



**“YOUR VOICE MAKES OUR VOICE STRONGER”**

<http://unionvilleratepayers.com>

November 13, 2015

Mayor and Councillor  
City of Markham

**Downzoning Application by Scardred 7 Company (N. Side Highway 7, W. of Village Parkway)**

I am writing you on behalf of the Unionville Ratepayers Association (URA) Directors concerning the application by Scardred 7 Company to amend the City's Official Plan and zoning bylaws to allow 47 townhouse units on their south block versus the current approval for 209 condos and 18 TH's. The civic address is 3940 Highway 7 (North Side, west of Village Parkway). Unfortunately, we are unable to participate in the public meeting on November 16.

This application is very similar to the one from Times Group that was dealt with in late 2014 and early 2015. As you recall, Times requested to downzone their approved 393 unit condo building at the NE corner of Highway 7/Village Parkway to 43 townhouses, for a loss of about 350 units. The URA Directors were concerned that, because Markham is obligated under provincial law to assimilate a large population increase by 2031, the extra population would then go north of our area (eg north of Major Mackenzie Drive in the whitebelt), contributing to sprawl and traffic through our community. After debate, the URA membership narrowly agreed with that position that intensification on this transit corridor is the preferred approach, versus development on a whitebelt site. Ultimately, Times agreed to transfer the 350 units to their development on the south side of Highway 7, thus retaining the density on this important transit corridor. URA then dropped its objection.

We wish to advise that our position on the Scardred 7 application is completely analogous. **The Directors are opposed to this downzoning unless a means is found to transfer the extra 180 units to another location in Markham on a major transit corridor or in an regional growth centre, while still maintaining the principles of good liveability and good planning in the receiving location.**

Yours truly,

Peter Miasek  
President, Unionville Ratepayers Association

cc. Scott Heaslip – City of Markham