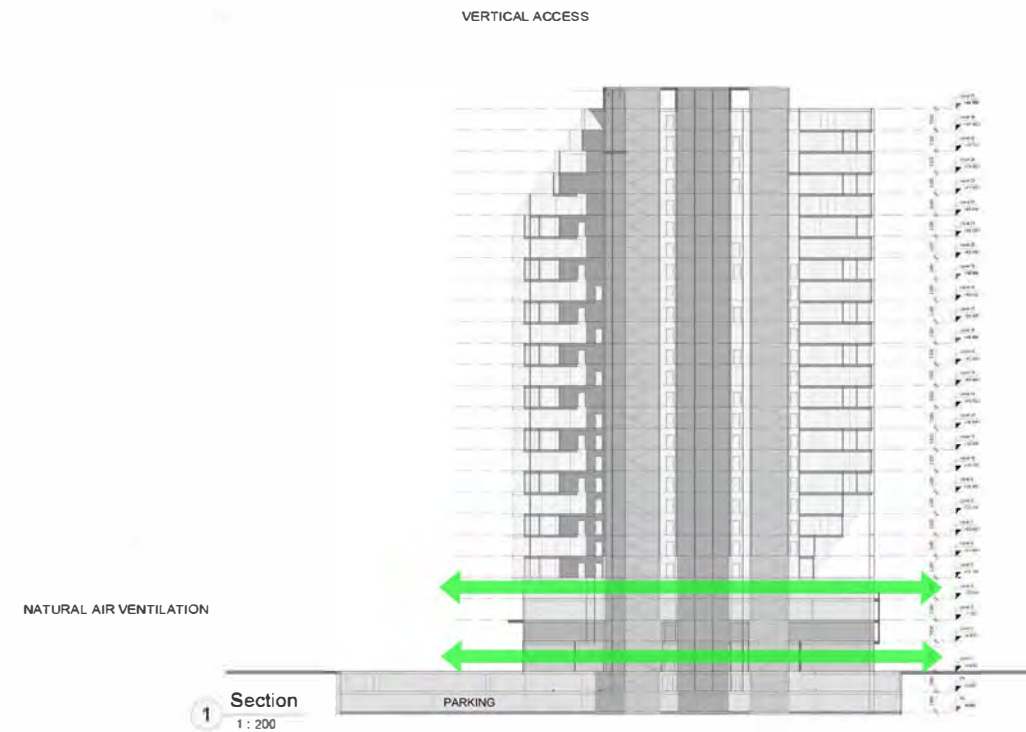


SHARED WORK SPACE

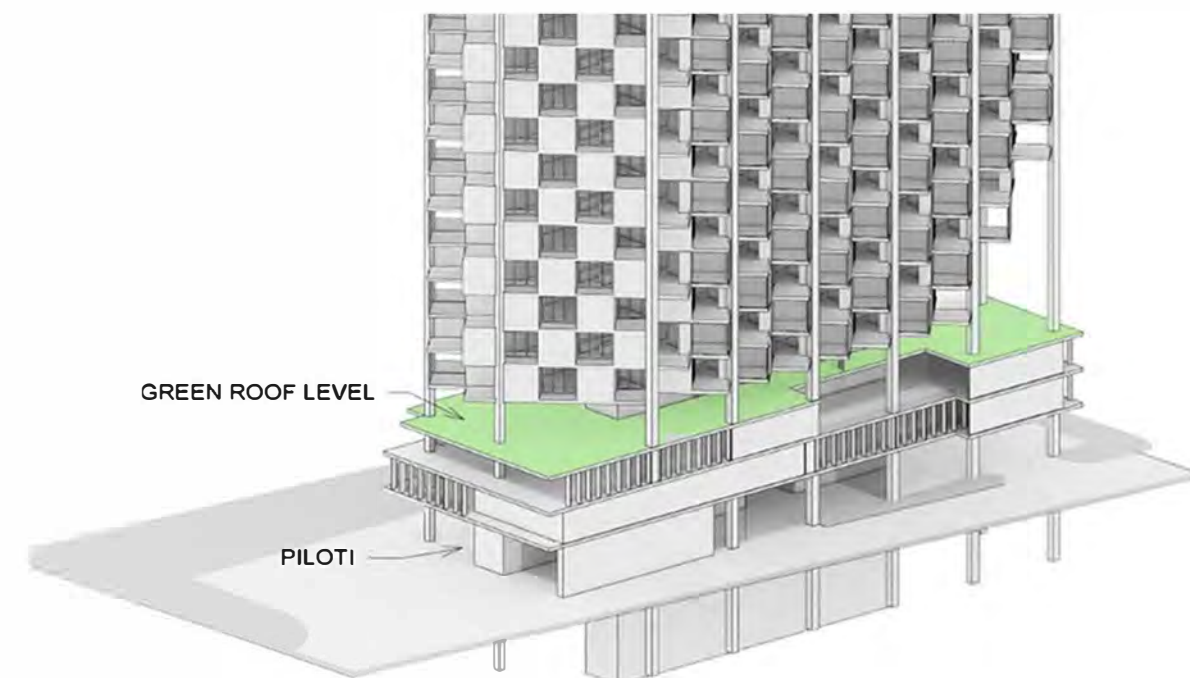
IT IS RECOMMENDED TO ALLOCATE A STORY TO A CO-WORKING SPACE, WHICH IS EQUIPPED WITH NECESSARY FACILITIES AND EQUIPMENT, AND IS RENTED OUT TO INDIVIDUALS OR GROUPS WHO WISH TO USE THESE FACILITIES IN THE FORM OF ONE OR MORE SMALL DESKS OR PRIVATE OFFICES.



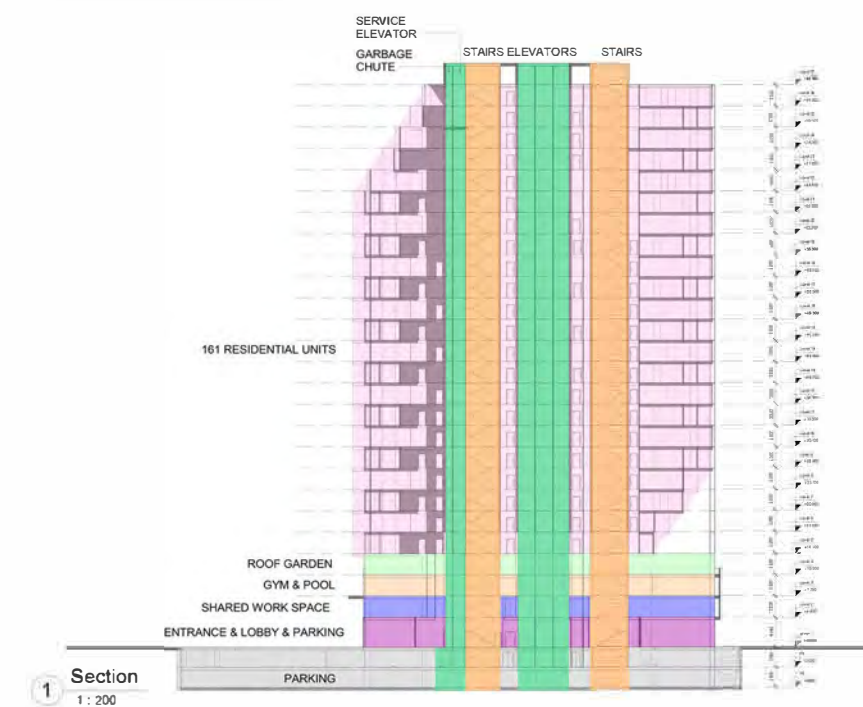
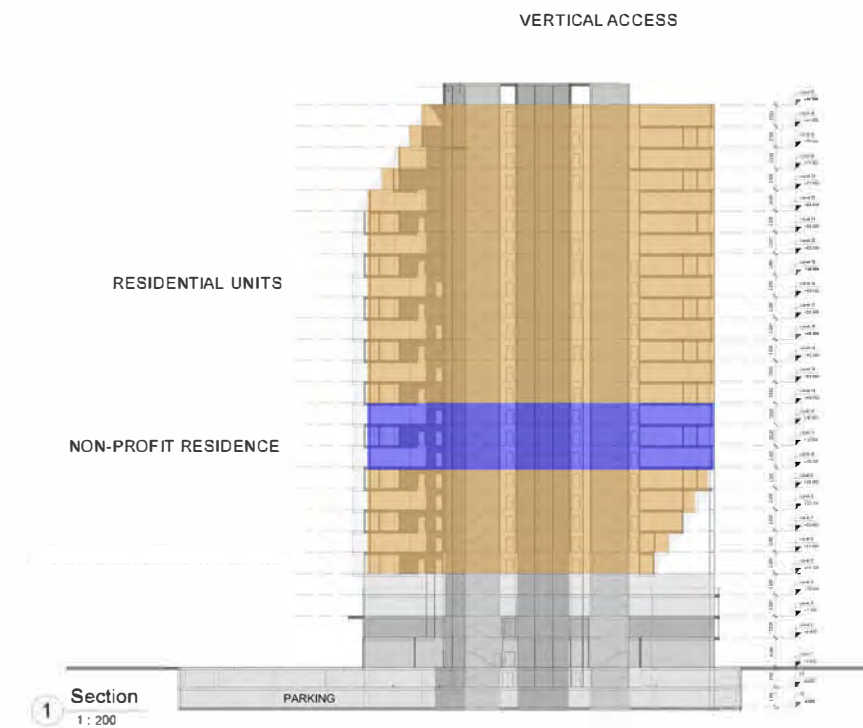
GREEN ROOF & NATURAL AIR VENTILATION



NATURALLY VENTILATED SPACES HELP TO REDUCE THE RISK OF SPREAD OF INFECTIONS SUCH AS COVID-19.

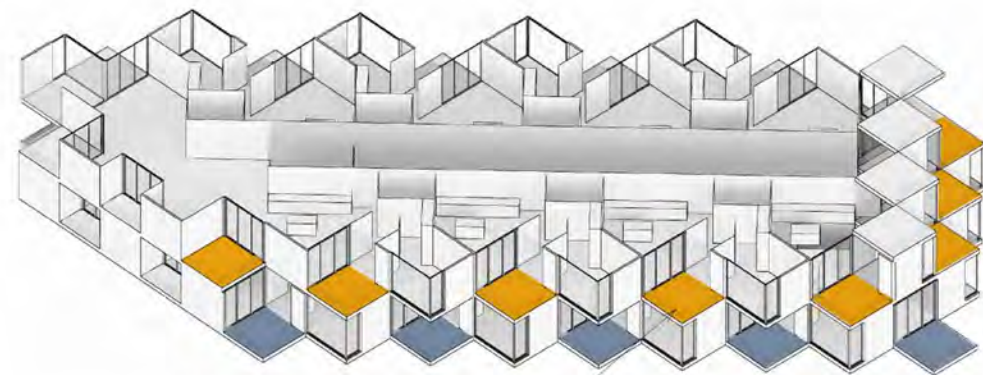
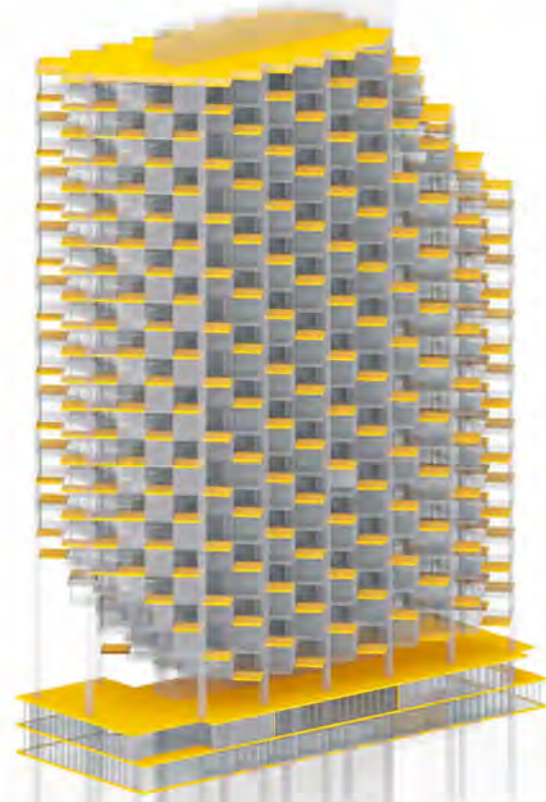


RESIDENTIAL UNITS- POTENTIAL OUTCOMES

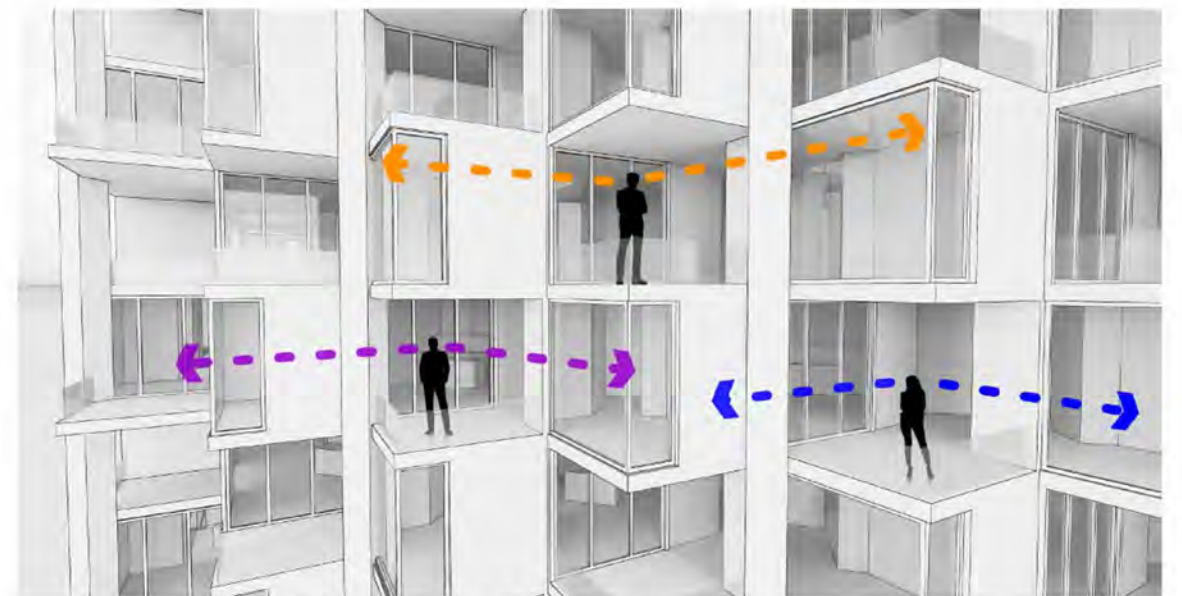
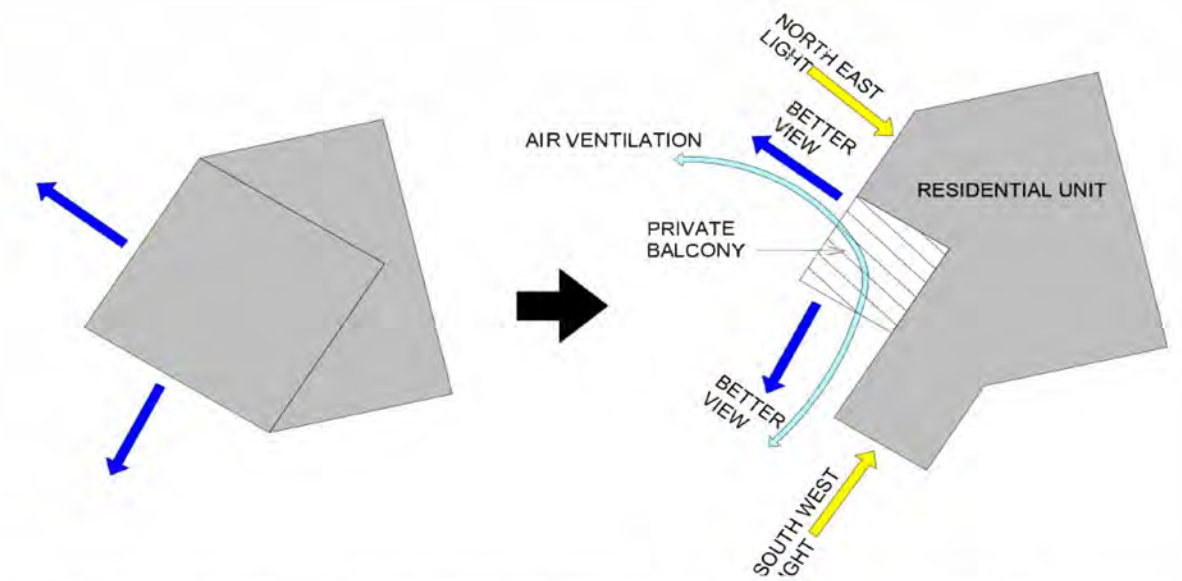
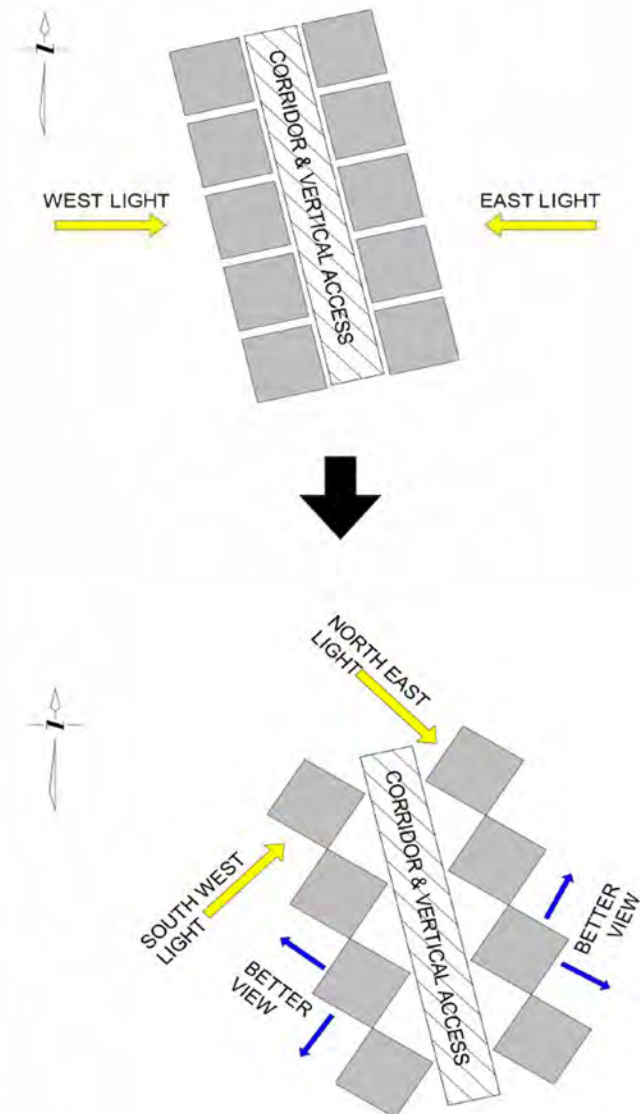


PRIVATE BALCONIES & GREEN SPACES

RESIDENTIAL UNITS ORIENTATION

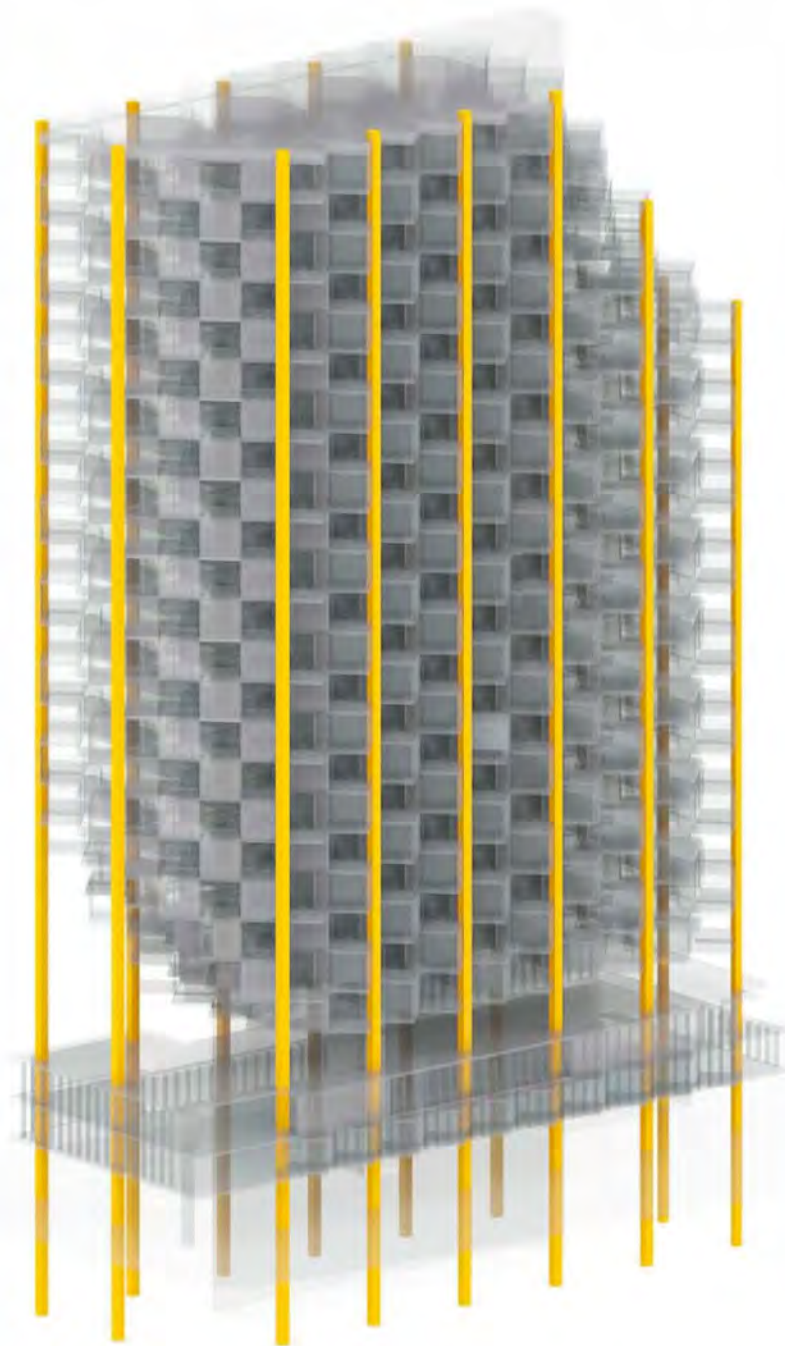


PRIVATE BALCONIES FOR EACH RESIDENTIAL UNIT WITH NATURAL AIR VENTILATION & GOOD VIEWS

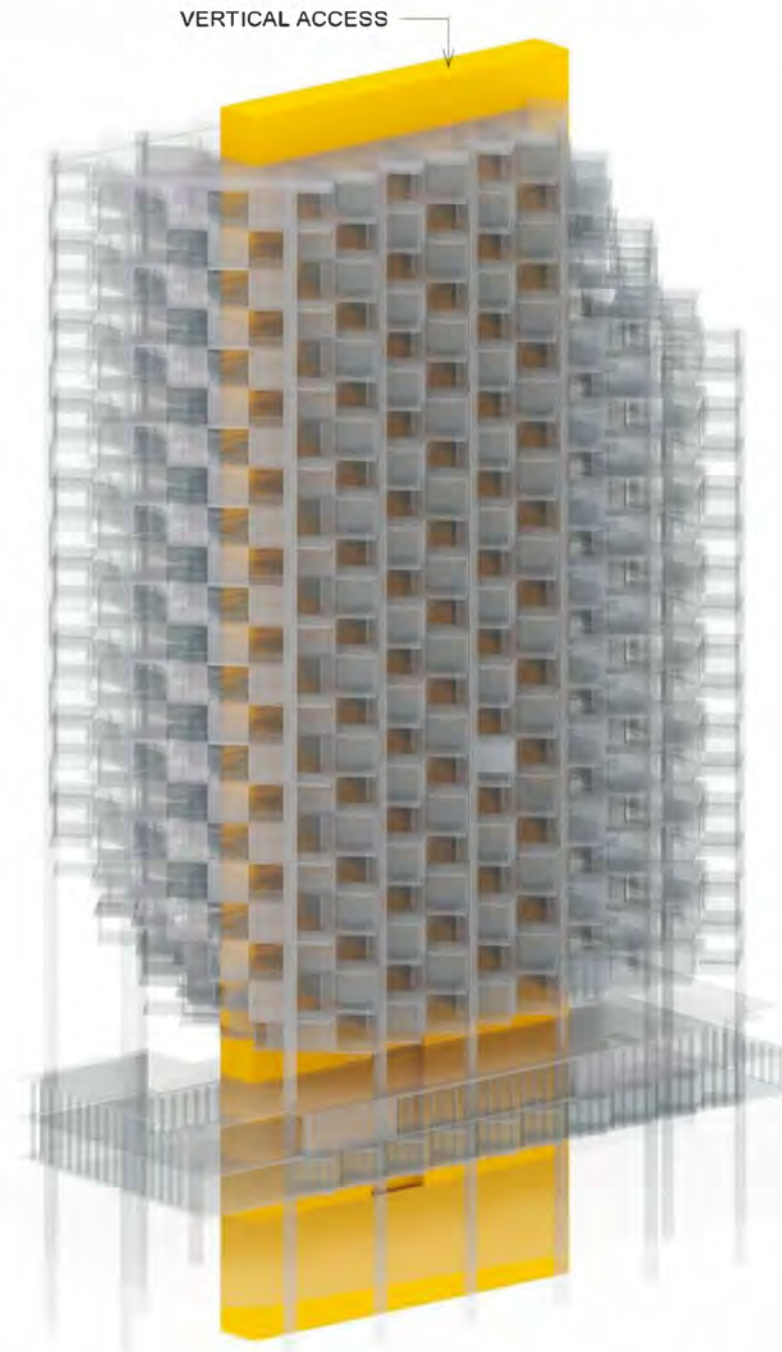


BEST ORIENTATION FOR USING NATURAL LIGHT AND GOOD VIEWS IN EACH RESIDENTIAL UNIT AND USING NATURAL VENTILATION.

STRUCTURAL SYSTEM



VERTICAL ACCESS



FINAL MASS



