

From: Andrea Jackson
Sent: Monday, April 7, 2025 2:03 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: 5305, 5307 Hwy 7

To Whom it may Concern,

As homeowners and long-standing residents of Markham who are within 65 feet of the properties at 5303, 5307, we would like to express our concerns regarding the proposed development which would see an amendment to the official plan including a density change from a single-family dwelling into two blocks of townhouses stacked back-to-back and three stories high, (32 units). Previous unsuccessful proposals also had a rooftop balcony which would certainly affect our privacy. We have a small bungalow with mature trees that we have lived in since 1985.

We are also concerned about overnight parking on Gladiator Road if there are insufficient spaces underground for vehicles of the units and their guests. Downlights or even houselights on the third story or the balcony would also impact our bungalow. The City of Markham no doubt has their own concerns regarding garbage collection, snow removal, trees, traffic, parking, proximity to a major intersection with existing and future planning issues, sightlines, shadow casting, deliveries and providing services for the new units. I am sure there are more.

Homes in the Milne Subdivision consist of a mix of bungalows and two-storey buildings. The lots in the subdivision are approximately 60 foot frontage (18 m) with a single dwelling. There have been several examples where a new landowner tears down the bungalow and builds a single two-story dwelling in its place. There are three examples on Gladiator Road and others throughout the Milne subdivision. I mention this as a model for changes in the neighbourhood which are possible under the planning act and which are in keeping with the community. Gladiator Road has 40 homes on it. Please do not consider adding 32 more!

Back-to-back stacked townhouses that are 3 stories high work well in areas of Markham where they are part of the approved plan, not as infill in an established subdivision of bungalows and single-building lots, especially when the buildings will loom over their neighbours. Is such a development likely to continue east along Hwy 7 where there are several new builds whose owners are unlikely to sell as a tear-down? Or will 5305 and 5307 stick out as a one-off "crammed in" accommodation when contrasted with the Milne aesthetic?

We ask the City of Markham planning department to continue to reject this application as it stands.

Respectfully Submitted,
Kevin & Andrea Jackson