

Isabel Shin
June 6, 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,
Isabel Shin

Isabel Shin
14 Tanglewood Trail
Thornhill, ON L3T 6V3
June 6, 2025

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

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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,
Isabel Shin

From: Ruth Liu

Sent: Thursday, June 5, 2025 7:20 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: re: opposing high rise on 2300 John st

Hi my official name is Xiuhong Liu, I live at 43 Stacey Cres., Thornhill, in the neighbourhood near 2300 John st, Thornhill. I oppose the high rise and too dense residence buildings there as even currently the traffic is already terrible near the intersection of John and DonMills, esp. on John st. near that area. Adding high rise and too many resident buildings there would definitely add more traffic jam around that area.

So I oppose the builder to build high rise or too dense buildings there.

Thanks for your consideration

Ruth

From: Xuefei Wang

Sent: Monday, June 9, 2025 4:02 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: Please say no to the Condo Development at 2300 John Street

Dear Planning Committee,

My name is Alice Wang, I'm living at 5 flower ale rd. Thornhill. I've been living in German mills area for more than 16 years now and always love this quiet community for the friendly neighborhood, beautiful parks. when I heard about the development plan at 2300John street. First thing got to my mind was that how can that small space hold that many buildings. I love the small plaza at John and Leslie corner with lots of beloved restaurants and even after school programs for kids! But go to that plaza, arena , bishop park, I usuallychoose to go by walking, as John street is a quiet busy street especially at rush hour and the entrances are all so close to the traffic light at John and Leslie and that traffic light, I've seen so many car accidents, it's already not in good status, not safe. . I can't imagine how bad it would be with the condo built there! Please, our community can't afford that construction especially with the current high rise plan. It's totally not acceptable.

Also, this concern is shared widely: over 1,500 residents here who have already signed a petition opposing the project in its current form. Key issues include:

- **Loss of sunlight and privacy** due to excessive height
- **Increased traffic congestion** without infrastructure upgrades
- **Strained public services** including schools and parks
- **Disruption of community character** in our mid-rise, pedestrian-friendly area
- **Environmental impact** through reduced green space and poor design fit

Growth must respect local plans and community vision. Please say no to this development plan!

Thank you for supporting responsible development in Markham.

Best regards

Alice

Dear City of Markham,

I'm writing as a concerned resident regarding the proposed residential development at 2300 John St, Markham (the North East corner of John St. and Leslie St)

This development, which includes multiple towers and a significant number of residential units, raises serious concerns for our community. Even today, with zero development at that corner, John Street experiences traffic backups in both directions toward Leslie Street during peak hours. Introducing high-density towers will only worsen this situation and put further strain on public infrastructure that is already at capacity.

Additional concerns include:

-

Privacy impacts on adjacent homes due to the proposed tower heights.

-

Shadowing that will affect nearby residences and public spaces.

-

Pressure on local schools, which are already operating at or near full capacity.

We understand the need for thoughtful development, but we believe that this proposal is not appropriate for the character and capacity of the neighbourhood. If any development is to be considered, we strongly urge the city to consider in limiting it to **low-rise buildings** with **no towers** and a maximum of **40 residential units**.

Thank you for your attention to this matter. We hope the city will prioritize responsible planning that respects the existing community and infrastructure limitations.

Best regards,
Amen Seyedi
40 Rosemount Ave

Catherine Gu
60 Lilac Ave
Markham
L3T5K2

June 7, 2025

Dear Sir/ Madam,

I am writing to express my strong opposition to the proposed high-rise development at 2300 John Street. While I understand the need for urban growth and housing solutions, I believe this project will significantly worsen the already severe traffic congestion on John Street, particularly during peak hours.

Currently, John Street experiences heavy traffic delays during morning and evening commutes. The addition of a high-rise building would bring more residents, vehicles, and delivery traffic, further straining the existing infrastructure. Without substantial improvements to road capacity or public transit, this development risks creating unbearable gridlock for both local residents and commuters.

I urge the city to reconsider this project or, at the very least, implement measures to mitigate traffic impacts, such as:

- Expanding road capacity or optimizing traffic signals.
- Enhancing public transit services in the area.
- Requiring the developer to contribute to infrastructure upgrades.

Thank you for considering my concerns. I would appreciate the opportunity to discuss this matter further or be informed of any public consultations regarding the project. Please feel free to contact me at if additional feedback is needed.

Sincerely,
Catherine Gu

Cathy and Habib Haghighat
102 Snowshoe Cres.,
Thornhill, Ontario L3T 4M6

June 7, 2025

Planning Department
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3
clerkspublic@markham.ca

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 to express our objection to the proposed condominium development at 2300 John Street, which exceeds the established 8-storey height limit for this area.

Primont Homes made an application to the City of Markham to amend the Markham Official Plan 2014 to permit a re-designation of the land currently occupied by Bishop's Cross Plaza from "zoned Local Commercial" to residential use, to permit adding a multi-use facility consisting of four tall towers, all of which exceed the maximum allowable height of eight (8) stories - 9, 10 12, and 24 storeys)- as per 2014 Official Plan updated on April 9, 2018.

We understand the need for additional housing as we face a housing crisis especially among young families. However, what is needed is housing that is affordable, or is for rent with rent controls in place and are big enough to house a family. This can be achieved under the current land designation and height. There are other such structures nearby that are similar in size and follow the city's regulation. Building for investors is ludicrous as can be seen in the glut of condos on the market, the outrageous prices and the high interest rates. Who is Primont building for?

It appears Primont's motivation is greed instead of thoughtful dialogue and consultation with the local residents and city to find ways to add to the character and community of our area.

Primont's attitude is disrespectful and arrogant by presenting their plan, attending the meeting where concerns and suggestions were provided which they completely ignored and instead appealed. How can you appeal something that is still being discussed and needs to be discussed? The city has not ruled on the development as they were waiting for Primont's response to the original meeting. It's like an employee and their boss having an issue, and the employee decides to contact the owner/CEO of the company in response instead of working with their boss to resolve the concerns/issues. No dialogue occurred.

Permitting a development at 2300 John Street that significantly exceeds the 8-storey limit would bring a number of negative consequences. Here are some of our concerns and issues that have been blatantly ignored and dismissed:

Traffic and Congestion

Increased density without corresponding transportation infrastructure will lead to further traffic congestion and road safety concerns, particularly along John Street and nearby arterials. Primont did in fact do a road study – during COVID – when people worked from home. It should be redone to reflect a true picture of the situation and during the morning and evening rush hours. Perhaps the city should do it.

The corner of John and Leslie has a high incidence of accidents, and our car insurance reflects that. CAA explained that our insurance is higher because of this issue – adding 100's more cars in a very crowded area, just feet away from the intersection, only exacerbates the situation.

Safety

There is only 1 entry and exit to that area. Emergency vehicles would have a hard time accessing the property and providing evacuation if there was a rail disaster or fire. Residents would not be able to escape and emergency crews could not enter.

Also, in normal emergencies a bottleneck would occur there, and emergency vehicles would be hard pressed to turn left or right at the intersection. This would cause delays to other residents in the area from receiving the help they need. How many lives need to be put at risk?

Strain on Local Infrastructure

Public services such as schools, parks, transit, and utilities are already strained. This high-density development would overwhelm these systems. The whole community would suffer.

Environmental Impact

As of late we have seen the effects of how high density and climate change have affected communities. The community has seen its fair share of flooding. The projected build is in a low-lying area, and like the bowl it sits in, it will quickly fill up with flood waters. This will have huge environmental and community health implications.

In conclusion, we urge the Planning Committee and City Council to require the applicant to revise the proposal at 2300 John Street to comply with the existing 8-storey height limit.

A community minded and responsible developer must be held accountable and should be respectful of the established community standards to provide for long-term quality of life of residents, both current and future ones.

Thank you for your attention. We hope for a decision that reflects the needs and desires of the Thornhill community.

Sincerely,
Cathy and Habib Haghighat

Hello

My name is Chak Hong Lei,

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

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

Subject: 2300 John Street

Hello

My name is Chak Hong Lei,

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

David Kwechansky
68 Bradgate Drive
Thornhill ON
L3T 7L9

clerkspublic@markham.ca

Redevelopment of commercial land on north side of John St at Leslie St

I've lived on Bradgate Drive nearby to the proposed construction area for over 30 years. Part of the district's charm in its single dwelling nature and family character so I was appalled to see a plan to build high rise condos on the site now occupied by a strip mall. This land, which is zoned for commercial and not residential, can and should be put to a much better use but the proposed plan surely isn't it.

Among the many arguments against the proposed plan are:

Overcrowding – This low density neighborhood is not suited to an influx of many hundreds more residents all concentrated in that one small area.

Parking – There is no street parking on either John or Leslie, so it's a safe bet such future residents and their visitors will use the adjacent arena's parking area, crowding out arena users.

Traffic – John and especially Leslie have heavy traffic now at rush hours. Adding hundreds more local cars right there will only make it much worse. Also it will be very difficult to exit the proposed property eastbound onto John due to the already heavy traffic.

Eyesore – High rises will stick out like sore thumbs from this low rise area. That plus the traffic stress they will bring are bound to affect property values in the adjacent neighborhoods...like mine. That will affect me very directly since my home's value is a major asset.

Character – The proposed condos will not attract the families and seniors who live in this area now. Often rented, they tend to attract transients. Overcrowded and transient populations are often linked to increased petty crime. This is a very safe and peaceful neighborhood now—let's keep it that way.

For these reasons I urge the City of Markham to reject this application. I do not object to making better use of this land. A project in keeping with the existing multi-unit developments along John St east across Leslie could suit this location, but I object strongly to the proposed reuse.

Sincerely,
David N Kwechansky

From: Eileen Macfarlane

Sent: Thursday, June 5, 2025 7:44 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: The proposed development at 2300 John Street

To whom it may concern:

I wish to state my objection to the proposed development by Primont at 2300 John Street corner of Leslie in Thornhill.

I have lived in this neighborhood for over 47 years .

I am aware we need housing but the proposed development will be very detrimental to the quality of life for the residents, with regards to traffic, at a corner where there has already been many accidents.

The height of the towers is not at all congruent to the area. To me it just seems Primont wants to jam as many units into a small space as possible. This is not at all family oriented.

I am very concerned about fire and ambulance being able to access our area quickly if needed, if there is a traffic jam. There is also supposed to be a study on infrastructure and sewage?

It was also mentioned at one of the last City of Markham public meetings that this type of development would make more sense along a proposed subway route, so the condo residents can keep their cars at home. This area is not a subway route.

I condo development of 8 stories, or townhouses would make more sense.

Thank you for taking the time to read my opinions,

Sincerely

Eileen Macfarlane

78 Snowshoe Crescent

Thornhill

Iskander Boulos
29 Bradgate Drive
Markham/Thornhill, Ontario L3T 6V3
June 9, 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 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.

This 8-storey height limit can hardly be accommodated by the traffic movement of John Street especially during the rush hours with the future proposed developments at Don Mills/Steeles and at Woodbine/John Street.

Lack of overall integrated traffic study for the future of the area would end up with a traffic problem that cannot be solved.

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 neighborhood.

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 neighborhood.

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

- **Increased Traffic and Congestion:** The additional density would overwhelm already-congested roads, especially along John Street, without adequate infrastructure upgrades especially access to our homes crossing over the Highway 404. The proposed move of the bus stop to a further few hundred meters east on John Street translates into inhuman consideration to many seniors in the area who can hardly reach the public transportation endangering their lives when crossing the new development entrance access road.

Review and comments on the Original first submitted Traffic Study filed in the project documentations shows that the report was a shame for such a reputable consultant to submit it. Even the developer's first Traffic Study **declared that the existing traffic** at this intersection is classified as ***subcritical conditions***.

The City of Markham Traffic Department efforts to perform an integrated traffic study of the whole area would be greatly appreciated by affected communities.

- **Loss of Sunlight and Privacy:** Taller buildings will overshadow homes, yards, and public spaces, impacting both privacy and livability.

- **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 neighborhood 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 neighborhood, 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 neighborhood.

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 meeting all traffic limitations of the area.

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

Sincerely,
Iskander Boulos

Hi there,

My name is Ivy and I am a resident on Snowshoe Cres for more than a decade. I am writing to let you know about my frustrations that there will be high rise buildings at 2300 John Street.

I am most concerned about the traffic on John Street, as well as the crowded high schools and community center resources. The west bound traffic on John Street is horrendous and I often see accidents. I am wondering if there has been any assessment and evaluation on traffic conditions?

I am also concerned about schools and community centers. St Robert school is more and more difficult to get into even for people live in the catchment area. My kids find it challenging to book a study room at the Thornhill library.

I would like to be kept in the loop and I know the City is planning to discuss this location at a meeting Monday. I am interested to know City 's position on this.

Thank you

Ivy

From: Jack Windom
Sent: Thursday, June 5, 2025 11:23 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Condo Development at 2300 John Street

Dear Planning Committee,

I am writing as a concerned resident of our neighbourhood to express my strong opposition to the proposed condominium development at 2300 John Street.

The proposed height of this development significantly exceeds the current 8-storey limit established in the municipal planning guidelines. This overreach not only undermines the carefully considered framework that guides responsible urban growth in our area, but also sets a concerning precedent for future developments that may further erode the character and livability of our community.

Increased building height and density at this location would place undue strain on local infrastructure, increase traffic congestion, reduce sunlight for nearby homes, and potentially lower the overall quality of life for existing residents. I am deeply concerned that approval of this project, as currently proposed, would ignore the values and priorities that have long shaped our neighborhood's development.

I urge the City to uphold the current planning regulations and ensure that any future developments respect the scale, character, and needs of our community.

Thank you for your attention to this matter. I trust that the voices of residents will be given careful consideration in your decision-making process.

Sincerely,
Jack

Dear Sir/Madam,

We are the residents of Markham at Rosemount Ave. and we STRONGLY OPPOSE THE 2300 JOHN STEET DEVELOPMENT PROPOSAL TO BUILD CONDO TOWERS.

Sincerely,

Joe and Mary Luk

Dear [City Council/Planning Department Members],

We, the undersigned residents and stakeholders of the Thornhill /Markham community, write to express our strong concerns regarding the proposed condominium development at John St/Leslie St. While we understand the importance of responsible urban growth, we are deeply alarmed by the potential negative impacts this project would have on our neighborhood's livability, infrastructure, and overall safety.

1. Overcrowding

Our community is already facing increasing density without corresponding expansion of public infrastructure or amenities. Adding hundreds of new residents through this project would overwhelm existing schools, parks, and recreational facilities, diminishing quality of life for current and future residents.

2. Traffic Congestion

The addition of hundreds of new vehicles associated with the condo project would severely exacerbate traffic congestion on our already overburdened streets. Intersections such as [list any specific roads or intersections] already face long delays and unsafe conditions, particularly during peak hours.

3. Drain on Public Services

Municipal services such as waste collection, public transit, emergency response, and utilities are already under strain. The proposed development does not include any meaningful plan to improve or expand these services to meet increased demand, potentially jeopardizing their reliability and efficiency.

4. Safety Concerns

With more traffic and residents packed into an already dense area, the risks of pedestrian accidents, emergency response delays, and general safety issues will increase. Our neighborhood is home to many children and elderly residents who will be disproportionately affected.

5. Parking Shortages

The development provides insufficient parking relative to the number of proposed units, which will force residents and their guests to rely heavily on limited public street parking. This overflow will create tensions and inconvenience for current homeowners.

6. Pollution and Air Quality

Construction and increased vehicular traffic will contribute to worsened air quality and noise pollution. This poses health risks, especially for children, seniors, and individuals with respiratory conditions.

7. Crime Risk

Overcrowding and transient populations are often correlated with increased petty crime, especially when proper urban planning and security measures are lacking. The proposed project does not appear to address community policing or crime prevention strategies.

8. Decline in Property Values

Many residents fear a potential depreciation of property values due to overdevelopment, congestion, and diminished neighborhood character. The scale and density of the project are not in keeping with the existing low-rise, family-oriented environment.

For these reasons, we respectfully urge the City to halt approval of this development in its current form. We call for an inclusive and transparent community consultation process, and for planners to prioritize sustainable growth that aligns with the existing character and capacity of our neighborhood.

We appreciate your attention to our concerns and look forward to engaging in further dialogue on how best to move forward in a way that preserves the well-being and integrity of our community.

Sincerely,
Johnny Ren
59 Stacey Crescent
Thornhill, ON L3T 6Z7

On behalf of concerned residents of Thornhill/Markham

Subject: 2300 Development

To whom it may concern;

I wish to express my opposition to the 2300 development proposal. The proposed project has far too much density which is not supportable by the current infrastructure. The traffic at the intersection of Leslie and John is already problematic, and adding another 900+ vehicles as per the 2300 development proposal will only make a bad situation much much worse.

Thank you for your consideration.

Jordan Gould

June 9th, 2025

Sent by email to: clerkspublic@markham.ca

To the members of Markham City Council:

Re: Development Services Committee meeting, June 10th 2025

Item 14.1.4 – OLT Appeal by Primont Homes (Leslie/John) Inc. of the Official Plan and Zoning By-law Amendment Applications at 2300 John Street.

Dear Councillors

I write to you as a resident of Ward 1, Markham, to express my concerns regarding the above referenced application from Primont Homes.

I do not object to residential uses because I think that the city needs more housing, and denser urban development is inevitable in our high-priced city. However, the density proposed in this application is unreasonable: it exceeds both height and density limits of the current Official Plan. More importantly, the proposed density is unsuited to this particular site because of traffic impacts, lack of frequent transit, and lack of compatibility with the surrounding neighbourhood.

The surrounding neighbourhood is primarily comprised of single-family housing and townhouses. Ascot Mansions, on the west side of Leslie Street across the road, is the highest multi-residential development in proximity to the site, and this building complies with the existing Official Plan height limits of 8 stories. Buildings of the proposed height (9, 10, 12 and 24 stories) are more appropriately located on highway 7 along the rapid transit corridor where there is better quality transit service. The local transit service (especially the east-west routes) to this site is not very frequent, and the closest service retail (grocery store, bank and pharmacy) is 2 km or approximately 30-minute walk away. The site scores as 52% for walkability (i.e. “somewhat” walkable), and 42% for transit (i.e. “some” transit). By comparison, a residential building at Highway 7 and Leslie will score as 84% for walkability and 49% for transit. It is highly likely that residents of this site will prefer the use of vehicles for some of their transportation needs.

The traffic access and egress for the site is problematic because of the proximity of the site’s entry point to the John/Leslie intersection. Earlier versions of the applicant’s site plans (December 2022) show an access easement to the site across the City’s arena property (which is situated to the east of the subject site). In my opinion, this indicates that the applicant’s consulting team may have some concerns - if access and egress to the site was not a concern, why show this easement? The applicant’s planning report by Weston Consulting (page 35) provides a summary of a traffic study prepared by GHD Limited

conducted in March 2024. This two paragraph summary in the Weston report is poorly written and difficult to understand. I urge Councillors to read the original GHD report which provides better insight, including the following (see page iii of the 2024 GHD report):

“It is expected that the all-red phases from the adjacent intersection of John Street and Leslie Street/Don Mills Road would provide additional gaps for drivers to exit onto John Street ... Alternatively, drivers exiting the site may choose alternate routes by making a right turn instead of the left onto John Street during the p.m. peak hour. A sensitivity analysis was completed whereby the outbound left-turn movement was restricted during the p.m. peak period only due to the high level of delays reported under future traffic scenarios. With this restriction and redistribution of site traffic, the signalized intersection of John Street and Leslie Street/Don Mills Road is reported to continue to operate at a satisfactory levels.”

Local residents know that westbound traffic on John Street during the afternoon rush hour is bumper to bumper today, and the traffic report uses a forecast to 2032, which is only 8 years away. I will summarize the above paragraph by GHD consulting by saying the following: making a left turn out of the site at during afternoon peak traffic will be problematic. There will be lengthy wait times to exit the subject property. The “alternate route” referenced by GHD is that drivers may be forced to turn right instead of left and either make a u-turn further along John or drive all the way to Bayview. In addition, trying to exit the site to proceed southbound onto Leslie will require crossing two lanes of traffic, an optimistic maneuver in rush hour conditions given the proximity of the site exit to the intersection. Simply put, this proposal adds too much traffic for this particular site, given its location and configuration.

The applicant’s submission is silent on the type and mix of housing units proposed for the site. Primont Homes appears to have a successful track record as a developer of market-priced housing, and I assume that these units will be sold as market-priced condominiums. The company does not appear to develop purpose built rental units, nor do they appear to engage in co-development of social or affordable housing with social or not-for profit agencies. Both of these types of housing are needed, in my view, to address housing shortages, however, this does not appear to the direction of this applicant’s proposal.

I urge Council to oppose the application at the Ontario Land Tribunal. I think that residential uses would be well suited to the site but ask that Council defend the densities in the current Official Plan for this neighbourhood. I also ask that Council ensure that the applicant build a mix of housing units that is suited to families (i.e. 2 and 3-bedroom units) and discourage the applicant from building micro-sized studio apartments that are

designed to sell to investors – these developments unfortunately have resulted in AirBnB ghost hotels other parts of the Greater Toronto Area, and are not a desirable addition to this neighbourhood.

Thank you.

Judith Amoils, Ward 1 Resident

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

Dear Planning Committee,

I am writing as a concerned resident of the John and Leslie area 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 1,600 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,

Junjun Zhang
1 Kingsboro Rd, Markham, ON L3T 6T1
June 9, 2025

City of Markham ,

I live in Thornhill near Leslie and John.

I am writing to express my concern about the recently proposed high-rise development in our neighborhood. While I understand the need for growth, the scale and density of this project raise several serious issues that could negatively impact the community. Even Mid-rise construction or any increase in units by more than 70 units will be concern .

The local infrastructure is not equipped to handle the increased traffic and congestion that such a high number of residential units would bring. Additionally, the proposed building heights would significantly compromise the privacy of nearby homes and alter the character of the neighborhood.

Our local schools are already near capacity and would not be able to accommodate the influx of students this development is likely to bring, further straining public resources.

I urge the city to carefully consider the long-term impact on existing residents and to ensure that any development aligns with responsible, sustainable growth that respects the community's character and capacity.

Thank you for your attention to this matter.

Sincerely ,

Leila Rahimi

Lenard Kotylo
70 Bradgate Drive
Thornhill, Ontario L3T 7L8
Email: lkotylo@yahoo.com
Phone: 416-585-9373

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

June 9, 2025

Re: Proposed Development at 2300 John Street, File No. PLAN 21 146653 (Ward 1)

Dear Sir and/or Madame,

I am writing to oppose the proposed development at 2300 John Street for four buildings including a 24 storey on at the site of a former plaza.

I have lived in a close proximity to that site for over thirty years.

I travel daily through the intersection of John Street, and Leslie Street for work, grocery shopping, and recreation. I am a user of that area, and I will be an affected party of the proposed development.

The City of Markham planned the Leslie-John community of pre-dominantly single-family housing.

For over forty years, the City's planning has been successful with respect to uses, services, recreational facilities and roadways.

Over the same period, the residents have maintained the area, and have made it an attractive place to live.

The proposed development is completely contrary to the present zoning and uses in the vicinity of the site.

The proposal is for multiple high density buildings, and the proposal does not provide any benefits for the neighborhood in terms of useable green space, recreation facilities, libraries, community centers or parks.

If the City allows the proposal, then the development will establish a footprint that high storey buildings are allowed in this single-family residential area, and that many high storey buildings are allowed in a small land space.

Then, future developers can seek to have similar developments within this area, on the basis that such building has already been permitted.

Therefore, future developers can propose to eliminate the condominium buildings at the northwest corner of John Street and Leslie Street, because many higher buildings can be constructed on that site.

Similarly, the Greek Cypriot Church at the Southeast corner of Leslie Street and Lyndhurst with its open space, can be taken over for multi-building, high storey, high density construction.

Consequently, the nature and purpose of the planned residential community of over forty years, will be transformed to a totally different use, without any benefits received by the current residents.

Secondly, the intersection of John Street and Leslie Street cannot support the influx of about nine hundred additional cars from the proposed development using the two-lane roadway.

There is no prospect nor space to add additional entryways to the existing mall space. Therefore, there will be substantial congestion created by cars attempting to enter and leave the proposed development.

Thirdly units of the proposed development might have two occupants who wish to drive. Surplus cars above the proposed number of parking spaces, will use the parking spaces of the adjacent hockey arena, children's playground and baseball diamonds, since there is no street parking on John Street, nor Leslie Street.

That additional parking for unit residents, visitors to the complex, and customers for any stores in the complex will interfere with the existing use of the parking spaces of the above recreational facilities.

The additional traffic would cause a hazard to children and families attempting to use the playground, arena, and baseball diamonds.

The proposed development introduces no benefits to the community, but instead produces problems and negative impact.

Therefore, I oppose the proposed development. It is not consistent with present zoning and present successful use.

Yours truly,



Lenard Kotylo

Cc: Keith Irish, Markham City Councilor

Linda Theodoris
150 Bradgate Drive
Thornhill, Ont. L3T 7L8



June 7, 2025

To: clerkspublic@markham.ca

RE: Petition to Reconsider the Proposed Condominium Development at 2300 John Street, (Bishops Cross Plaza)

Dear City Council/Planning Department Members,

We, the undersigned residents and stakeholders of the Thornhill /Markham community, write to express our strong concerns regarding the proposed condominium development at John St/Leslie St. While we understand the importance of responsible urban growth, we are deeply alarmed by the potential negative impacts this project would have on our neighborhood's livability, infrastructure, and overall safety.

1. Overcrowding

Our community is already facing increasing density without corresponding expansion of public infrastructure or amenities. Adding hundreds of new residents through this project would overwhelm existing schools, parks, and recreational facilities, diminishing quality of life for current and future residents.

2. Traffic Congestion

The addition of hundreds of new vehicles associated with the condo project would severely exacerbate traffic congestion on our already overburdened streets. Intersections such as [list any specific roads or intersections] already face long delays and unsafe conditions, particularly during peak hours.

3. Drain on Public Services

Municipal services such as waste collection, public transit, emergency response, and utilities are already under strain. The proposed development does not include any meaningful plan to improve or expand these services to meet increased demand, potentially jeopardizing their reliability and efficiency.

4. Safety Concerns

With more traffic and residents packed into an already dense area, the risks of pedestrian accidents, emergency response delays, and general safety issues will increase. Our neighborhood is home to many children and elderly residents who will be disproportionately affected.

5. Parking Shortages

The development provides insufficient parking relative to the number of proposed units, which will force residents and their guests to rely heavily on limited public street parking. This overflow will create tensions and inconvenience for current homeowners.

6. Pollution and Air Quality

Construction and increased vehicular traffic will contribute to worsened air quality and noise pollution. This poses health risks, especially for children, seniors, and individuals with respiratory conditions.

7. Crime Risk

Overcrowding and transient populations are often correlated with increased petty crime, especially when proper urban planning and security measures are lacking. The proposed project does not appear to address community policing or crime prevention strategies.

8. Decline in Property Values

Many residents fear a potential depreciation of property values due to overdevelopment, congestion, and diminished neighborhood character. The scale and density of the project are not in keeping with the existing low-rise, family-oriented environment.

For these reasons, we respectfully urge the City to halt approval of this development in its current form. We call for an inclusive and transparent community consultation process, and for planners to prioritize sustainable growth that aligns with the existing character and capacity of our neighborhood.

We appreciate your attention to our concerns and look forward to engaging in further dialogue on how best to move forward in a way that preserves the well-being and integrity of our community.

Sincerely,

Linda Theodoris

On behalf of concerned residents of Thornhill/Markham

Ling Li
17 Alexis Road
Thornhill, ON, L3T6Z2

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-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,

Ling Li

From: Marc Salsky
Sent: Monday, June 9, 2025 7:34 AM
To: Clerks Public <clerkspublic@markham.ca>
Cc: Councillor, Keith Irish - Markham <KIrish@markham.ca>
Subject: 2300 John Street Development

Good morning,

As a resident, I would like to add my name and family's opposition and objection to the proposed condominium development at 2300 John Street, which exceeds the by law established by Markham of 8 storey height limit for this residential area.

Permitting development of 4 monstrous towers up to 24 stories high is not within the character of this low rise residential area. The ramifications of such development are significant negative impacts upon quality of life, the environment, traffic, municipal services, emergency services, public areas, value of local homes and an overall dereliction of duty by the city and those elected to represent constituents views.

I urge the planning committee and city council to reject the plan as submitted and require the developer to submit something that falls within the established by laws.

Thank you.

Dear Members Markham City Council,

I am writing to formally express my strong opposition to the proposed development at 2300 John Ste. As a resident of Markham, I am deeply concerned about the potential negative impacts this project will have on our community, environment, and quality of life.

I live at 100 Snowshoe cres, my backyard is across the street from the proposed development site. I have lived here for 48 years, and I love this community. It's always been quiet and safe. I have serious concerns about this development if It were allowed to go through as outlined by the developers in the public meeting.

This development poses serious risks, including

Traffic: The traffic in this area is already horrendous . I can see John st from my living room window and I can tell you, it's always busy and always backed up in both directions. Any type of weather, snow, rain, etc. will cause those backups to be even worse. Getting in and out of the plaza when it was open, was next to impossible, especially during rush hour, or if making a left in or out.

Another concern I have with the traffic is access for emergency vehicles. There is an ambulance and fire station not far from the planned development and we can here sirens every day, usually multiple times a day going along John St passing by our house. If it's rush hour those emergency vehicles always have a hard time getting through, causing delays to where they are going.

Accidents are also a concern. I hear accidents way too many times along john, specifically at the intersection of john/leslie/don mills. Which is extremely busy. Adding hundreds more cars there will be a huge safety concern.

Environmental impacts: What will be the environmental impact of this development? We will lose sunlight to our houses and as an avid gardener this is very concerning to me. pollution in the green spaces that are right beside the site. There are two baseball diamonds, a park, soccer field and a walking path that are right next door. With the increased amount of people there will inevitably be more garbage and pollution in these green spaces, that we as a community enjoy.

Noise pollution and light pollution is a major concern for me, given how close I am to the site. I am concerned about lights from the buildings, should they be built to the heights that the developer is proposing , shining into my living room at night and the noise of people and cars disturbing my everyday life in my home.

Infrastructure: Is the current infrastructure able to handle a development of this size? If not what upgrades to the system will have to be made. This will cause a lot of traffic issues for closures of lanes and how much stress will the increased waste and electricity from these buildings put on the system that is already stretched to it's max?

Safety: There is a CN railway right behind the site. I can tell you when the train comes by my house rattles, the walls rattle and it's loud. How will the safety of the buildings built to the height that they developer wants so close to the train tracks be addressed?

There are at least 5, if not more proposed or already approved major developments within 10 mins drive from this site. This is a huge intensification of an area that was not built to handle that influx of people and cars This will over crowd our quiet community, there are not enough services, transportation, schools, parks, grocery stores to support this large amount of development in such a small area.

Bishops cross in particular is about 5 mins from another massive development at another very busy intersection at don mills and Steeles. This leaves my house and my fellow neighbours stuck right in the middle of two major construction zones along two major streets. This will make living here very hard for many years, with the construction disruptions, like, noise, vibrations, traffic congestion and dirt and dust. It's not fair to those of us who live here.

We live here because we like the community living, we don't live downtown and didn't choose to live downtown. If this development is allowed to be built as the developer wants with out taking city by laws, on height and density that are meant to fit in with the existing community, and the residents impute, would be a huge disservice and a slap in the face to all of us

The unique character of our neighborhood is at stake, and many residents share my concerns about how this project may alter our community in ways that are not in the best interests of Markham's long-term growth and sustainability.


Thank you

--

Thank You

Max Kaufman

Meezan Kotylo
70 Bradgate Drive Thornhill,
Ontario L3T 7L8



Planning Committee
City of Markham (Thornhill)

June 5, 2025

Subject: Objection to Proposed Development at 2300 John Street

Dear Planning Committee,

I am writing to voice my concerns about the proposed building site at 2300 John Street, which will significantly exceed the current 8-storey height limit set forth in municipal planning guidelines.

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

Increased Traffic and Congestion

Access roads to the area are two lanes in all directions. Commuters exiting/accessing Highway 407, Highway 7, and Highway 404, employees from commercial properties at Commerce valley, from north of Highway 7 and from the Esna Park area use the Leslie Street/John Streets intersection which is often heavily congested. Vehicle traffic originating from proposed condominiums at Don Mills Road and Steeles Avenue and at Baviw Avenue and John Street will further congest the Leslie/John intersection.

Eastbound Left Turns

If left turns exiting the subject property are not permitted, drivers needing to travel east will make illegal turns on John Street or on Bayview Avenue or will reverse direction using a nearby residential side street. The safety of residents and children in particular will be negatively affected as would the number of car accidents. These illegal turns are in fact already happening. I see drivers go south to Simonton Blvd. using that street to reverse direction and go north in order to avoid the long lineup of cars in the southbound turn lane on Leslie at John.

Community Parking

Residents of and visitors having difficulty finding parking spots on the subject property will infringe on the nearby recreational community parking lots, impacting families and the safety of children.

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.

Incompatible Character and Disruption

Our existing environment is mid-rise and pedestrian-friendly and this environment was intentionally created. The proposed scale of the high-rise towers and population density will erode the very identity that makes our neighbourhood livable and cohesive.

Environmental and Aesthetic Impacts

The project introduces design elements inconsistent with the area's urban form.

Overburdened Services

The large increase in population arising from a highrise development of this magnitude will put pressure on utilities (sewer, electricity, gas and water) as well as on schools, parks, and local amenities - all of which are already under pressure - would strain public services beyond sustainable levels.

Conclusion

While we acknowledge the need for housing and additional revenue, efforts to this end 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.

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.

Meezan Kotylo

Hi Markham Councilor,

I heard that the 2300 John St will be developed into a 24 floors Condominium, I just have a concern with the traffic. The already busy John and Leslie intersection will attract 24 floors of drivers cars causing more congestion.

Kindly address that to us if you can, or maybe there is a hearing that I have missed.

Thank you

Residents of 31 Rosemount Avenue neighborhood.

Michael Yip Lee

Petition to Reconsider the Proposed Condominium Development

Owen Symington
23 Circle Court
Thornhill, Ontario, L3T7X2

June 7, 2025

RE: Petition to Reconsider the Proposed Condominium Development at 2300 John St Thornhill (Bishops Cross Plaza)

Dear Keith Irish and City Council/Planning Department Members,

We, the undersigned residents and stakeholders of the Thornhill /Markham community, write to express our strong concerns regarding the proposed condominium development at John St/Leslie St. While we understand the importance of responsible urban growth, we are deeply alarmed by the potential negative impacts this project would have on our neighborhood's livability, infrastructure, and overall safety.

1. Overcrowding

Our community is already facing increasing density without corresponding expansion of public infrastructure or amenities. Adding hundreds of new residents through this project would overwhelm existing schools, parks, and recreational facilities, diminishing quality of life for current and future residents.

2. Traffic Congestion

The addition of hundreds of new vehicles associated with the condo project would severely exacerbate traffic congestion on our already overburdened streets. Intersections such as [list any specific roads or intersections] already face long delays and unsafe conditions, particularly during peak hours.

3. Drain on Public Services

Municipal services such as waste collection, public transit, emergency response, and utilities are already under strain. The proposed development does not include any

meaningful plan to improve or expand these services to meet increased demand, potentially jeopardizing their reliability and efficiency.

4. Safety Concerns

With more traffic and residents packed into an already dense area, the risks of pedestrian accidents, emergency response delays, and general safety issues will increase. Our neighborhood is home to many children and elderly residents who will be disproportionately affected.

5. Parking Shortages

The development provides insufficient parking relative to the number of proposed units, which will force residents and their guests to rely heavily on limited public street parking. This overflow will create tensions and inconvenience for current homeowners.

6. Pollution and Air Quality

Construction and increased vehicular traffic will contribute to worsened air quality and noise pollution. This poses health risks, especially for children, seniors, and individuals with respiratory conditions.

7. Crime Risk

Overcrowding and transient populations are often correlated with increased petty crime, especially when proper urban planning and security measures are lacking. The proposed project does not appear to address community policing or crime prevention strategies.

8. Decline in Property Values

Many residents fear a potential depreciation of property values due to overdevelopment, congestion, and diminished neighborhood character. The scale and density of the project are not in keeping with the existing low-rise, family-oriented environment.

For these reasons, we respectfully urge the City to halt approval of this development in its current form. We call for an inclusive and transparent community consultation process, and for planners to prioritize sustainable growth that aligns with the existing character and capacity of our neighborhood.

We appreciate your attention to our concerns and look forward to engaging in further dialogue on how best to move forward in a way that preserves the well-being and integrity of our community.

Sincerely,

Owen Symington

On behalf of concerned residents of Thornhill/Markham

It's absolutely ridiculous that a development would be allowed to proceed on that land!
The count of 920 cars ... can you imagine the traffic on Leslie and John in the morning
rush!

Please stop this condo from approval!

Pam Sabounji
8 Rosemount Avenue

Dear City Clerk,

I am writing as a resident of the German Mills community in Markham to express my strong opposition to the proposed high-rise development at 2300 John Street, near the Leslie and Don Mills intersection.

This development poses serious concerns for our neighborhood:

1. **Traffic Impact:** The area is already heavily congested during peak hours. Introducing high-density housing at this location will further strain our roadways and could cause significant gridlock, especially on John Street, Leslie Street, and Don Mills Road. Emergency response times may also be affected.
2. **Community Character:** German Mills is a well-established, low-density neighborhood with a distinct residential character. A high-rise complex is incompatible with the existing environment and will disrupt the visual harmony of the community.
3. **Infrastructure Overload:** Our local schools, parks, and public facilities are not equipped to handle a sudden population increase brought by such a large development.

I urge Council and the Planning Department to reconsider or significantly revise the scale and nature of the proposed project. We support responsible development, but it must be in keeping with the capacity and character of the surrounding community.

Thank you for considering my concerns.

Sincerely,

Peng Li

1 Holsworthy Crescent, Markham

June 9, 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 Thornhill, Markham, to express my firm opposition to the proposed condominium development at **2300 John Street**, which significantly exceeds the existing **8-storey height limit** established in municipal planning guidelines.

To be clear, our community **fully supports the addition of new housing**. We recognize that housing is essential to the long-term growth and vitality of Markham, and we welcome well-planned, appropriately scaled development. However, this proposal does not align with those principles. It disregards carefully considered zoning regulations and poses a serious threat to the established character, infrastructure, and quality of life in our neighbourhood.

This is not the view of a few individuals — it is the collective voice of the community. A petition opposing this proposal has already gathered **over 1,500 signatures** from concerned residents. There is broad and growing consensus among families, stakeholders, and citizens in the surrounding area that this development, in its current form, is incompatible with the scale, design, and vision of our neighbourhood.

Approving this project as proposed would result in several significant negative impacts:

- **Loss of Sunlight and Privacy:** Taller buildings would overshadow homes, yards, and public spaces, impacting both privacy and livability.
- **Increased Traffic and Congestion:** Additional density would strain already-congested roads, particularly along John Street, without sufficient infrastructure upgrades.
- **Overburdened Services:** Local schools, parks, and amenities are already under pressure. A high-rise development of this scale would push public services beyond sustainable levels.
- **Disruption of Community Character:** Thornhill's mid-rise, pedestrian-friendly environment is intentional. A high-rise tower would be out of scale and erode the cohesive identity of our neighbourhood.
- **Environmental and Aesthetic Concerns:** The project risks reducing green space, increasing stormwater runoff, and introducing architectural elements inconsistent with the area's established urban form.

We support growth, but growth must be **balanced, responsible, and respectful** of existing zoning and community planning principles. Our ratepayer group, along with a broad base of local residents, is committed to preserving the integrity of our neighbourhood. We will continue to advocate at all levels

of government until this proposal is brought into compliance with the **8-storey height cap and the city's long-term vision** for our area.

We respectfully urge the Planning Committee and City Council to **reject the proposal in its current form** and require a revised plan that aligns with community expectations and municipal guidelines.

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

Sincerely,

Richard Chung
103 Lyndhurst Drive
Thornhill, Ontario L3T 6R8

Dear Planning Committee

I'm writing as a concerned resident in Thornhill. I wish to express my firm opposition to the proposed Condo development at 2300 John Street. The revised development not only exceeds the 8 storey height limit but also plans to add 4 buildings into what will turn out to be extremely overcrowded for the space available.

I agree that we need to support the needs for added housing and we are a welcoming community. However, any new development should respect the character of the neighborhood as well as the existing height restrictions.

Permitting the proposed development including a 24 storey tower would only lead to negative consequences for all the residents both old and new.

Traffic and congestion are already a problem at the intersection of Leslie and John leading to many accidents.

There would be an overwhelming strain on local infrastructure which would only lead to negative consequences for all residents.

A 24 storey tower would completely change the character of the community and not for the better of it.

Environmentally, it would be a disaster.

It's a complete shame that developers who are not going to be affected by the day-to-day life in the neighborhood can just arbitrarily decide to negatively change it. I have been a resident in the neighborhood for 43 years and while there have been many changes, developers have respected the character and integrity of our community.

I hope the planning committee takes into account the community they are planning for.

There can be additional housing while staying within the zoning framework.... including 8 storey buildings and still maintaining the integrity of the neighborhood.

Along with many neighbors in the area, I am begging the Planning Committee and City Council to require the applicant to revise the proposal at 2300 John St. to comply with the existing 8 storey height limit.

Thank you for your consideration.

Ruth Bloom
6 Banting Court
Thornhill
L3T 7L6

Dear Members Markham City Council,

I am writing to formally express my strong opposition to the proposed development at 2300 John Ste. As a resident of Markham, I am deeply concerned about the potential negative impacts this project will have on our community, environment, and quality of life.

I live at 100 Snowshoe cres, my backyard is across the street from the proposed development site. I have lived here my whole life, 45 years, and I love this community. It's always been quiet and safe. I have serious concerns about this development if it were allowed to go through as outlined by the developers in the public meeting.

This development poses serious risks, including

Traffic: The traffic in this area is already horrendous . I can see John st from my living room window and I can tell you, it's always busy and always backed up in both directions. Any type of weather, snow, rain, etc. will cause those backups to be even worse. I used to work in the plaza and I can tell you firsthand how difficult it is to get in and out of there by car, during rush hours. It's next to impossible. I also used to work on Denison , which would require me to take john street to and from work and on most days, it would take me double the time to get home. Add some snow and it was sometimes over an hour, and I live 8 mins drive from where I worked at the time. Another concern I have with the traffic is access for emergency vehicles. There is an ambulance and fire station not far from the planned development and we can here sirens every day, usually multiple times a day going along John St passing by our house. If it's rush hour those emergency vehicles always have a hard time getting through, causing delays to where they are going.

Accidents are also a concern. I hear accidents way too many times along john, specifically at the intersection of john/leslie/don mills. Which is extremely busy. Adding hundreds more cars there will be a huge safety concern.

Environmental impacts: What will be the environmental impact of this development? We will lose sunlight to our houses and as an avid gardener this is very concerning to me. pollution in the green spaces that are right beside the site. There are two baseball diamonds, a park, soccer field and a walking path that are right next door. With the increased amount of people there will inevitably be0 more garbage and pollution in these green spaces, that we as a community enjoy.

Noise pollution and light pollution is a major concern for me, given how close I am to the site. I am concerned about lights from the buildings, should they be built to the heights that the developer is proposing , shining into my living room at night and the noise of people and cars disturbing my everyday life in my home.

Infrastructure: Is the current infrastructure able to handle a development of this size? If not what upgrades to the system will have to be made. This will cause a lot of traffic

issues for closures of lanes and how much stress will the increased waste and electricity from these buildings put on the system that is already stretched to it's max ?

Safety: There is a CN railway right behind the site. I can tell you when the train comes by my house rattles, the walls rattle and it's loud. How will the safety of the buildings built to the height that they developer wants so close to the train tracks be addressed?

There are at least 5, if not more proposed or already approved major developments within 10 mins drive from this site. This is a huge intensification of an area that was not built to handle that influx of people and cars This will over crowd our quiet community, there are not enough services, transportation, schools, parks, grocery stores to support this large amount of development in such a small area.

Bishops cross in particular is about 5 mins from another massive development at another very busy intersection at don mills and Steeles. This leaves my house and my fellow neighbours stuck right in the middle of two major construction zones along two major streets. This will make living here very hard for many years, with the construction disruptions, like, noise, vibrations, traffic congestion and dirt and dust. It's not fair to those of us who live here.

We live here because we like the community living, we don't live downtown and didn't choose to live downtown. If this development is allowed to be built as the developer wants with out taking city by laws, on height and density that are meant to fit in with the existing community, and the residents impute, would be a huge disservice and a slap in the face to all of us

The unique character of our neighborhood is at stake, and many residents share my concerns about how this project may alter our community in ways that are not in the best interests of Markham's long-term growth and sustainability.

Thank you
Shari Kaufman

We are aware that a developer by the name of Primont Homes has made application to the City of Markham to amend the Markham Official Plan 2014 to permit a re-designation of the land currently occupied by Bishop's Cross Plaza from "zoned Local Commercial" to residential use, to permit demolition of the structure and replace it with a multi-use facility consisting of four tall towers, all of which exceed the maximum allowable height of eight (8) stories as per 2014 Official Plan updated on April 9, 2018.

We the residents of the John St and Don Mills / Leslie St areas are circulating a petition. No need to make any donation when signing the petition.

We the residents of the John St and Don Mills / Leslie St areas believe if the proposal is permitted and the developer is permitted to construct a 24 story tower and the other towers will exceed the current allowable maximum of 8 stories. That would be a major variation of the current allowable limit and it will negatively impact the surrounding area in terms of aesthetics, reduce the resale value of the many homes in these areas and greatly increase the volume of traffic along John Street and Leslie Street considering that those streets consist of two lanes in each direction and for many years have been heavily congested for approximately two to three hours each morning and evening from Monday to Friday. Since Highway 407 was opened about 30 years ago it has resulted in an increase in the volume of traffic in the Leslie Street and John Street area and beyond. If the developer is permitted to construct the proposed towers it will require the installation of at least one more set of traffic lights. That will result in the existence of four sets of traffic lights within 500 meters of each other along John Street. That would result in further congestion along John Street. We ask that Counsel consider the negative impact of the traffic congestion resulting from the many multi-story residential towers along Yonge Street from Steeles Avenue to John Street.

The residents of the area request that a traffic study be conducted to determine if the Leslie Street and John Street intersection can safely and adequately accommodate the current level of weekly traffic during rush hour and the additional volume of traffic if the proposed amendment to the Markham Official Plan 2014 is permitted. It is our information that a traffic study was conducted in 2021 which was during the pandemic when fewer vehicles were using the roadway. Also, for several years tenants have been moving out of the Bishop's Cross Plaza.

The construction of a multi-use 24 story tower will accomplish little if anything to reduce the demand for housing in the Thornhill area. The reasons are that the demand for new units has decreased during the past few years due to the high purchase price which few potential first-time home buyers can afford and secondly the high cost of borrowing money. Many new condominiums may remain unsold for a considerable length of time or sold at a reduced price. Furthermore, due to the de-industrialization in Canada during the past several decades the job market has become highly competitive and those who have full-time permanent jobs are concerned about their long-term employability and ability to make mortgage payments.

A driving tour of the major roadways from Highway 407 south on Leslie Street along Green Lane west to Bayview, south on Bayview, then east along John Street to Leslie did not identify any multi-story residential buildings other than the multi-story buildings situated at Bayview Avenue and Green Lane. The tallest residential building near the John Street and Leslie Street intersection is Ascot Mansions, five and six story structures situated at the northwest corner of Leslie Street and John Street. The commercial buildings mostly to the south side of John Street and to the east of Thornhill Square Shopping Centre are not a concern.

We believe that the Notice of Public Meeting should have been sent to all property tax payers in the Lyndhurst and Tanglewood areas and not limited to those residing within 200 meters (655 feet) which is a very small minority

Sincerely,

Shelli King

Petition to Reconsider the Proposed Condominium Development

Sherry Pickett
23 Circle Court
Thornhill, Ontario, LCT 7X2



June 7, 2025

To: clerkspublic@markham.ca

RE: Petition to Reconsider the Proposed Condominium Development at 2300 John Street, Thornhill (Bishops Cross Plaza)

Dear City Council/Planning Department Members,

We, the undersigned residents and stakeholders of the Thornhill /Markham community, write to express our strong concerns regarding the proposed condominium development at John St/Leslie St. While we understand the importance of responsible urban growth, we are deeply alarmed by the potential negative impacts this project would have on our neighbourhood's livability, infrastructure, and overall safety.

1. Overcrowding

Our community is already facing increasing density without corresponding expansion of public infrastructure or amenities. Adding hundreds of new residents through this project would overwhelm existing schools, parks, and recreational facilities, diminishing quality of life for current and future residents.

2. Traffic Congestion

The addition of hundreds of new vehicles associated with the condo project would severely exacerbate traffic congestion on our already overburdened streets. Intersections such as [list any specific roads or intersections] already face long delays and unsafe conditions, particularly during peak hours.

3. Drain on Public Services

Municipal services such as waste collection, public transit, emergency response, and utilities are already under strain. The proposed development does not include any meaningful plan to improve or expand these services to meet increased demand, potentially jeopardizing their reliability and efficiency.

4. Safety Concerns

With more traffic and residents packed into an already dense area, the risks of pedestrian accidents, emergency response delays, and general safety issues will increase. Our neighbourhood is home to many children and elderly residents who will be disproportionately affected.

5. Parking Shortages

The development provides insufficient parking relative to the number of proposed units, which will force residents and their guests to rely heavily on limited public street parking. This overflow will create tensions and inconvenience for current homeowners.

6. Pollution and Air Quality

Construction and increased vehicular traffic will contribute to worsened air quality and noise pollution. This poses health risks, especially for children, seniors, and individuals with respiratory conditions.

7. Crime Risk

Overcrowding and transient populations are often correlated with increased petty crime, especially when proper urban planning and security measures are lacking. The proposed project does not appear to address community policing or crime prevention strategies.

8. Decline in Property Values

Many residents fear a potential depreciation of property values due to overdevelopment, congestion, and diminished neighbourhood character. The scale and density of the project are not in keeping with the existing low-rise, family-oriented environment.

For these reasons, we respectfully urge the City to halt approval of this development in its current form. We call for an inclusive and transparent community consultation process, and for planners to prioritize sustainable growth that aligns with the existing character and capacity of our neighbourhood.

We appreciate your attention to our concerns and look forward to engaging in further dialogue on how best to move forward in a way that preserves the well-being and integrity of our community.

Sincerely,

Sherry Pickett

On behalf of concerned residents of Thornhill/Markham

From: Susie Zhang
Sent: Thursday, June 5, 2025 10:03 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: 2300 John St is not suitable for high rise condos

Dear Sir/Madam,

I live at West Borough St and pass by John St quite often. I noticed 2300 John St is being demolished and plan to build high-rise residential properties. Only one entrance/exit is available, which is also very close to the traffic lights (John St/Lesli St). It would be a nightmare for the John St traffic. Please check it before making a serious decision.

2300 John St is not suitable for high rise condos

Thanks

Susie

Dear Markham Council and Planning Department

As a resident of Markham's Ward 1, I strongly oppose the proposed high-rise apartment development at the N/E corner of John Street/Leslie Street in Thornhill (PLAN 21 146653). The intersection already faces heavy traffic congestion during rush hours, especially the left turn lane going southbound on Leslie St. to John St. This project will worsen delays and safety risks.

I urge the city to disapprove this plan or amend it to permit only low-rise buildings of no more than 8 floors with significantly fewer units. This would reduce traffic strain, preserve neighborhood character, and better align with current infrastructure capacity.

Please prioritize residents' quality of life and ensure community input is considered.

Thank you for addressing this concern.

Ted Wu

June 8, 2025

Re: PLAN 21 146653

I am writing to urge Markham City Council to vigorously challenge Primont Homes' appeal to the Ontario Land Tribunal regarding 2300 John Street.

Problems

There are many problems with this proposal including traffic and infrastructure that have been dealt with elsewhere, including at the public meeting on November 19, 2024. Therefore, I will address issues that have received less attention.

Poor Ethics

Primont Homes is the worst type of developer. They have:

1. deliberately allowed Bishops Cross Plaza to fall into a state of disrepair, a form of manipulation to create justification for redevelopment;
2. failed to engage with the community or listen to any feedback;
3. not even bothered to contact Mr. Keith Irish, the Ward Councillor, for several years, a fact he testified to in the public meeting on November 19, 2024; and
4. cut off cooperation with the City of Markham by appealing to the Ontario Land Tribunal before Council even conducted a vote despite their representative from Weston Consulting promising at the public meeting that Primont would not do so.

This is not an oversight; it is their standard business practice to act in a shady manner. Primont has traditionally been a small homebuilder but is now trying to transition into larger projects. But we can be assured that the lack of ethics that is the hallmark of their small projects will follow them onto large projects.

They have a 1.4 out of 5 star rating on Homestars

(<https://www.homestars.com/profile/220933-primont-homes>). I have included one completely representative review of them. There are many more just like this on the site.

Customer of Primont Homes

★★★★★ Review left on 9 Nov 2023

Worst builder to work with - Don't buy from this one for sure

Stay away from this builder. They don't have any ethics and they can bend down themselves to make more money unethically from you. Their post sales service is the most pathetic. You wait numerous days to get a simple reply. Their workmanship is shady as well. They give you barebones and fix the issues for years to come. They won't build your backyard, lawns for years and years. They don't care about their customers once the sale is made. I would stay 1000 miles away from them and advise anybody that meets me

[read less](#)

Primont is clearly not an ethical developer that can be counted on by the City of Markham to do business in an honest manner and construct high-quality buildings that will stand the test of time. Their existing track record speaks otherwise. I encourage City Council and staff to take a good look at Primont.

Mindless Densification

The fundamental principle governing Markham's urban planning is that densification should be **mindful**. The pursuit of **mindless** densification will just turn Markham into Toronto. I went to visit the observation deck on the 27th floor of Toronto City Hall when it was open to the public on May 25 as part of their Open Doors event. What struck me immediately from the view of the city, both on the north and south sides, is just how ugly Toronto is. This is what mindless densification leads to and it is something that Markham's planners should resist at all costs. Nothing can say this better than a picture so a few out of many are included below.







Destruction of a Community

Primont's proposal to build 723 units at this site is inappropriate for its location. The site is the central location of a quiet family community. The Ascot apartments on the other side of the street are large units that attract families. What Primont intends is to build dog crates in the sky, suitable for neither families nor individuals, particularly when taking into account Primont's record of shoddy construction practices described in the review thread linked above. These tiny apartments will only serve to destroy a community by turning this quiet family neighbourhood into a transient Airbnb hotspot with parking overflowing onto the RJ Clatworthy Arena and Bishops Cross Park lots not to mention the prospect of vacationers turning the park itself turning into a nighttime party spot.

Solutions

I will send a separate set of suggestions in confidence to Mr. Keith Irish as these are perhaps better discussed in a private session of Council as stipulated by Section 239(2) of the Municipal Act.

Sincerely,

Petition to Reconsider the Proposed Condominium Development

- Vartan Kasbarian
93 Bradgate Drive
Thornhill, Ontario

[June 7, 2025]

To: clerkspublic@markham.ca

RE: Petition to Reconsider the Proposed Condominium Development at [Project Address/Location]

Dear [City Council/Planning Department Members],

We, the undersigned residents and stakeholders of the Thornhill /Markham community, write to express our strong concerns regarding the proposed condominium development at John St/Leslie St. While we understand the importance of responsible urban growth, we are deeply alarmed by the potential negative impacts this project would have on our neighborhood's livability, infrastructure, and overall safety.

1. Overcrowding

Our community is already facing increasing density without corresponding expansion of public infrastructure or amenities. Adding hundreds of new residents through this project would overwhelm existing schools, parks, and recreational facilities, diminishing quality of life for current and future residents.

2. Traffic Congestion

The addition of hundreds of new vehicles associated with the condo project would severely exacerbate traffic congestion on our already overburdened streets. Intersections such as [list any specific roads or intersections] already face long delays and unsafe conditions, particularly during peak hours.

3. Drain on Public Services

Municipal services such as waste collection, public transit, emergency response, and utilities are already under strain. The proposed development does not include any meaningful plan to improve or expand these services to meet increased demand, potentially jeopardizing their reliability and efficiency.

4. Safety Concerns

With more traffic and residents packed into an already dense area, the risks of pedestrian accidents, emergency response delays, and general safety issues will increase. Our neighborhood is home to many children and elderly residents who will be disproportionately affected.

5. Parking Shortages

The development provides insufficient parking relative to the number of proposed units, which will force residents and their guests to rely heavily on limited public street parking. This overflow will create tensions and inconvenience for current homeowners.

6. Pollution and Air Quality

Construction and increased vehicular traffic will contribute to worsened air quality and noise pollution. This poses health risks, especially for children, seniors, and individuals with respiratory conditions.

7. Crime Risk

Overcrowding and transient populations are often correlated with increased petty crime, especially when proper urban planning and security measures are lacking. The proposed project does not appear to address community policing or crime prevention strategies.

8. Decline in Property Values

Many residents fear a potential depreciation of property values due to overdevelopment, congestion, and diminished neighborhood character. The scale and density of the project are not in keeping with the existing low-rise, family-oriented environment.

For these reasons, we respectfully urge the City to halt approval of this development in its current form. We call for an inclusive and transparent community consultation process, and for planners to prioritize sustainable growth that aligns with the existing character and capacity of our neighborhood.

We appreciate your attention to our concerns and look forward to engaging in further dialogue on how best to move forward in a way that preserves the well-being and integrity of our community.

Sincerely,

Vartan Kasbarian

On behalf of concerned residents of Thornhill/Markham

From:

Vaz Qazi
282 Green Lane
Thornhill, Ontario - L3T7J1
June 9, 2025

To:

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 Green Lane, Thornhill to express my firm opposition to the proposed condominium development at 2300 John Street, which significantly will cause a traffic congestion and additional load on the infrastructure, if the proposed Condo Development at 2300 John Street exceeds the 8-storey limit. We request that the planning committee and the city law services team to support our community, by not allowing the Condo development to exceed the 8 store limit.

Thank you,
Vaz

Planning Department
City of Markham
[101 Town Centre Boulevard](#)
[Markham, ON L3R 9W3](#)

Dear Planning Committee,

I am writing as a concerned resident of the John and Leslie area 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 1,600 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,

Vera Lu

[1 Kingsboro Rd, Markham, ON L3T 6T1](#)

June 9, 2025

Yi Feng
67 Summerdale Dr.
Thornhill, Ontario, L3T 6W6
June 5, 2025

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

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-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.

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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,
Yi Feng

Dear Sir:

I attended the public meeting re above in November 2024.

Comments for June 10, 2025 meeting:

Residents input at the November 2024 meeting was very well presented and received with respect to why the proposed density will create too many problems, instead of solving housing shortage.

Given that Primont has invested a great amount of time and money in this project, they should consider developing a "Food Court" similar to what is working and thriving

at 8600 Woodbine Avenue (Woodbine, North of Hwy7).

Also, Markham City should ask the developer to conduct an updated traffic study since that was a major issue for the residents.

Thank you,

Yogesh Desai

Zhilan Xue
67 Summerdale Dr.
Thornhill, Ontario, L3T 6W6
June 5, 2025

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

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-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.

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

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

Sunny Zhang
34 Livingstone Rd.
Markham, ON L3T7B8
June 9, 2025

Mayor Frank Scarpitti and Members of Markham City Council
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3
Email: council@markham.ca

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

Dear Mayor Scarpitti and Members of City Council,

As a committed resident of Markham, I am writing to strongly oppose the proposed high-rise development at the intersection of Leslie Street and John Street. This project threatens to worsen traffic congestion, compromise public safety, cause significant construction-related disruptions, and enable unethical developer practices. Below, I outline my concerns, urging the Council to reject this poorly planned proposal to protect our community's well-being.

1. Severe Traffic Congestion Due to John Street-Only Access and Railway/Overpass Constraints

Leslie Street and John Street form a critical arterial node near Highway 404, already burdened by heavy traffic volumes. The CN railway crossing and overpass on Leslie Street, just north of John Street, create a bottleneck, with train crossings causing delays of 5–10 minutes during peak hours. Leslie Street handles over 30,000 vehicles daily (Markham Transportation Study, 2023), nearing capacity. The proposed high-rise, with its **sole entrance and exit on John Street**, unlike other high-rises that utilize larger roads (e.g., Leslie Street) or multiple access points, would funnel hundreds of additional vehicles onto John Street, a narrower residential road ill-equipped for such volumes. This would significantly exacerbate congestion, increase accident risks, and disrupt daily commutes for residents in surrounding neighbourhoods.

2. Public Safety Risks from Limited Emergency Access

The John Street-only access design poses serious public safety risks, particularly for emergency services. Fire trucks, ambulances, and police vehicles depend on timely access, but the railway crossing on Leslie Street frequently delays responders, and John Street's limited capacity cannot accommodate high-rise traffic alongside emergency vehicles. A high-rise with hundreds of residents would increase demand for emergency services, yet the single access point risks trapping responders in gridlock or train-related delays. This endangers both high-rise occupants and nearby residents, contradicting Markham's commitment to public safety as outlined in its Emergency Management Plan.

3. Construction-Related Disruptions

The construction of a high-rise at this location would cause significant disruptions, further straining the Leslie Street and John Street intersection. Heavy construction vehicles, such as cement trucks and cranes, would rely on John Street for access, clashing with residential traffic and exacerbating delays at the railway crossing. Construction

activities would generate prolonged noise, dust, and vibration, impacting nearby residents, including families and seniors in Johnsvie Village. These disruptions, potentially lasting years, would compromise safety and quality of life, particularly given John Street's limited capacity to handle additional construction traffic alongside existing flows.

4. **Ethical Concerns Regarding Developer Practices**

The John Street-only access design raises ethical questions about the developer's responsibility to potential buyers. This configuration could diminish livability for high-rise residents, yet buyers may not be fully informed of these drawbacks during sales. While misleading practices are the developer's responsibility and may not directly impact the Council politically, as responsible leaders, you have a moral duty to protect residents from developments that prioritize profit over transparency. Approving this project risks enabling such practices, eroding trust in Markham's planning process.

5. **Insufficient Community Consultation**

Many residents, including myself, have not been adequately informed or engaged regarding this project's scope, traffic impact assessments, or mitigation plans, particularly the John Street-only access and its safety implications. Transparent consultation is essential to maintain trust, yet current efforts fall short of ensuring meaningful public input.

Recommendations

I respectfully urge the City Council to:

- **Reject the high-rise proposal** until comprehensive traffic and safety studies address the John Street-only access, railway crossing, and overpass constraints, potentially through grade separation or additional access points.
- **Ensure emergency access solutions**, such as secondary exits or railway crossing improvements, to protect public safety.
- **Mitigate construction impacts** by requiring alternative access routes for construction vehicles and strict noise/dust controls.
- **Invest in public transit enhancements**, such as extending GO Transit or increasing VIVA bus frequency along Leslie Street, to reduce vehicle dependency.
- **Strengthen community consultation** with public meetings and detailed, accessible impact reports.

Thank you for considering these critical concerns. As responsible leaders, I trust you will prioritize Markham residents' safety, quality of life, and trust in governance by opposing this poorly planned project. I am available to discuss further and look forward to your response.

Sincerely,
Sunny Zhang

To whom it may concern;

I wish to express my opposition to the 2300 development proposal. The proposed project has far too much density which is not supportable by the current infrastructure. The traffic at the intersection of Leslie and John is already problematic, and adding another 900+ vehicles as per the 2300 development proposal will only make a bad situation much much worse.

Thank you for your consideration.

Jordan Gould
157 Bradgate Dr, Markham, ON L3T 7M1