

November 21, 2007

Corporation of the Town of Markham
Development Services Department
101 Town Centre Blvd.
Markham, Ontario
L3R 9W3

Attention: Committee Members

Dear Committee Members:

**Re: Liberty Development Proposal
Town's Yonge Street Corridor Study
Our File No. 06.576**

As you are aware, we are the Planning Consultants for Liberty regarding the development proposal at 7171 Yonge Street, at the northeast corner of Yonge Street and Doncaster Avenue. We are writing in reference to the Town-initiated Yonge-Steeles Corridor Study presented at the October 4, 2007 Public Meeting. With respect to the three development concepts presented, we offer the following comments:

- 1) The concepts did not acknowledge the Liberty application at 7171 Yonge Street in terms of height, density, form or use;
- 2) All schemes showed a large park on the Liberty site with each of the options showing varying amounts of additional parkland along Dudley Avenue. We understand there is a need for parks in the existing residential community, but believe the community would be better served by a park(s) that are physically located within the community rather than located across a busy arterial road;
- 3) A proposed public road was shown dissecting the Liberty site, breaking it into two (2) parcels. The Liberty site is one of the only single parcels that can accommodate significant development without land assembly and as such, should not be subject to arbitrary division by a public road: our proposal has private access to all of the proposed uses with the installation of two new traffic lights.
- 4) The schemes did not consider the alternative of a subway extension up Yonge Street to Highway 7, with the prospect of a Steeles area subway station for such an alternative;
- 5) The schemes proposed a 2.5 FSI average density for most of the corridor, with the exception of a 3.5 FSI node at the Yonge-Steeles intersection. The Yonge Street corridor is not anticipated to develop at a 2.5 FSI on a site by site basis; rather, some sites and segments may achieve significantly less density given site specific constraints while others would contain higher density development along segments of the corridor where it can occur without adverse impacts, and where it will be supported by superior transit infrastructure. The Liberty site is one such site where higher density would be desirable.
- 6) There was a question posed whether the Town should restrict all redevelopment proposals in the study area until a servicing and storm water management strategy has been developed for Thornhill. In our opinion, some solutions to new

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design
Environmental Assessment

172 St. George Street
Toronto, Ontario
M5R 2M7
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Gregory J. Daly, MCIP, RPP
Principals

Jason C. Wu, MRAIC, OAA
Associate Principal

Martha Coffey
Controller

development may be independent of the current situation and some development solutions may help alleviate some of the current problems by reducing storm water flow.

We thank you for this opportunity to provide you with a response.

Yours truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design · Environmental Assessment



Peter R. Walker, FCIP, RPP
Senior Principal and President

