

From: Wendy Alexander-Penny
Sent: Thursday, May 8, 2025 5:09 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Re: Changes in Zoning to allow 4 storey buildings in area of McCowan and Hwy7, Conservation Area neighborhood

After reading the letter received this week about the proposed changes of zoning for four story buildings in our area. I am very concerned.

There is already so much traffic congestion in this area. Cars speeding down Southdale Drive is still an issue, even though the white lines were painted on the sides of the street. More people living in this area would mean more cars and more congestion.

I don't think that it's a good idea to have apartment buildings so close to the Conservation area. It would change the whole appeal, appearance, and character of this neighbourhood.

There are proposed public transit stations being built, but unfortunately, by the time that these amendments are made, they are already obsolete for the number of people living in the area.

The issue for me is that the Map for the Major Transit Station Area has included parts of the conservation area and I believe is inappropriate. It will change this neighborhood and is totally out of character to allow a building which would essentially be 14 m in height where I am guessing that most of the homes are around 7m.

There are so many reasons not to allow for this in our area. I am against it.

Thank you for bringing this to our attention

Wendy Alexander-Penny
36 Southdale Dr.
Markham Ontario

From: Louise Henderson
Sent: Monday, May 12, 2025 9:16 AM
To: Clerks Public <clerkspublic@markham.ca>
Cc: krae@markham.ca
Subject: File PR 196907

Proposed Official Plan and Zoning By-Law Amendment

Concerning the proposed amendment (File # PR 196907) for rezoning the Walkerton, Southdale, Gladiator area of Ward 4. This will have major detrimental effects on our established residential community.

I am objecting to the proposed removal of the exemption regarding lands in the SPA in the MTSA15 McCowan BRT station that only permits 3 storeys.

I have extensive concerns about traffic safety, environmental impacts, quality of life, and changes to the neighbourhood layout and design.

- The proposed changes to the zoning will increase traffic on the local streets and in the neighbourhood, creating a dangerous situation impacting the safety of children and pedestrians who live in or visit the area. The York Regional Police have already identified the Highway 7 and McCowan intersection and adjacent area as having the highest rate of motor vehicle accidents in York Region, east of Yonge Street. Increasing the size and density of buildings in the Walkerton, Southdale and Gladiator area will greatly exacerbate this situation, endangering the lives of residents, especially the young and elderly pedestrians who live here.
- Increased building density will have a very serious impact on the local environment, not only endangering wildlife and mature trees, but also creating major problems with drainage and sewer systems. The current Walkerton Drive residences that back onto Milne are already abutting the river floodplain and, with increased building density in this area, the infrastructure will be greatly compromised, creating devastating effects on the adjacent land, resulting in flooding of properties and roadways.
- The character of life in this community will be negatively impacted, with increased noise and poor air quality from traffic and constant ongoing construction. Seniors who had planned to retire here, would like to spend their remaining years in this unique and beautiful Markham neighbourhood, but will no longer be able to do so if the area is rezoned for increased building density and structures with soaring roof lines over eleven metres in height.

- The quality and character of this established residential neighbourhood will diverge from its original planning and design, introducing dangerous traffic elements, potentially disastrous environmental impacts, and a loss of quality of life for this community.

Please vote against the proposed rezoning of this Ward 4 neighbourhood.

Sincerely,

Louise Henderson

66 Walkerton Drive, Markham L3P 1H8

From: Wilson, Dianna
Sent: Monday, May 12, 2025 11:43 AM
To: clerkspulic@markham.ca <clerkspulic@markham.ca>
Cc: krea@markham.ca <krea@markham.ca>
Subject: PR24 196907

To whom it may concern,

I am writing this in regards to the proposed zoning amendment that would include the eventual demolition of several houses on Walkerton, Gladiator and Conservation and the building of four story stacked condo towns.

I was quite disturbed to find this out. I chose this beautiful area more than thirty years ago because it was an established single family neighborhood on the conservation. I have been working towards the goal of retirement in my home and neighborhood surrounded by good friends, great neighbors and a beautiful park.

I am not averse to multi-generational homes and or apartments within the homes. I am, however, averse to changing the facade of the established community and the introduction of hundreds of people and cars to the community when there is no infrastructure to support them.

From a stewardship stand point, I think it is irresponsible to build high density in an already established area that abuts the conservation. This proposal casts a long and ominous shadow on the city of Markham just like the proposed houses, especially if it's being done for all the wrong reasons without considering the long-term residents or the environmental impact on Milne Conservation.

I know several of my neighbors share my sentiment. I hope they find the time to express their views.

Regards,
Dianna Wilson

From: Bob Henderson
Sent: Monday, May 12, 2025 12:40 PM
To: Clerks Public <clerkspublic@markham.ca>
Cc: Councillor, Karen Rea - Markham <krea@markham.ca>
Subject: File PR 24 196907

Proposed Official Plan and Zoning By-Law Amendment

I am objecting to the proposed removal of the exemption regarding lands in the SPA in the MTSA15 McCowan BRT station that only permits 3 storey buildings. I am concerned this exemption removal will have severely negative repercussions in the area south & east of the McCowan & Hwy 7 SE corner. My family and I moved here in 1983 because of the proximity to amenities (i.e. Milne Dam Conservation Park, libraries, public transit, and shopping, and having an enjoyable life in a community with quiet, treed streetscapes.

My objections include:

- Our enjoyment of this community will be ruined by the potential tall buildings on both sides of our part of Walkerton Drive. So far, there's nothing mentioned about the ultimate heights or footprints of these minimum 4-storey buildings. Our house is one of the affected properties and we may not be able to enjoy living the rest of our lives here.
- Increased building density will negatively affect the environment through potential drainage, flooding, and floodplain issues. Resident and tourist visits to Milne Dam Conservation Park would be negatively impacted by development construction, noise, and garbage. The park's proximity is a concern, also, as some of these buildings will abut the park.
- The existing tree canopy will be destroyed with the removal of dozens, if not hundreds, of mature residential trees in front yards.
- There will definitely be increased traffic in an already traffic-heavy part of Markham. Commuters already bypass the McCowan & Hwy 7 intersection by using Southdale Drive, and traffic will only increase dramatically, causing increased problems for pedestrians who must share the roads with vehicles within the community.
- The existing community was designated an Established Neighbourhood and this proposed development will destroy this beautiful part of Markham and our collective quality of life.

Bob Henderson
66 Walkerton Drive

May 12, 2025

Council:

I am writing with regard to the RECOMMENDATION REPORT: Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update) – City Initiated Official Plan and Zoning By-law Amendments File: PR 24 196907 and slide show listed on the Agenda for the upcoming Planning Meeting, May 13, 2025. The recommendation for buildings up to 4 storeys within the MTSA (McCowan BRT) in particular are of concern.

The current designation for the subdivision is Residential Established Neighbourhood Low Rise (RES-ENLR).

I am not in favour of the recommended heights of up to 4 storeys or 11 m wall height (with a potential roof of 3 m making a total height of 14 m) for parts of Gladiator Road, parts of Conservation Ave and parts of Walkerton and parts of Southdale Drive as shown on Appendix 4 of the staff slideshow. On the south side of Gladiator, the homes are backyard-to backyard-with Southdale. Constituents on the north side of Southdale could be facing a 4-storey wall in their back yards—a wall that would shade their yards for much of the day in a way that the current 2-storey and bungalows do not. This is especially concerning if the 4-storey building(s) extend into the back yard.

Of the 22 MTSA, 2 would permit up to 4-storey, 11 m wall height with additional roof height, including rooftop patios next to bungalows or homes with a 7-m max outside wall height. The plan for changing the streets to 4-storey dwellings (townhouses?) depends on the availability of existing homes for redevelopment—some of which are new-built within the last 5 years. As well the MTSA density recommendations set by HAF and the Provincial government are 160 jobs and persons per hectare for routes and hubs serviced by bus transit, which has been exceeded with the plan for Markville. There will be sufficient ridership that an established, mature-canopied neighbourhood need not be redeveloped with chunks of 4-storey buildings.

I urge Council to reject the new height limits and keep the 2-storey and 7.0 m maximum outside wall height consistent for the Milne subdivision.

Sincerely,

Andrea Jackson

30 Gladiator Road

Markham, ON

Deputation Letter Regarding Proposed Zoning Amendments – Conservation Area, Southdale, Walkerton, Gladiator and Conservation Drive

Submitted by: Francesco & Karina LaMacchia

Address: 39 Gladiator Road, Markham, ON L3P 1J1

Dear Mayor and Members of Council,

My name is Karina LaMacchia and I live at 39 Gladiator Road and I'm speaking today as a long-term resident of this neighbourhood (who's been here for over 20 years)—and more importantly, as someone who deeply values the character, environment, and livability of our community.

While I recognize the need for more housing and support thoughtful growth near transit, I have serious concerns about how this particular proposal would affect our area—especially given our unique status as a conservation-focused neighbourhood. With that said I'd like to outline several key concerns that I, and many of my neighbours, share:

1. Neighbourhood Character and Livability

This proposal threatens the low-rise, residential fabric of our area. The shift to higher-density, taller structures will disrupt the familiar scale and feel of our streets. These changes could undermine the strong sense of community that has been built here over decades. The introduction of taller, high-density buildings into our low-rise neighbourhood will inevitably cast longer shadows, reducing natural sunlight for adjacent homes and gardens. In addition, balconies and upper-storey windows overlooking existing backyards raise serious privacy concerns for homeowners who once enjoyed a sense of peace and seclusion. These changes not only impact day-to-day quality of life, but also the long-term value of our properties. For many families, their home is their most significant investment. Altering the scale and character of the neighbourhood may reduce its appeal to prospective buyers who are looking for quiet, low-density, owner-occupied communities—ultimately putting downward pressure on property values. There are already six newly built homes on Gladiator Road that reflect the existing character of the area. Introducing fourplexes in between these and other single-family homes will look visually inconsistent and disjointed—undermining the cohesive aesthetic and stability of the neighbourhood.

2. Traffic and Pedestrian Safety

Our local roads are already narrow and were never designed to accommodate high volumes of traffic. Compounding this issue is the complete lack of sidewalks throughout the community, posing serious safety risks for pedestrians—particularly children, seniors, and individuals with disabilities. While the proposed amendments emphasize transit-oriented development, the reality is that many residents will continue to rely on

personal vehicles. With increased population density and limited on-site parking, residents will be forced to park on front lawns or along the street, including overnight—practices that are already becoming more common in rental properties within our neighbourhood. If this is what we're seeing now, how much worse will it become under these new policies?

3. Environmental Concerns

We live in a conservation area for a reason. Our community is home to vital green space, mature trees, and fragile ecosystems. Gladiator Road, in particular, is well known for the beauty of its tree canopy that gracefully arches over the street—creating a natural, shaded corridor that defines the character of the neighbourhood. With the potential construction of four-storey buildings, some of these mature trees will inevitably have to be removed to accommodate site access, foundations, and service connections. Mature trees take decades to grow and seconds to remove. They provide essential shade, reduce air pollution, and offer habitat for birds and wildlife. Their removal would be a permanent loss—not just visually, but ecologically and climatically.

4. Significant Nearby Development Already Underway

It's also important to acknowledge that significant growth is already coming. The **Markville Mall redevelopment** will deliver a substantial number of both high-rise and low-rise residential units directly within the transit corridor. In addition, a **townhome development is expected on the southeast corner**—right on the edge of the conservation area. These developments alone will contribute significantly to Markham's intensification goals without disrupting established communities.

5. Availability of Land in Other Transit Nodes

Finally, there is **considerable underutilized land elsewhere in Markham** within transit hubs that is far better suited for growth. A prime example is the **Unionville GO Station area**, which offers ample space for mixed-use development and is better positioned for infrastructure upgrades. It is entirely possible to meet housing targets without upending low-rise conservation neighbourhoods like ours.

In closing, I would like to draw specific attention to the proposed zoning boundary along Gladiator Road. As currently outlined, the boundary includes approximately 95% of the homes on the street, while inexplicably excluding four properties. This inconsistency makes the zoning map appear arbitrary and unfair, raising concerns about how these decisions were made. To be clear, I do not support this rezoning and strongly believe it should not proceed. However, if Council chooses to move forward with these changes—despite strong opposition from many residents—then at the very least, the zoning should be applied consistently along the entire length of Gladiator Road, rather than singling out a small group of homeowners without justification.

I respectfully urge Council to reject this amendment and instead focus future growth in areas where it truly makes sense—places already designated and equipped for intensification. Conservation communities like ours deserve thoughtful protection, not piecemeal encroachment.

Thank you for your time and attention.

Sincerely,

Francesco & Karina LaMacchia