



## Community Meeting Minutes

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File: PLAN 19 142690

**Subject: 28 Main Street, OnePiece Ideal (MS) Developments Inc.**

**Date: Thursday, March 12, 2020**

**Time: 5:00 pm – 7:00 pm**

**Location: Ontario Room**

### **In Attendance:**

#### Mayor and Members of Council

Frank Scarpitti (Mayor Scarpitti), Mayor  
Amanda Colucci (AC), Councillor Ward 6  
Don Hamilton (DH), Deputy Mayor  
Jim Jones (JJ), Regional Councillor  
Isa Lee (IL), Councillor Ward 8

#### OnePiece and Consultants

David Butterworth, (DB), Kirkor Architects  
Adam Layton (ALayton), Evans Planning  
William Lian, OnePiece Developments  
Adam Liu (AL), Once Piece Developments  
Mike Porco (MP), Grounded Engineering Inc.  
Mike Walker (MW), OnePiece Developments  
Ricky Wu, OnePiece Developments  
Andrew Zhao (AZ), OnePiece Developments

#### Members of the Public

Paul Marsh (PMarsh), Area Resident  
Peter Miasek (PM), U.R.A.  
Kathryn Randle (KR), Rockport Group  
Rick Tranquada (RT), U.R.A.

#### City of Markham Staff

Sabrina Bordone (SB), City of Markham  
Biju Karumanchery (BK), City of Markham  
Stephen Lue (SL), City of Markham

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### **MATTERS DISCUSSED**

- DH chaired the meeting and all attendees provided their roundtable introductions.
- DH kicked things off by stating that the purpose of the meeting was not to re-hash the past, but to find a way to move forward with the development application.
- AL clarified the misinformation that was given at the March 3, 2020, Public Meeting, regarding the units sold:
  - Phase 1 (West Parcel) – 89% actual units sold (323/362 units)
  - Phase 2 (East Parcel) – 87% actual units sold (270/311 units)
- AL advised that the site specific Zoning By-law Amendment that was passed in September 2018, permits a maximum of 673 residential units and that the approximately 600 families that purchased units are putting pressure on OnePiece to proceed with construction.

## MATTERS DISCUSSED

- RT asked AL how OnePiece would handle the changes to relocating parking above ground within the building podium with the purchasers. AL responded that OnePiece would inform the purchasers when the City of Markham makes a decision on the proposed changes.
- PM asked AL for the number of parking spaces proposed. AL indicated that there are 335 residential parking spaces proposed for Phase 1 and 305 residential parking spaces for Phase 2. AL advised that residential units greater than 600 ft<sup>2</sup> automatically come with a parking space and that units smaller than 600 ft<sup>2</sup> are put on a waiting list to see if parking becomes available. BK stated that Markham's TDM practice is to encourage the de-coupling of parking spaces from residential units.
- AL stated that OnePiece is committed to seeing the project through, but that timing is critical for them. With every year delay, there is an increase in costs to the project.
- DH clarified that at the Statutory Public Meeting, the Development Services Committee referred the application back to Staff.
- BK stated that at the Statutory Public Meeting a suggestion was made to transfer some height and density from Phase 1 to Phase 2 and to explore the option of going back to the previous three building scheme.
- DH questioned whether OnePiece would be amenable to going back to the previous three building scheme with strata parking permissions beneath the west park block. AL indicated that OnePiece is not amenable to returning to the previous three building scheme, as they do not want to lose the east park block, which is in a prominent location and was part of the negotiations between OnePiece and Amica/Rockport, the landowners to the north. AL also stated that regardless of being able to have strata parking, it would remain a challenge as minimum soil depth required to plant trees would still take them into the water table. ALayton advised that regardless, there would need to be some parking above grade and within the building podium as the ability to accommodate all parking below grade is challenging. ALayton highlighted other issues that need to be kept in mind with strata parks, including liability issues and maintain/repair of the membrane.
- RT suggested that OnePiece had not conducted sufficient technical analysis on the Phase 1 lands (west parcel) to confirm that underground parking cannot be accommodated. MP provided technical clarification on the matter and stated that though he is a proponent of the use of diaphragm (slurry) walls, in his professional engineering opinion, this option is not technically feasible given the site constraints of the Phase 1 lands.
- DH asked OnePiece if there was anything that could be done about the 47-storey (including mechanical penthouse) building height of the Phase 1 building. AL stated that Markham Centre is an intensification area, where the City has directed the greatest heights and densities to occur. AL also stated that in spite of over 1,000 notices mailed out, only a handful of people spoke in opposition at the Statutory Public Meeting.
- BK advised that the City Architect and OnePiece have worked closely on the building façade to ensure that the parking is masked to look like residential units. BK also

## MATTERS DISCUSSED

mentioned that this was not the first building in Markham to have parking above grade embedded in the building podium. SB offered the example of the A1 building (under construction) at the corner of Warden Avenue and Enterprise Boulevard.

- BK spoke to the 45-degree angular plane analysis that staff were asked about at the Statutory Public Meeting and presented a rendering prepared by Urban Design staff. The rendering illustrated that the proposed 47-storey building height was sufficiently within the parameters of the 45-degree angular plane. RT suggested that the angular plane analysis was not the only means to assess potential impacts on the adjacent residential community and provided his own image. Mayor Scarpitti asked RT to provide clarification on how he produced the image and RT responded through trigonometry and scaling the proposed buildings.
- DH asked DB to comment on the height of the Phase 1 building. DB stated that he did not wish to comment on the height specifically, but only that the increase is in response to the inability to provide safe underground parking due to technical constraints. DB stated that in his opinion the above grade parking is very well done. DB also asked the residents group to consider what height they would be willing to accept.
- PM suggested that OnePiece reduce the height of the Phase 1 building by 20%, resulting in a 38-storey building, and further suggested the idea that the residents group could support a density transfer to the Phase 2 building. AL responded that OnePiece does not want to consider at design change at this time. AL noted that Phases 1 and 2 are financed through separate financial institutions and as the profit margins are already low the lender for Phase 1 will likely pull out if any units are transferred to Phase 2.
- BK asked KR of Amica/Rockport's opinion of the proposed development. KR indicated that Amica/Rockport have worked with OnePiece from the beginning and are accepting of the Phase 1 proposal. When asked whether Amica/Rockport would be supportable of a return to the previous three building scheme, KR indicated that they would be open to looking at it.
- DH asked OnePiece if they could return deposits to purchasers and start the project over. AL advised that OnePiece is a responsible developer and does not want to do that. SL talked about his experience with the cancelled project in the Vaughan Metropolitan Centre (VMC) and indicated that it was a logistical nightmare and bad press for both the Developer and City.
- Mayor Scarpitti advised that it might be useful to have more geotechnical analysis done for the Phase 2 lands and asked OnePiece what this would cost. He indicated that revising the proposal from three buildings to two was just not about OnePiece's desire to consolidate; it was also about the City's and Community's desire for a park at the northwest corner of Unionville Main Street and Enterprise Boulevard. Mayor Scarpitti stated that he understands OnePiece's desire to move forward with the project, as well as the concerns expressed about height and that there needs to be some trade-offs between all parties. He commended OnePiece for working closely and amicably with both City Staff and Community members.

## MATTERS DISCUSSED

- PM thanked OnePiece for their openness and asked for additional information on the following:
  - Geotechnical feasibility for the Phase 2 lands
  - More information on the possible use of a slurry wall
  - What would a strata park look like – soil depth/strata park profile
- AL indicated that he was amenable to PM's request, but reiterated the urgency on OnePiece's part to move forward with Phase 1.
- JJ advised that his preference was to have a transfer of height and density with a third building added and suggested the building heights of 12, 29 and 39 storeys. He advised that under this scheme he could support parking above or below grade.
- SL indicated that Staff will wait to obtain the additional geotechnical information from MP and that Staff would look into the minimum required soil depth for a strata park. SL and AL will connect to discuss next steps and a follow-up meeting, if required, will be arranged through Councillor McAlpine's office.
- AL thanked the Council Members, City Staff and other attendees for their time and efforts in co-ordinating the meeting. He reiterated that OnePiece is not interested in changing the Phase 1 building design, but that he is committed to having his engineering consultant look into the possibility of diaphragm (slurry) wall construction for the Phase 2 lands.

## ACTION ITEMS (responses provided in blue)

1. Further geotechnical investigation / feasibility of diaphragm (slurry) wall construction for Phase 2 lands – **AL and MP**

OnePiece confirmed that a formal response on the geotechnical information from MP, along with a formal response from AL, will be provided asap. The response will be circulated through Councillor McAlpine's office for distribution.

2. Confirmation of minimum soil depth requirement for strata park – **SL and SB**

SL coordinated with the Manager of Parks, Richard Fournier, on the standard profile of a stratified park. The following are the principles that would be required to facilitate this scenario:

- a) From surface to membrane: 1.5 m minimum soil depth
- b) From membrane to the top of the highest point of the concrete roof deck\*: 300 mm minimum
- c) Total depth from surface to the highest point of the concrete roof deck\*: 1.8 m minimum depth

\*NOTE: parking structures (either above or below grade) require certain engineered slopes for drainage purposes. Measurements from the highest point of the underground concrete roof deck to the surface should maintain a consistent and unaffected park elevation.

## **MATTERS DISCUSSED**

Should it be required, staff can provide a formal cross section if OnePiece contemplates a stratified park.

3. Co-ordination of follow-up meeting – Councillor McAlpine's Office

**Meeting Adjourned:** 6:39 PM

**Meeting Minutes Prepared By:** Sabrina Bordone, Senior Planner, Central District