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Mrs. Nina Saini  
Mr. Narinder Saini

June 27, 2016

Dear Ms. Hau,

Please consider the following letter as an opposition to the possible development of a high-density residential building at the intersection of Donald Cousens Parkway and 9<sup>th</sup> Line in Markham.

I have enjoyed the open spaces and safety of living in Markham since 1988. High-density and medium-density residential units of any sort would have the following negative impacts on our neighbourhood:

- > Traffic and parking – decreased traffic flow and increased congestion due to parking. This leads to frustrated drivers sharing the streets with our children.
- > Tall buildings would block sunlight to the portion of the neighbourhood it shades and be detrimental to the natural beauty of our neighbourhood.
- > Healthy living for all of us is key to our well being. All children need safe, open spaces to play and explore. There is not enough land near the proposed building site to build adequate playgrounds and leisure areas so the preexisting ones in Greensborough will be crowded. They were not built for such a large population. The lifespan and safety of playground equipment will suffer from over use. The amenities in Markham, especially East Markham, are admired by all as they are clean, well built and ample in availability. This would all change if such buildings were to be constructed.

Once again, my husband and I oppose the building of high and medium-density residential structures in this neighbourhood and ask that it not be allowed.

Thank you for your time and consideration.

Sincerely

Nina and Narinder Saini

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Hau, Lucy

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**Subject:** FW: Written submission regarding file number ZA 16 124169 and OP 16 124169

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**From:** Elizabeth Kiarash

**Sent:** June-27-16 9:17 PM

**To:** Bavington, Kitty

**Subject:** Fw: Written submission regarding file number ZA 16 124169 and OP 16 124169

Dear Kitty,

Kindly see below my written submission regarding the above which was initially sent to Judy Carroll on April 11, 2016.

Thank you for forwarding for review by the Markham Council, it's greatly appreciated.

Kind regards,

Elizabeth & Reza Kiarash

----- Forwarded Message -----

**From:** Elizabeth Kiarash

**To:** "judycarroll@markham.ca"

" <judycarroll@markham.ca

>

**Sent:** Monday, April 11, 2016 1:37 PM

**Subject:** Written submission regarding file number ZA 16 124169 and OP 16 124169

Dear Ms. Carroll,

I am providing this written submission of our concerns to your attention regarding the proposed apartment building and I am quoting file number ZA 16 124169 and OP 16 124169.

Currently, we are in favour of retaining the new city plan 2014 where the property in question will be a low-rise residential apartment with a maximum of 4 stories high.

As we understand, the developer currently is in appeals court to propose three (3) times the allowable density based on the 1987 city plan which is incompatible with the 2014 City plan. Should this appeal be approved, the height of the apartment building will be almost 25m high which would tower over not only the entire Greensborough area but the church/community center located adjacent to it which is just over 12m in height. Not only would this proposed apartment be an "eye-soar" in the community it does not fit in this location as the greenbelt and pond are located adjacent to it and this takes away from the continuity of the community.

In addition, there is concern regarding the fact that currently it is proposed that the entrance/exit to this apartment would be located only on ninth line, as told to us in a community meeting last Wednesday April 6<sup>th</sup>. Our concern is that should this proposed building be approved that not long afterwards the city will approve a second entrance/exit to be built on Donald Cousens Parkway in order to accommodate emergency vehicles as well as heavy car traffic congestion from these apartment homeowners. This we would find to be unacceptable as Donald Cousens Parkway is

already experiencing heavy traffic flow during rush hour with many cars (up to 20-25 cars) waiting at the light to turn left on to Major Mackenzie during the morning rush hour. Also, there is significant traffic turning on to Donald Cousens Parkway from Major Mackenzie during the afternoon rush hour as well. Also, there is only one lane on each side of Donald Cousens Parkway and we have not heard of any plans to expand this to 2 lanes on each side. In addition, the majority of the town homes to be built on Donald Cousens Parkway have not even been completed which will also add to the increase in traffic flow. We understand, as told during the meeting last week, that traffic flow reports have been conducted in this area but unfortunately, they were conducted at 10am which does not provide an accurate representation of the traffic in this area. May I suggest that it be repeated as to include traffic during the morning rush (7-9am) and afternoon rush (4-7 pm) as this would provide a more accurate representation of the traffic flow as experienced by the current homeowners in the area.

Also, at the meeting last week we were told that these proposed apartments are to be affordable housing, but in fact, they will be selling these apartments at fair market value with a 10% loan. Currently, we already have five (5) buildings going up on Hwy 48 in an area with the infrastructure to support it. We do not believe that this proposal will be changing the affordability for anyone. In fact, the proposal to increase the density to 3 times the allowable amount is purely for the benefit of the developer and only the developer. In general, we were not very pleased with the meeting last week as those holding the meetings were not even able to answer questions that we had regarding the project. When we asked the architect to tell us the exact height of the building he had to refer to his blue prints which did not have it listed – this we found to be very puzzling. Also, we did not appreciate how they were emphasizing the affordability of the project- that they want to give people a chance to find affordable housing in Markham. From our perspective, affordable housing is not typically located adjacent to a greenbelt with million dollar houses surrounding them which lack grocery stores and general amenities in walking distance.

In general, we believe that those conducting the meeting were not very transparent and it made for a very uneasy feeling. When one person noted that the “building didn’t fit into our community” one of the presenters stood up right away and noted firmly that this wasn’t the place for these comments. I must say that this changed the entire tone of the meeting and almost felt like a teacher scolding a student – not very professional in my opinion when this meeting was supposed to be for us. The gentleman who noted this comment said so without hostility or aggression but it was certainly taken this way by those conducting the meeting – very unfortunate.

We believe that the homeowners currently living in the community have the right to voice their opinion against increasing it to 3x the density as they will have to live with the ultimate decision. We will be living with this 25m building while the developer and everyone else involved in this decision will move on to the next project and never have to look at it again – unlike the community homeowners who will be looking at this building every day for as long as we live here.

We hope that you can appreciate our legitimate concerns regarding his proposal and ask that you respectfully support the local community by not approving the proposed amendment to increase the density of the building by 3 times.

We thank you for your time and understanding.  
With kind regards,  
Elizabeth & Reza Kiarash