

From: Ron Galaev

Sent: Monday, March 31, 2025 12:26 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: Response to April 8, 2025, Hybrid Development Services Committee Meeting
Agenda Item 15.1.3

Hello,

Please find attached my written response April 8, 2025, Hybrid Development Services Committee Meeting Agenda Item 15.1.3. I have also submit a request to speak at the council meeting. Please confirm receipt of both.

Thanks,

Ron

An application has been put forward by GRMADA HOLDINGS INC. that proposed an amendment to zoning by-law at 7509 and 7529 Yonge Street (WARD 1) to redesignate these parcels to “Mixed Use High Rise” instead of “Mixed Use Mid Rise”. This proposal has been rejected by council. Following this rejection an appeal has been filed. This written submission is a direct response by the community regarding this appeal.

This rejected proposed is in direct contra-indication to the city’s 2014 Official Plan and Zoning By-law which permits buildings up to maximum height of 8 storeys. GRMADA HOLDINGS INC. proposed to build two 60 Storey apartment buildings comprised of 1330 residential units at the corner of Yonge and Elgin Street currently occupied by a restaurant “The Octagon Steakhouse” and “York Farmers Market”. This is an important and vital designation implemented to protect the communities, and people who reside within them with a view to well-being of them as individuals, their families and the community. Proving to the constituents of the council that their priority is in fact the community and not the greed of corporations looking to do nothing other than squeeze every dollar out of and already financially unstable condo market.

The rejected rezoning proposal fails to meet the minimum requirement for approval on every front. The proposal fails to consider the demographics of the community and surrounding areas. It fails to into account the infrastructure available to support the scale of the proposed developments. It fails to consider the surrounding social infrastructure including healthcare and school capacities. It fails to consider the safety of the community. Finally, and perhaps most absurdly, it fails to consider the economic situation of the condominium real estate market in the GTA.

The community at 7509 and 7529 Yonge Street (WARD 1) is currently exclusively comprised of single-family dwellings or mid-rise buildings. According to Census tract, dissemination area data from Statistics Canada, planning and development reports from the City of Markham or York Region, and Ward 1 local government documents and neighborhood profiles there are approximately 1800 residences in the entire surrounding area. The rejected proposal for 1330 residential units, if passed would result in a very significant increase of 173% increase. Such an influx would nearly double the local population overnight, overwhelming already-strained roads, transit, water, and emergency services. Schools, parks, and health facilities—none of which are currently scaled to handle such a surge—would be pushed to the brink. This is not densification; this is destabilization.

Beyond the glaring infrastructural inadequacies, the social impact of dropping a 1,330-unit mega-development into a modest, low-density community would be nothing short of catastrophic. This is not thoughtful urban growth—this is reckless intensification. The sheer scale of construction and long-term population density would bring persistent noise pollution, degrading quality of life for existing residents who chose this area for its relative peace and suburban character. Increased traffic congestion would not only choke local roads but raise the likelihood of pedestrian accidents and vehicular collisions, especially

near schools with large populations of young children, parks, and residential crossings. Emergency response times will be delayed. The influx of residents without proportional public space or amenities would place immense pressure on already-limited social infrastructure, heightening tensions and reducing cohesion in a formerly tight-knit neighborhood. This development risks displacing the community's identity and safety for the sake of profit, turning a stable neighborhood into an overcrowded, overburdened, and ultimately unsustainable zone of crisis.

From a financial standpoint, proceeding with a 1,330-unit apartment complex in the current GTA market is not only ill-advised—it is economically irrational. The condo market has seen a marked downturn, with average condo prices in the GTA dropping by over 10% year-over-year, and even steeper declines in pre-construction units. As of early 2025, over 70,000 condo units across the GTA remain vacant, with a growing portion sitting unsold despite aggressive price cuts. Developers are slashing prices, offering incentives, and still failing to move inventory. Worse yet, at least 7 major condo projects were either halted or abandoned in the last 18 months, due to funding shortfalls or developers entering insolvency. High interest rates, elevated construction costs, and tightened credit markets have pushed even seasoned developers into financial distress. Several condo corporations have filed for bankruptcy or restructuring, leaving unfinished buildings and thousands of investors and homeowners in limbo. In this climate, introducing a massive 1,330-unit project is tantamount to financial gambling—with the added risk of permanently scarring the community if the project fails. Simply put, the market cannot absorb this kind of volume, and forcing it through would be fiscally reckless for both the developer and the municipality.

At a time when tensions between the United States and Canada are reaching unprecedented heights—marked by growing economic nationalism, trade friction, and cultural divergence—it is more important than ever for Canadian institutions to stand firmly in defense of Canadian values: community, fairness, and responsible stewardship. Approving a development of this scale, in this location, under these circumstances, would represent a betrayal of those principles. This is not just a local planning issue—it is a test of whether we will defend our neighborhoods from the same brand of corporate greed and opportunism that has hollowed out communities elsewhere. The developer behind this proposal isn't building homes—they're exploiting land. They are leveraging financial muscle to override democratic process, community voices, and common sense, all in the pursuit of profit. To side with such a project is to side against the people, against the local character, and ultimately, against Canada's emerging stance as a country willing to chart its own course, independent of external corporate influence. Now is the time to say no—to protect what is ours, and to show that in Canada, communities come before corporations.

Considering this appeal would constitute not just poor planning, but a fundamental failure of public duty. Approving such a development would irreparably damage the fabric of the community and expose the municipality to long-term legal, economic, and social consequences.

We, the tax-paying, law-abiding residents of Markham, take a firm stand against greedy developers seeking nothing more than financial opportunism at the cost of our communities and residents.