

From: Li Eric

Sent: Sunday, April 6, 2025 10:14 PM

To: Clerks Public <clerkspublic@markham.ca>

Subject: Opposition to Proposed Development at 5305 & 5307 Highway 7 East

Dear Sir/Madam

My name is Ninghui, and I am a resident of Gladiator Road in Markham. I live in close proximity to the proposed development site at 5305 and 5307 Highway 7 East. I am writing to voice my firm opposition to the current development application brought forward by NewDev Investments LTD and 1375920 Ontario LTD.

This development proposal is deeply concerning for several reasons, and I respectfully urge the committee to reject it based on the following points:

1. **Inappropriate Density**
Introducing 32 stacked, back-to-back condominium townhouses into this neighborhood represents a level of density that is completely inconsistent with the existing low-rise, residential landscape. It would drastically alter the community character and diminish the quality of life for current residents.
2. **Traffic Overload and Safety Risks**
Traffic along Highway 7 is already problematic, especially during peak times. Adding dozens of new households and vehicles will exacerbate congestion and increase risks for children, pedestrians, and cyclists in the area.
3. **Limited Educational Resources**
Our local schools are already stretched thin, both in size and staffing. Bringing in more families without a concrete plan to expand school capacity will further burden the education system and reduce access to quality learning.
4. **Environmental Concerns**
The construction would require the removal of mature trees and green space, which are crucial to our local ecosystem. This will negatively impact air quality, stormwater management, and wildlife habitats.
5. **Strain on Municipal Infrastructure**
Our water, waste, and public transit systems are already operating near capacity. A sudden population increase from this development would add unsustainable pressure on essential services.

This proposal prioritizes developer profit over the well-being of long-standing community members. It fails to support responsible, balanced urban planning. I urge the committee to take a strong stance in defense of our neighborhood and decline this application.

Thank you for your attention to this matter.

Sincerely,

Ninghui Li

Resident of Gladiator Road, Markham