

From: B Ma <[REDACTED]>
Sent: Wednesday, February 16, 2022 9:51 AM
To: Clerks Public <[REDACTED]>
Subject: Plan 21 136184 (Ward 2)

Good morning,

I am a resident of Markham, and I am writing to you with respect to the zoning by-law amendment application by Green City Development Group Inc., to permit 115 residential units at Russell Dawson Rd (plan 21 136184 in Ward 2).

After reviewing the site plan, I have serious concerns with respect to the impact on traffic in our neighbourhood. Specifically, I see the development will only have two exits; one of Russell Dawson Rd, and the other on Staglin Court. I live on Staglin Court, and I believe that this development will lead to a great increase in traffic on our street.

Russell Dawson is a very short street, and can easily become jammed up as residents travel between their homes and Woodbine or Markland. This will funnel remaining traffic onto Staglin, which will be used as a thoroughfare or bypass.

Staglin Court is currently a very quiet street, with little through traffic currently; mostly just residents drive here. With this development, there will be an incentive for cars to use Staglin and/or the laneway between Staglin and Woodbine to circumvent traffic on Woodbine to get back into the development site.

Our neighbourhood is full of young children who walk to and from school, ride their bikes on the street, or simply play out front of our houses. It poses a safety issue to increase through traffic in a residential area, in addition to general quality of living problems such as increased noise, air pollution and congestion.

These represent significant negative impacts to my neighbourhood, and for these reasons, I would like to voice my opposition to the amendment of the zoning by-law. When considering the detriment to the existing neighbourhood and residents, this new development is not an appropriate use for this lot.

Thank you,
Brian Ma

From: Bin Wei <[REDACTED]>

Sent: February 1, 2022 12:32 PM

To: Patel, Bindi <[REDACTED]>

Cc: Miller, Hailey <[REDACTED]>

Subject: Re: *please read* REJECTION LETTER STAGLIN QUOTING FILE # PLAN 21 136184

Hi Bindi and Team,

I would like to send you our wills and signatures from our neighbourhood signed and expressed. please see attached 2 files over 50 signatures we did out best during this Pandemic and to pass it to you.

please kindly consider and update us, we have sent you our contact info.

thank you again

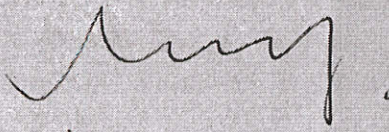
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I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

We understand that this land was reserved for School purposes, and an amendment to a different purpose as a residential area will result in the loss of amenities, green spaces, and recreational grounds.

Thank you for your continued service and support of our communities.

Best regards,



Brenda Meng

Oct 8th, 2021

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Best regards,



Zhi Lei LIANG (Belinda)
Resident of Ward 2, Markham
[REDACTED]

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Best regards,

A handwritten signature in cursive script, appearing to read "Gauri Hong".

A Resident of Ward 2, City of Markham

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Best regards,



Esther Liu



Shui Kin Yiu

Residence of 108 Staglin Crt, Markham ON L6C 0M2

Oct 7, 2021

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Best regards,

A handwritten signature in black ink, appearing to be "Loree B. [unclear]", written in a cursive style.

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Best regards,



174 Staglin crt. Markham. ON.

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Best regards,



Willy Chan

106 Staglin Court,
Marham
ON L6C0M2

Email: [REDACTED]

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Best regards,

A handwritten signature in black ink, appearing to be 'Carol Chan', with a stylized flourish extending to the right.

Carol Chan
9 Princess Diana Drive, Markham ON L6C 0G7

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Get Jing Chow
owner of 52 Staylin Court

10/12/2021

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Best regards,

A handwritten signature in black ink, appearing to be 'A. H.' or similar, written in a cursive style.

58 Robert Osprey Drive
Markham, Ontario L6C 0L1
Canada

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Best regards,

A handwritten signature in blue ink, appearing to be 'Edwin', with a long horizontal flourish extending to the right.

58 Robert Osprey Drive
Markham, Ontario L6C 0L1
Canada

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Best regards,

A handwritten signature in blue ink, appearing to read 'Yak M.', is written above the address.

58 Robert Osprey Drive
Markham, Ontario L6C 0L1
Canada

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168 Staglin Court, Markham Ontario. L6C 0M3

Oct. 8 2021

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Best regards,

W- Clark

168 Staglin Court, Markham, Ontario, L6C 0M3

Oct 8 2021

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Best regards,



IAN WONG

2021-10-09

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BRIAN MA
147 STAGLIN COURT
MARHAM ON

OCT 8, 2021


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Best regards,

Bin Wei 
174 Staglin court
Markham, ON, L6C 0M3
Oct. 06. 2021

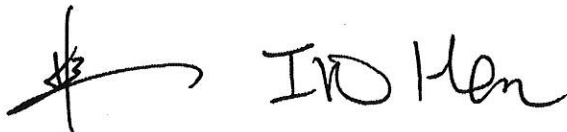
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Best regards,

A handwritten signature in black ink, appearing to read "Jacky Ho and Iris Han". The signature is stylized, with a large, sweeping flourish on the left side that extends upwards and then curves back down to the right, followed by the names "Jacky Ho and Iris Han" written in a cursive script.

Jacky Ho and Iris Han
Owners of 60 Robert Osprey Drive, Markham ON L6C 0L1

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Best regards,

Dong Li 李國建
174 staglin crt.
Markham. ON. L6C 0M3

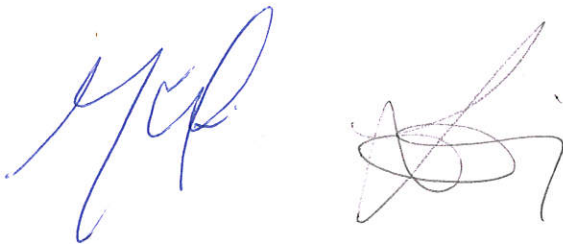
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Best regards,

Two handwritten signatures in blue ink. The signature on the left is stylized and appears to be 'WY'. The signature on the right is more complex and appears to be 'LW'.

William Yau and Lu Wei

137 Staglin Court
Markham, ON L6C 0L1
CA

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WING CHUN AGNES WONG

Oct 10, 2021

170 Staglin Court

Markham ON L6C 0M3

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Wai On Sun

Oct 11, 2021

170 Staglin Court

Markham ON L6C 0M3

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Best regards,

A handwritten signature in black ink that reads "Tamara Lee". The script is cursive and fluid, with the first name "Tamara" and last name "Lee" clearly distinguishable.

Resident: Tamara Lee, 72 Robert Osprey Drive

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Best regards,

Teng Yong Bin

2021年10月12日

57 Robert Osprey Dr.

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Best regards,

// *PS: Cathedraltown is already with the highest density of townhouses and condos in the whole Markham. Traffics from all the existing residents already jam Woodbine Ave, Russell Dawson Rd and Markland St during rush hours very badly. They all merge through these streets to Major Mac and 404. In addition, new condos under construction now near the church will further increase the density and cause greater traffic issues to the neighborhood. I live in Robert Osprey, the distance to reach HWY 404 should take less than a minute, but during rush hour, it can easily take over 15 minutes already. With the additional 115 homes will increase the population about another 500-700 people in this small block of land, this will destroy the quiet enjoyment of our neighborhood badly. With the opening of Staglin Court to the new development, Robert Osprey, Staglin and the Lane Way will become traffic short cut arteries, this is absolutely a safety concern to the children and everyone in the neighborhood. This definitely will impact the value of our properties. Absolutely unacceptable.* //

Objections from owners of 68 Robert Osprey Drive.



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Best regards,

Zhen Liu

October 12, 2021

171 Staglin Crt

Markham L6C 0M3

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Jian Wang

Oct. 08, 2021

171 Staglin Court,
Markham L6C 0M3

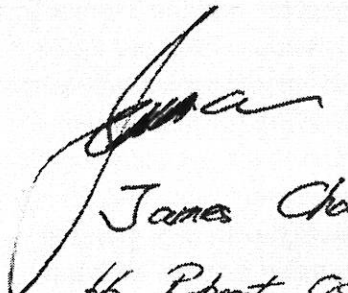
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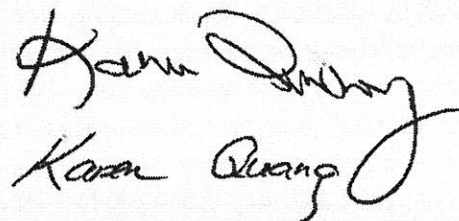
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Best regards,


James Chen
66 Robert Osprey Dr.
Northham, Ont. L6C 0L1


Karen Quong
66 Robert Osprey Dr.
Markham, Ont. L6C 0L1

Dear City Council,

I am writing to express my strong opposition to (OS2) 177-96 Rezoning / amendment which is known as PLAN 65M4031 BLK 81, RUSSELL DAWSON ROAD.

Per NOC, this open space two (OS2) is under zoning **by-law 177-96** which permits **public schools, public parks and community centers**. GREEN CITY DEVELOPMENT GROUP INC's plan to add a total of 115 residential units and to open up / connect to Staglin court is unacceptable.

The development will be highly detrimental to the area - nearly all residents in the Staglin court and Russell Dawson neighborhoods are completely opposed to the addition of TH housing that will introduce traffic and safety problems, create even more problems within schools and parks that are already over-capacity, destroy the local wildlife habitat, and potentially lower the property values of the existing community. In addition, the Rezoning / amendment should NOT open Staglin Court as it would destroy the existing neighbours' sites while increasing noise pollution, traffic and safety risks.

1. **Traffic & Safety:** Traffic and safety of pedestrians are major areas of concern. Traffic jams north of Russell Dawson Road to Hwy 404 already spans the distance between the Staglin court deceleration lanes and the Lane way 6 Intersection, and the intersection is routinely blocked by traffic turning onto HWY 404 during rush hour. While the traffic may become lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. Staglin court's opening to Lane way 6 already has lots of traffic coming through with cars going at speeds higher than comfortable - especially with children outside playing. With the current growing volume of traffic in the neighborhood, developments like 177-96 Rezoning / amendment that increase traffic will create many new safety risks to all residents and pedestrians in the area.
2. **Education:** Public schools in the area are also already at maximum capacity, with daycares at over-capacity during this difficult COVID time. The council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail - for this proposal and / or other approved plans.
3. **Environment:** Wildlife has been observed in the area and any new development will likely cause irreversible damage to, if not completely destroy, the habitats of these animals. Any planned development of the property should carefully consider the initial and long-term impact to the local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency prior to approving development.
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Best regards,



Vicky Hung

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I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

We understand that this land was reserved for School purposes, and an amendment to a different purpose as a residential area will result in the loss of amenities, green spaces, and recreational grounds.

Thank you for your continued service and support of our communities.

Best regards,

A handwritten signature in blue ink, appearing to be 'Kenneth Chan', written in a cursive style.

Kenneth Chan

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A handwritten signature in black ink, appearing to be 'A. J. [unclear]', written in a cursive style.

15 Russell Dawson Rd.
Markham, Ontario
L6C 0G7

Dear City Council,

I am writing to express my strong opposition to (OS2) 177-96 Rezoning / amendment which is known as PLAN 65M4031 BLK 81, RUSSELL DAWSON ROAD.

Per NOC, this open space two (OS2) is under zoning by-law 177-96 which permits public schools, public parks and community centers. GREEN CITY DEVELOPMENT GROUP INC's plan to add a total of 115 residential units and to open up / connect to Staglin court is unacceptable.

The development will be highly detrimental to the area - nearly all residents in the Staglin court and Russell Dawson neighborhoods are completely opposed to the addition of TH housing that will introduce traffic and safety problems, create even more problems within schools and parks that are already over-capacity, destroy the local wildlife habitat, and potentially lower the property values of the existing community. In addition, the Rezoning / amendment should NOT open Staglin Court as it would destroy the existing neighbours' sites while increasing noise pollution, traffic and safety risks.

1. Traffic & Safety: Traffic and safety of pedestrians are major areas of concern. Traffic jams north of Russell Dawson Road to Hwy 404 already spans the distance between the Staglin court deceleration lanes and the Lane way 6 intersection, and the intersection is routinely blocked by traffic turning onto HWY 404 during rush hour. While the traffic may become lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. Staglin court's opening to Lane way 6 already has lots of traffic coming through with cars going at speeds higher than comfortable - especially with children outside playing. With the current growing volume of traffic in the neighborhood, developments like 177-96 Rezoning / amendment that increase traffic will create many new safety risks to all residents and pedestrians in the area.
2. Education: Public schools in the area are also already at maximum capacity, with daycares at over-capacity during this difficult COVID time. The council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail - for this proposal and / or other approved plans.
3. Environment: Wildlife has been observed in the area and any new development will likely cause irreversible damage to, if not completely destroy, the habitats of these animals. Any planned development of the property should carefully consider the initial and long-term impact to the local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency prior to approving development.

4. Current Resident Properties: Property values are likely to go down in the area if TH are built in the fashion of New Design styles which do not compliment our established area designs style. TH designs are inconsistent with the neighborhoods developed in the area. There was no indication of where the notifications were sent, but I suspect none were delivered into our neighborhood.
5. Need for public facilities: there is an acute need for public facilities such as communities centre in the Cathedral Town and Victoria Square area. With a family oriented community like ours, seniors have no place to congregate and kids have no place to participate in organized sports activities. We strongly urge the city to put this priority in considering the future use of any vacant land.

I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

We understand that this land was reserved for School purposes, and an amendment to a different purpose as a residential area will result in the loss of amenities, green spaces, and recreational grounds.

Thank you for your continued service and support of our communities.

Best regards

Yi Ren

④ 172 Staglin Crt

A large, stylized handwritten signature in black ink, appearing to be a variation of the name 'Yi Ren'.

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Best regards



Katherine Leung
80 Staglin Court



JEFFREY CHENG
80 STAGLIN COURT.

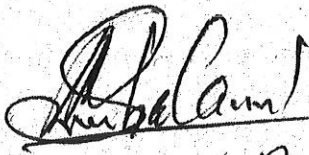
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37 ROBERT OSPREY DR

MARKHAM ON

L6C 0L1.

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Hei Lin.
Rd
Reeja Mary

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Best regards,

A handwritten signature in black ink, appearing to read 'Robert Osprey', with a stylized, cursive script.

51RobertOspreyDrive.

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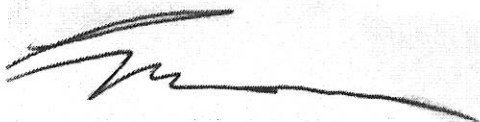
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Trevor : Leana Boothe



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Best regards

Selman

SANDEEP & BALRAJ DHILLON
31 ROBERT OSPREY DRIVE
MARLBHAM, ON
L6C 0K9

4. Current Planning Properties: Property values are likely to go down in the area if T1s are built in the fashion of new Design styles which do not complement our established area design style. T1 designs are inconsistent with the neighborhoods developed in the area. There was no indication of where the ballrooms were sited, but I suspect none were delivered into our neighborhood.
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Sincerely,

楊美蓮

Chun Man Or
9. Russell Downer Rd.
Markham, Ontario
L3R 0G7