

June 4, 2025

RE: PLAN NO. 21 146653  
2300 John St., Thornhill, On

Greetings,

Bishop Cross Plaza needs a facelift, I have known this for years and welcome a change. I feel the downfall of this plaza was mainly due to the location of the only entrance and exit on John St. It was not so bad many years ago when traffic was less, even during rush hour. It's been years since I have gone to that plaza because I felt making a left turn into the plaza was dangerous. It caused traffic to back up to the Leslie/John St intersection. When it was time to leave the plaza trying to exit and cross the lanes to make a left turn down Don Mills was virtually impossible. The city was asked by residents many years ago to put a traffic light at RJ Clatworthy driveway to allow safe entry and exit, but was told it was too close to the intersection and disallowed it. Adding additional traffic to this situation has me very worried.

The accidents that occur at this intersection have significantly increased. It is also a preferred route and gateway used by the emergency services to get to many points in our area and beyond. I have personally noticed since the 407 was built, traffic increased on Leslie St. significantly, and if there are issues on the 404, Don Mills Rd/ Leslie St are an alternate route.

A lot of commuters are using Woodbine Ave. to John St. as their preferred route when exiting the 404, instead of Steeles Ave. or Hwy 7. John Street is one of the oldest roads in Markham and forms the east-west backbone of the 200-year-old community of Thornhill. Our community has a lot of history, and these intensification developments do not just affect a specific local area, they affect our whole Thornhill community.

How are over 1,000 additional cars coming in and out from 2300 John St. going to be safe for our community? Is the tunnel design of the building at the Entrance/exit safe for cyclists and pedestrians? Hoping the cars won't torpedo out without looking to see who is coming on the sidewalk. And what If the cars block the Multi Use Path trying to exit the property?

I have seen the left turn lane going southbound on Leslie St. to John St backed up past the CN rail bridge during rush hour. Cars not willing to wait will go down to Simonston Blvd. and do U-turns back up to John St. Speaking of U-turns, any restrictions contemplated restricting outbound left-turn movement during peak hours from the property will cause U-turns in other areas, such as Clatworthy Arena, or Bishop Cross Park or Ascott Mansions etc. Southbound Leslie St. traffic was so notable the YRT moved their bus stop south of John St to ease traffic congestion. The proposed supply of 904 vehicle parking spaces represents a shortfall of 199 parking spaces from the City's requirement, and they hope this encourages people not to have cars and use transit instead. Really?? There are no immediate amenities close by. Our current closest grocery store is almost 2 kilometers away. Do you think people will walk or take a bus 2 kilometers to and from the grocery store especially during inclement weather? Where are the people going to park if you can't satisfy the requirements? There is no parking on John St. or Leslie St., therefore will R.J. Clatworthy or the Bishop Cross Park be their alternative parking?

I honestly can't believe with the objections we expressed in 2022 about the 28-storey building and its density of 593 residential units, we are now in the position to oppose an even larger application of 723 units. I have always envisioned that property, based on the allowed zoning, to mirror the height of the condos to the west of Leslie St. A balance that will not overshadow or inhibit the privacy of the neighboring community.

I am a 30+ year resident of Thornhill. We have raised our family here and I have started retirement. I have many neighbors in the same phase of life. I did not spend my life working so hard and becoming involved in our schools and neighborhood to have excessive developments endanger our community. This massive development is in the wrong location. John St. is not a main artery that can handle this kind of growth.

I have always understood that new development plans should fit in with the existing community. It seems that this plan (and many others) is changing our community to accommodate developers' plans. Please consider our whole community and our future when discussing your next steps.

Sincerely,

Edith Kangas  
65 Donnamora Cres.,  
Thornhill, On

Dear Sir,

June 4, 2025

Reference: Application Number PLAN 21 146653 and OLT-25-000271 Section 22(7) Appeal

The developer Primont Homes (Leslie/John) Inc. has filed an appeal with OLT-25-000271 on the City of Markham City Plan and Zoning By-Law Amendment application. The proposed “Mixed Use High Rise” high-density project is directly adjacent to city arena-park-public parking lot, and a busy CN Rail Principle Main Line.

The City should represent residents to protect city assets and ensure the safety of future residents living on the proposed four-tower highrises complex for reasons below:

1. Under Ontario Planning Act Regulation 254/23 (<https://www.ontario.ca/laws/regulation/r23254>) and 197/96, Section 4 (<https://www.ontario.ca/laws/regulation/960197>), the developer is required to notify CN Rail for development projects near railway lines. Local residents weren’t privileged to the discussion between the developer and the City, but I would presume that:
  - a. The developer has already completed a full Noise, Vibration and Safety feasibility study to the City, and CN Rail comments were reviewed by City Planning/Fire department.
  - b. The City is prepared to raise any Noise, Vibration and Safety concerns in the OLT to ensure sufficient mitigation measures (refer to Attachment 1) are encoded on their rulings—my earlier submission dated 2024-Nov 21 regarding a single south driveway entry/exit on busy John Street, and the completely blocked North and West access is a safety concern.
  - c. CN Rail was represented in certain OLT cases, to raise concerns and obligate additional clauses on future real estate agreements per FCM-RAC guidelines—while CN’s input into public records may limit their liability for future noise, vibration, and safety issues, the City and residents would have to live with those impacts in perpetuity.
2. It’s normal for developers to maximize building density and minimize setbacks. However, this particular development proposal makes no effort to respect the city arena, park, and public parking lot (R.J. Clatworthy Arena and Bishops Cross Park) adjacent to the proposed high-density complex. The developer is, in fact, already using city property as a private driveway entry into the site—public assets are not private gardens for brash developers. The City has no obligation to allow such access and should consider stopping further unfair use of public rights-of-way. Refer to Attachment 2 and 3 for details.

Rail line companies would limit their liability on OLT hearings. Developers will be gone after the project has been completed. The City and residents, however, will always be there long after those events. I would suggest the City Council to:

1. ***Prepare for litigation*** and represent residents on the OLT to ensure Noise, Vibration and Safety concerns are properly addressed, and city assets are protected.
2. Engage the developer to negotiate a more responsible proposal that shows due respect for public assets and fully considers setbacks, density, parking, traffic, and safety concerns.

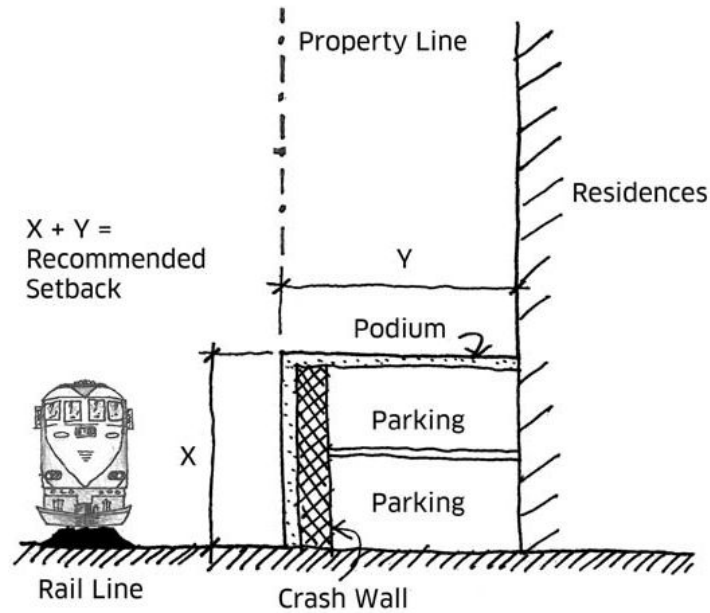
Furthermore, there’s no reason for the City to allow public arena-park-parking lot to become a private driveway and/or overflow parking area—the City should consider blocking direct access to the site through the public arena parking lot to signal public asset infringement won’t be tolerated.

Yours truly, John Lai

To: <[clerkspublic@markham.ca](mailto:clerkspublic@markham.ca)>

cc: Ward 1 Councillor, 2300 John Street Development - WhatsApp group

Attachment 1 - FCM-RAC Guidelines and proposed setbacks from CN Rail Line / City Arena



Source: FCM-RAC Guidelines for New Development in Proximity to Railway Operations (2013)  
<https://fcm.ca/en/resources/land-use-planning-around-rail-corridors>

The FCM-RAC has recommended a building setback of 30 meters (X+Y). The 2300 John Street (2024) proposal has a setback of 26.5 meters (Y) for the 24-storey residential tower with a 2-storey podium (X) to follow the guideline. **However, this 2-storey structure will have a 1,200 cm setback** from the R.J. Clatworthy Arena Parking Lot—refer to Attachment 3 and the photos below for the proximity between the CN rail line, the proposed podium location, and the public arena parking lot.



*The proposed 2-storey podium covers this entire area with 1,200 cm setback to public amenity - the concrete barriers were on public land*



*Public R.J. Clatworthy Arena Parking Lot - there's no other (not even on-street) parking available on John and Leslie streets*



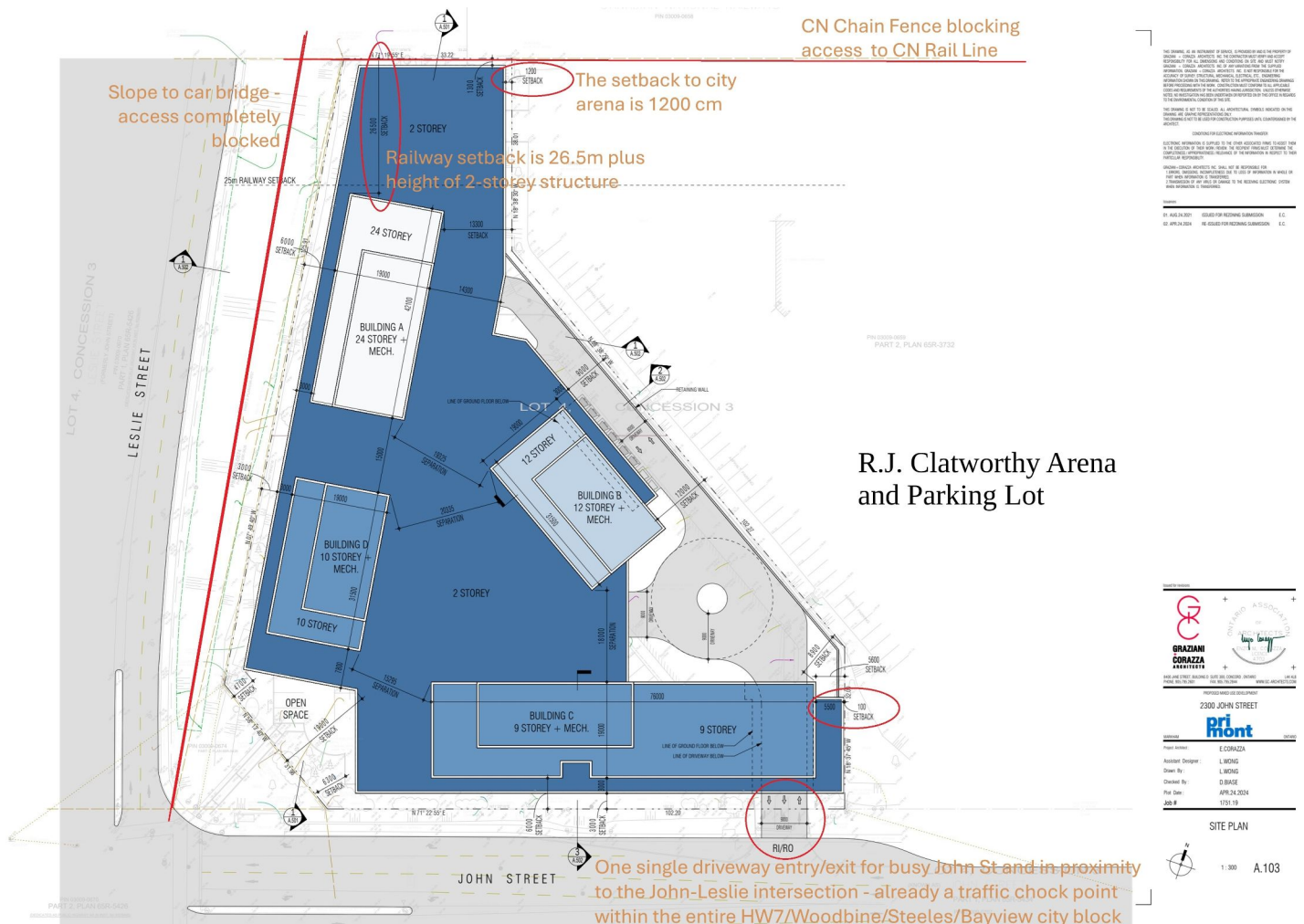
## Attachment 2 - R.J. Clatworthy Arena Parking Lot, 2300 John Street Development and Site Access

The concrete barriers between the R.J. Clatworthy Arena Parking Lot and the secondary entrance to the development site were moved after the developer began demolition preparations. Demolition began on June 2, and debris now blocks the main entrance on John Street. As a result, the only convenient and safe access to the site is through the City-owned arena parking lot.

The City should review the developer's recent actions and site activities to ensure compliance with access rights and determine whether the placement of concrete barriers near City property constitutes any encroachment.



## Attachment 3 – Proposed 2300 John Street Site Plan (2024) with additional notes in red/orange



The 2300 John Street development (2024) proposal includes no public space; the 2-, 9-, 10-, 12-, and 24-storey buildings cover approximately 90% of the total site area, with the remaining 10% allocated to a private driveway.

This proposed development—with its high building density, insufficient parking, obtrusive heights throughout the entire John/Leslie vicinity, a single entrance/exit near the CN Rail Principal Main Line and a heavily congested intersection, and setbacks to public amenities measured in centimetres—is contemptuous. This developer is beyond normal.

**From:** Kevin Yang

**Sent:** Wednesday, June 4, 2025 9:10 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Re: June 10, 2025, Development Services Committee Meeting: Confidential Item 14.1.4 : OLT Appeal, Primont Homes, 2300 John Street

Hello,

My name is Changezhu Yang, I am living at 43 Stacey Cres. L3T 6Z7 for almost 20 years. As I spoke at City councilors/builder rep meeting, I oppose the development plan by PRIMONT HOMES at 2300 John St.

The builder must obey city by-law and listen to community voices, and absolutely no high rise buildings at the site.

If you can't prevent this development proposal, the traffic of the surrounding area will be disaster.

I appreciate the city law service team to support our community, together to protect our city, city of Markham.

Thanks a lot,  
Kevin (Changzhu) Yang

**From:** Cynthia Liu  
**Sent:** Wednesday, June 4, 2025 9:22 PM  
**To:** Clerks Public <clerkspublic@markham.ca>  
**Subject:** Opposition to Proposed High-Rise Condo Development

Dear City of Markham,

I am writing as a concerned resident to express my strong opposition to the proposed high-rise condominium development at 2300 John St., Thornhill, ON L3T 6G7.

Our neighborhood is already facing significant issues with traffic congestion and limited parking availability. Adding a high-density residential building will only exacerbate these problems, making it even more difficult for current residents to commute, park, and navigate the area safely.

Furthermore, the local infrastructure and community resources — including schools, parks, healthcare services, and public transportation — are already stretched thin. There has been little indication that adequate investments or upgrades will be made to support the influx of new residents this project would bring.

While I understand the need for housing growth, I urge the city to consider more balanced development that takes into account the capacity of our existing infrastructure and the quality of life of current residents.

Thank you for taking the time to review my concerns. I respectfully request that this project be reconsidered in favor of more sustainable and community-focused planning.

Sincerely,  
Cynthia Liu  
Address: XX Valleyview Road L3T 6X5



**From:** Liu James

**Sent:** Wednesday, June 4, 2025 9:33 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Opposition to Proposed High-Rise Development at John and Leslie

Dear Sir or Madam,

Greetings from Fr. James Liu. I am a resident living near the intersection of John Street and Leslie Street. I recently learned about the proposed development of a high-rise condominium in our neighborhood. While I appreciate the ongoing efforts of the City in promoting growth and development, I, along with many of my neighbors, strongly oppose this project for several important reasons.

1. Severe Traffic Congestion

This area already experiences significant traffic during peak hours. Adding a high-density residential building will further overwhelm the roads and create dangerous, potentially unmanageable congestion.

2. Loss of Privacy

The height and proximity of a high-rise structure would directly affect the privacy and peace of residents in surrounding low-rise homes, disrupting the character and tranquility of our neighborhood.

3. Overburdened Schools

Local schools are already operating at or near capacity. The influx of new residents will place unsustainable pressure on our educational infrastructure, ultimately harming the quality of education for all children.

In addition to these concerns, we believe there are likely other potential negative impacts that have not yet been fully explored or disclosed.

We trust that as a democratically elected government, the City of Markham will stand with the people and ensure that the voices of local residents are heard, respected, and given due consideration. We are not opposed to development itself, but we believe it must be thoughtful, balanced, and in the best interest of the existing community.

Thank you for your attention to this matter. I hope to hear from you soon.

Sincerely,

James

**From:** Michael Ni

**Sent:** Wednesday, June 4, 2025 9:46 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Opposition to Proposed High-Rise Condominium Development at 2300 John street

Dear City Planning Department,

I hope this message finds you well.

As a long-time resident on Green Lane, I am writing to express my strong opposition to the proposed construction of high-rise condominium buildings in our community.

Our neighborhood is already facing significant challenges related to traffic congestion, pedestrian safety, and limited access to essential community resources. Adding a high-density development would only exacerbate these issues. The existing road infrastructure is not designed to support a substantial increase in vehicle traffic, and congestion during peak hours is already a daily concern for residents.

Moreover, the safety of pedestrians—particularly children and seniors—is at risk. Sidewalks in some areas are narrow or non-existent, and increased traffic flow will make walking more dangerous. We believe that any new development must prioritize walkability and pedestrian infrastructure, which the current proposal does not seem to address adequately.

In addition, our community lacks sufficient resources such as parks, schools, medical facilities, and recreational centers to accommodate the potential influx of new residents. Without significant investments in infrastructure and services, this development would place undue strain on what is already an overstretched support system.

I urge the City to reconsider or pause this development until a comprehensive community impact assessment can be completed and solutions are presented to address the infrastructure shortfalls.

Thank you for your attention to this matter. I am happy to be involved in further discussions and community consultations.

Sincerely,

Michael Ni

259 Green Lane, Thornhill, ON L3T 7J3

**From:** BONNIE

**Sent:** Wednesday, June 4, 2025 9:49 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Concern about 2300 John St

To Whom be Concern:

My name is Boonie, I lived in Lyndhurst st, which is closed to 2300 John St, now whatever the school or traffic is already full, and even overcrowded, how did developers build high rise condos there? it is terrible, and we definitely oppose it, please kindly help us,I appreciate your job!!

Sincerely,

**From:** Man Yee Chan  
**Sent:** Wednesday, June 4, 2025 9:59 PM  
**To:** Clerks Public <clerkspublic@markham.ca>  
**Subject:** 2300 John St

Hello

My name is,

My address is 86 Lyndhurst Dr ,Thornhill ,On ,L3T 6R8

Oppose the construction of a high-rise building at 2300 John St.



**From:** Hao Fan

**Sent:** Wednesday, June 4, 2025 10:01 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Urgent Opposition to High-Rise Condo Development at 2300 John Street, Markham

Dear Decision Maker,

I am writing to express my strong opposition to the proposed development of high-rise condos at 2300 John Street, Markham. As a concerned resident, I believe this project threatens the well-being and character of our community.

My concerns include:

- **Increased Traffic Congestion:** John Street already sees 10,000 cars daily. Adding 1000+ vehicles would gridlock our roads..
- **Strain on Infrastructure:** Our schools, healthcare facilities, and public services may not support a sudden population surge, reducing their effectiveness.
- **Loss of Green Space:** The site supports rare species like the Eastern Meadowlark. Development would erase this natural asset.
- **Erosion of Neighborhood Character:** High-rise buildings clash with Markham's low-rise, family-friendly atmosphere, altering its unique charm.

I respectfully urge you to reconsider this development and explore alternatives that preserve our community's quality of life.

Thank you for considering this matter. I hope to see steps taken to protect Markham's future.

Sincerely,

Thanks  
Hao Fan

Address: 17 Alexis Road, Markham

**From:** Sharron Luo

**Sent:** Wednesday, June 4, 2025 10:16 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Opposition to Proposed High-Rise Condo Development on 2300 John Street

I am writing to express my strong opposition to the proposed construction of high-rise condominiums in 2300 John street. While development can bring growth, this particular project raises serious concerns about its impact on our community.

One of the most pressing issues is the already congested roads in the area. Traffic congestion has become increasingly severe, leading to longer commute times and frustration among residents. Adding more high-rise units will undoubtedly worsen the situation, further straining our local infrastructure.

Additionally, there is a lack of surrounding community resources to support the influx of new residents. Our schools, healthcare facilities, parks, and recreational spaces are already stretched thin. Without significant investment in these essential services, this development risks diminishing the quality of life for both current and future residents.

I urge the city to reconsider this project and explore alternative solutions that prioritize sustainable growth, infrastructure improvements, and the well-being of our community. I appreciate your time and attention to this matter and look forward to hearing about any updates regarding this development.

Sincerely,

Sharron Luo  
8 Lang Road

**From:** Chi Le

**Sent:** Wednesday, June 4, 2025 11:02 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Cc:** Stephanie Le; Chi Le **Subject:** Objection to Proposed Development at 2300 John Street Exceeding 8-Storey Limit

Chi and Stephanie Le

142 Lyndhurst Drive

June 4, 2025

Planning Department

City of Markham

101 Town Centre Boulevard

Markham, ON L3R 9W3

Subject: Objection to Proposed Development at 2300 John Street Exceeding 8-Storey Limit

Dear Planning Committee,

I am writing as a concerned resident of Thornlea regarding the proposed condominium development at 2300 John Street, which seeks to exceed the 8-storey height limit currently established in local zoning regulations.

Let me begin by stating clearly: we understand and support the urgent need for more housing in Markham. Housing is essential to ensuring a vibrant, inclusive, and sustainable city, and we welcome development that brings new residents and vitality to our neighbourhood.

However, our position is that new developments must also respect the existing character of the community and comply with longstanding bylaws that were created precisely to balance growth with livability. The proposal for 2300 John Street, in its current form, does not strike this balance.

Our concerns with the project include:

- **Loss of Sunlight and Privacy:** A high-rise development of this scale would cast significant shadows on surrounding properties, diminishing residents' access to natural light and eroding their sense of privacy.
- **Increased Traffic and Congestion:** Additional density will contribute to traffic volume and congestion along John Street and nearby intersections, putting strain on local infrastructure and reducing safety for all road users.
- **Pressure on Community Services:** Our schools, parks, and public amenities are already at or near capacity. A development of this size will put added pressure on these shared resources without clear commitments to corresponding improvements.
- **Disruption of Community Character:** This area of Markham is defined by its low- to mid-rise buildings and human-scale urban form. A taller structure would be out of step with the streetscape and could trigger further overdevelopment incompatible with the established vision of the neighbourhood.
- **Environmental Impact:** Large, high-density buildings typically reduce green space and increase runoff, which can contribute to flooding and environmental degradation if not properly managed.

In short, we support housing — but we also support thoughtful planning. Responsible development means adhering to policies that reflect the will and best interests of the broader community. The 8-storey height cap exists for a reason, and bending these rules sets a precedent that could erode public trust in the planning process.

We respectfully urge the City to reject this proposal in its current form and request that the developer revise their plans to conform with the 8-storey limit and community expectations.

Thank you for your attention to this matter and your continued commitment to transparent, community-centered planning.

Sincerely,

Chi and Stephanie Le

**Sent:** Wednesday, June 4, 2025 11:59 PM  
**To:** Clerks Public <clerkspublic@markham.ca>  
**Subject:** Oppose to high rise condos of 2300 John Street

Dear Officer

We are residents near 2300 John Street, Markham. We write this email to city to oppose the building of high rise condos due to its already congested roads/parking problems. It would lead to terribly traffic and safety problems even with mid-rise condo in that small corner area, let alone high rise condos because there is no other exit except John Street. Unfortunately, not like HWY7, John Street is only a two line local road and can't load that much. So the result of the condos would not only be bad for the new residents, but also bring problem for this whole community area.

Thanks for considering our concerns.

Best Regards,

Fan Zhang



**From:** Cindy Dong

**Sent:** Thursday, June 5, 2025 8:37 AM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Strongly against the Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Dear Sir or Madam,

As a resident of John & Leslie neighborhood, I am writing to express my strong opposition to the proposed condominium development at 2300 John Street, which significantly exceeds the current 8-storey height limit set forth in municipal planning guidelines.

Even though we support the addition of new housing in our community, the additional density would overwhelm already-congested roads, especially along John Street, without adequate infrastructure upgrades.

Please reject the proposal in its current form and require the developer to submit a revised plan that aligns with community expectations and city regulations.

Thank you for your attention and continued commitment to responsible urban planning.

Sincerely,

Cindy Hui Dong  
10 Kingsboro Road  
Markham, ON L3T 6S9

**Sent:** Thursday, June 5, 2025 8:38 AM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Strongly against the Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Dear Sir or Madam,

As a resident of John & Leslie neighborhood, I am writing to express my strong opposition to the proposed condominium development at 2300 John Street, which significantly exceeds the current 8-storey height limit set forth in municipal planning guidelines.

Even though we support the addition of new housing in our community, the additional density would overwhelm already-congested roads, especially along John Street, without adequate infrastructure upgrades.

Please reject the proposal in its current form and require the developer to submit a revised plan that aligns with community expectations and city regulations.

Thank you for your attention and continued commitment to responsible urban planning.

Sincerely,

Jack Yufeng Luan  
10 Kingsboro Road  
Markham, ON L3T 6S9

**From:** Alireza Mokhtari

**Sent:** Thursday, June 5, 2025 10:14 AM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Objection to Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Alireza Mokhtari

8 Atwood Ct,

Markham, ON L3T 6T3

June 5th 2025

Planning Department

City of Markham

101 Town Centre Boulevard

Markham, ON L3R 9W3

Subject:

Objection to Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Dear Planning Committee,

I am writing as a concerned resident of [Your Neighbourhood, e.g., Thornhill] to express my firm opposition to the proposed condominium development at 2300 John Street, which significantly exceeds the current 8-storey height limit set forth in municipal planning guidelines.

To be clear: we fully support the addition of new housing in our community. We recognize that housing is both necessary and vital to the long-term health and growth of Markham, and we welcome well-planned, appropriately scaled development. However, this particular proposal does not reflect those values. It disregards carefully considered zoning regulations and threatens the established character, infrastructure, and quality of life in our neighbourhood.

This position is not held by a small minority — it is a unified voice of the community. A petition opposing the current proposal is actively circulating and has already gathered over 1,500 signatures from concerned residents. There is widespread consensus among citizens, families, and stakeholders in the surrounding area that this development, in its current form, is incompatible with the scale, design, and vision of our neighbourhood.

Allowing this project to move forward would bring several negative impacts:

- **Loss of Sunlight and Privacy:** Taller buildings will overshadow homes, yards, and public spaces, impacting both privacy and livability.
- **Increased Traffic and Congestion:** The additional density would overwhelm already-

congested roads, especially along John Street, without adequate infrastructure upgrades.

- Overburdened Services: Schools, parks, and local amenities are already under pressure. A high-rise development of this magnitude would strain public services beyond sustainable levels.
- Disruption of Community Character: Our mid-rise, pedestrian-friendly environment is intentional. A high-rise tower would be drastically out of scale, eroding the very identity that makes our neighbourhood livable and cohesive.
- Environmental and Aesthetic Impact: The project risks reducing green space, increasing stormwater runoff, and introducing design elements inconsistent with the area's urban form.

We acknowledge the need for growth, but growth must be balanced, responsible, and respectful of existing bylaws and community planning principles. The ratepayer group representing this neighbourhood, along with its broad base of supporters, is firmly committed to defending the integrity of our community. We will continue to advocate, at every level of government, until this development is brought into compliance with the 8-storey height cap and the existing zoning that reflects the long-term vision for our neighbourhood.

In conclusion, we respectfully urge the Planning Committee and City Council to reject the proposal in its current form and require the developer to submit a revised plan that aligns with community expectations and city regulations.

Thank you for your attention and continued commitment to responsible urban planning.

Sincerely,

*Alireza Mokhtari Ph.D,*

**From:** SALEH JALEEL

**Sent:** Thursday, June 5, 2025 10:21 AM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Objection to Proposed Condo Development at 2300 John Street

Saleh Jaleel, Yasmine Dossal & Neda Jaleel  
50 Lyndhurst Drive  
Thornhill, ON L3T 6S5

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Subject: Objection to Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Dear Planning Committee,

We are writing as concerned residents of Thornhill/Markham to express our firm opposition to the proposed condominium development at 2300 John Street, which significantly exceeds the current 8-storey height limit set forth in municipal planning guidelines.

To be clear: we fully support the addition of new housing in our community. We recognize that housing is both necessary and vital to the long-term health and growth of Markham, and we welcome well-planned, appropriately scaled development. However, this particular proposal does not reflect those values. It disregards carefully considered zoning regulations and threatens the established character, infrastructure, and quality of life in our neighbourhood.

This position is not held by a small minority — it is a unified voice of the community. A petition opposing the current proposal is actively circulating and has already gathered over 1,500 signatures from concerned residents. There is widespread consensus among citizens, families, and stakeholders in the surrounding area that this development, in its current form, is incompatible with the scale, design, and vision of our neighbourhood.

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- **Increased Traffic and Congestion:** The additional density would overwhelm already-congested roads, especially along John Street, without adequate infrastructure upgrades.



- Overburdened Services: Schools, parks, and local amenities are already under pressure. A high-rise development of this magnitude would strain public services beyond sustainable levels.
- Disruption of Community Character: Our mid-rise, pedestrian-friendly environment is intentional. A high-rise tower would be drastically out of scale, eroding the very identity that makes our neighbourhood livable and cohesive.
- Environmental and Aesthetic Impact: The project risks reducing green space, increasing storm water runoff, and introducing design elements inconsistent with the area's urban form.

We acknowledge the need for growth, but growth must be balanced, responsible, and respectful of existing bylaws and community planning principles. The ratepayer group representing this neighbourhood, along with its broad base of supporters, is firmly committed to defending the integrity of our community. We will continue to advocate, at every level of government, until this development is brought into compliance with the 8-storey height cap and the existing zoning that reflects the long-term vision for our neighbourhood.

In conclusion, we respectfully urge the Planning Committee and City Council to reject the proposal in its current form and require the developer to submit a revised plan that aligns with community expectations and city regulations.

Thank you for your attention and continued commitment to responsible urban planning.

Sincerely,  
Saleh S. Jaleel  
Yasmine R. Dossal  
Neda S. Jaleel

**From:** Yan Liu

**Sent:** Thursday, June 5, 2025 10:27 AM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Objection to proposed Condo Development at 2300 John Street

Dear Planning Committee,

As a 42 Leacock, Thornhill resident, I am writing to formally express my **strong objection** to the proposed condominium development at **2300 John Street**.

While I understand the need for urban growth, I have serious concerns about the **negative impact this development will have on local traffic flow and transportation safety**.

The intersection of **John Street and Leslie Street** is already heavily congested during peak hours, and frequent backups occur on John Street, especially near Bayview Avenue. Adding a high-density residential development at this location will only **exacerbate the current traffic bottlenecks**, increasing commute times, driver frustration, and the likelihood of accidents.

In particular:

- **John Street is not designed to handle the traffic volume** that a large condominium will generate.
- **Emergency vehicle access** could be compromised due to increased congestion.
- **Pedestrian and cyclist safety** may also be put at risk as traffic volume and speed increase in residential zones.
- There is **inadequate public transit infrastructure** to support such a development, especially for new residents who may rely on personal vehicles.

This development threatens to significantly reduce the **quality of life** for current residents and raise valid safety and environmental concerns. I urge the City to **reconsider or significantly revise** the scale and traffic impact of this proposed project before granting approval.

Thank you for your attention to this matter. I respectfully request that this objection be **entered into the public record** and considered during the review process.

Sincerely,  
**Yan**

**From:** Helena Liu

**Sent:** Thursday, June 5, 2025 12:28 PM

**To:** Clerks Public <clerkspublic@markham.ca>

**Subject:** Opposition to high rise develop at 2300 John street

To whom it may concern,

As a resident , I'm Strongly disagreement to nils high rise condo at 2300 John street. The traffic issue will be the big concern.

Regards?

Helena

Sent: Thursday, June 5, 2025 1:36 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: Objection to Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Liling Xiang  
32 Roman Road  
Thornhill, ON L3T 4I9

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Subject: Objection to Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Dear Planning Committee,

I am writing as a concerned resident of Thornhill to express my firm opposition to the proposed condominium development at 2300 John Street, which significantly exceeds the current 8 stores height limit set forth in municipal planning guidelines.

To be clear: I fully support the addition of new housing in our community. We recognize that housing is both necessary and vital to the long-term health and growth of Markham, and we welcome well-planned, appropriately scaled development. However, this particular proposal does not reflect those values. It disregards carefully considered zoning regulations and threatens the established character, infrastructure, and quality of life in our neighbourhood.

This position is not held by a small minority — it is a unified voice of the community. A petition opposing the current proposal is actively circulating and has already gathered over 1,500 signatures from concerned residents. There is widespread consensus among citizens, families, and stakeholders in the surrounding area that this development, in its current form, is incompatible with the scale, design, and vision of our neighbourhood.

Allowing this project to move forward would bring several negative impacts:

- **Loss of Sunlight and Privacy:** Taller buildings will overshadow homes, yards, and public spaces, impacting both privacy and livability.
- **Increased Traffic and Congestion:** The additional density would overwhelm already-congested roads, especially along John Street, without adequate infrastructure upgrades.
- **Overburdened Services:** Schools, parks, and local amenities are already under pressure. A high-rise development of this magnitude would strain public services beyond sustainable levels.

- Disruption of Community Character: Our mid-rise, pedestrian-friendly environment is intentional. A high-rise tower would be drastically out of scale, eroding the very identity that makes our neighbourhood livable and cohesive.
- Environmental and Aesthetic Impact: The project risks reducing green space, increasing stormwater runoff, and introducing design elements inconsistent with the area's urban

In conclusion, I respectfully urge the Planning Committee and City Council to reject the proposal in its current form and require the developer to submit a revised plan that aligns with community expectations and city regulations.

Thank you for your attention and continued commitment to responsible urban planning.

Sincerely,  
Liling Xiang

Sent: Thursday, June 5, 2025 3:27 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: Objection to Proposed Condo Development at 2300 John Street Exceeding 8-Storey Limit

Peter yuan

26 rosemount ave, l3t6s7

Planning Department  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

Dear Planning Committee,

I am writing as a concerned resident of [Your Neighbourhood, e.g., Thornhill] to express my firm opposition to the proposed condominium development at 2300 John Street, which significantly exceeds the current 8-storey height limit set forth in municipal planning guidelines.

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- Environmental and Aesthetic Impact: The project risks reducing green space, increasing stormwater runoff, and introducing design elements inconsistent with the area's urban form.

We acknowledge the need for growth, but growth must be balanced, responsible, and respectful of existing bylaws and community planning principles. The ratepayer group representing this neighbourhood, along with its broad base of supporters, is firmly committed to defending the integrity of our community. We will continue to advocate, at every level of government, until this development is brought into compliance with the 8-storey height cap and the existing zoning that reflects the long-term vision for our neighbourhood.

In conclusion, we respectfully urge the Planning Committee and City Council to reject the proposal in its current form and require the developer to submit a revised plan that aligns with community expectations and city regulations.

Thank you for your attention and continued commitment to responsible urban planning.

Sincerely,  
Peter yuan

Sent: Thursday, June 5, 2025 4:28 PM

To: Clerks Public <clerkspublic@markham.ca>

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Thank you for your attention and continued commitment to responsible urban planning.

Sincerely

Kathy Na 2025/06/05