



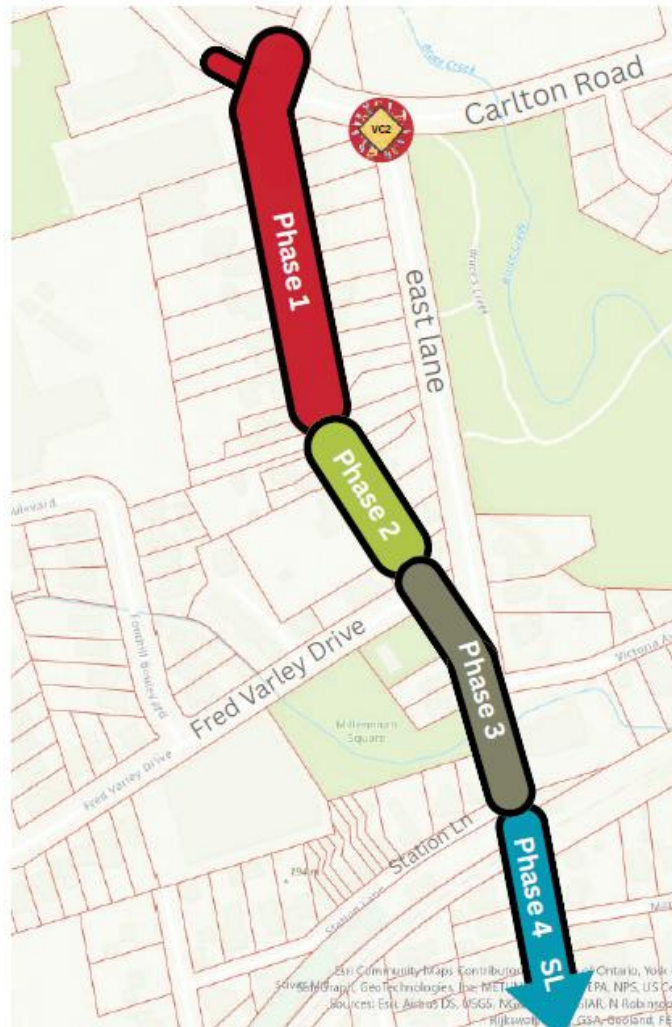
URA Member's Meeting

March 17, 2025

Agenda

- Welcome Word
- Brief Update on Main Street Unionville Restoration Project
- Ward 3 Development Update by Councillor Reid McAlpine
- Update on Markville Secondary Plan and CF Markville Development Application
- Federal Update by our Member of Parliament The Honourable Paul Chiang
- Q&A

Main Street Unionville Restoration Project



Phase 1 (April - August)
Main Street Unionville /Carlton Road intersection to 161 Main Street

Phase 2 (August- October)
161 Main Street to Fred Varley Drive

Phase 3 (October - December)
Fred Varley Drive to the Railway Tracks

Phase 4 (December)
Streetlighting: Railway Tracks to Highway 7

Note: Staging and timing are preliminary and will be finalized as the project progresses.

Main Street Unionville Restoration Project



HIGHLIGHTS OF MAIN STREET RESTORATION PART B

Phases 1, 2 and 3 each to be constructed in three stages:

- West boulevard (sidewalk)
- East boulevard (sidewalk)
- Roadway

Traffic & Access:

- Active work zones will be closed to through traffic during construction.
- Pedestrian access will be maintained
- Traffic management plans are being finalized

Note: Staging and timing are preliminary and will be finalized as the project progresses.

Main Street Unionville Restoration Project



During Part B of Main Street Restoration, a temporary lane will be installed on the west side of Main Street to accommodate parking, vehicle access, and deliveries.

This measure is being implemented to ensure convenience for businesses, visitors, and service vehicles throughout the construction period.

Ward 3 Development Update

Councillor Reid McAlpine

March 17, 2025

Ward 3 Development Update

Briarwood Farm - 16th Avenue

Smash Plaza

West of Smash Plaza

Bed Bath and Beyond

Kingdom – phases 1-4

No Frills

Hildebrandt

3882 Hwy 7

Scardred

Remington - Block 12

Remington - Enterprise and Andre Degrasse

Times - Warden and 7

Areyh – Warden south of Times

28 Main St

Digram Helen Ave

BMW Helen Ave.

Markville SP and CF Markville

Markham Centre SP

Update on Markville Secondary Plan and CF Markville Development Application

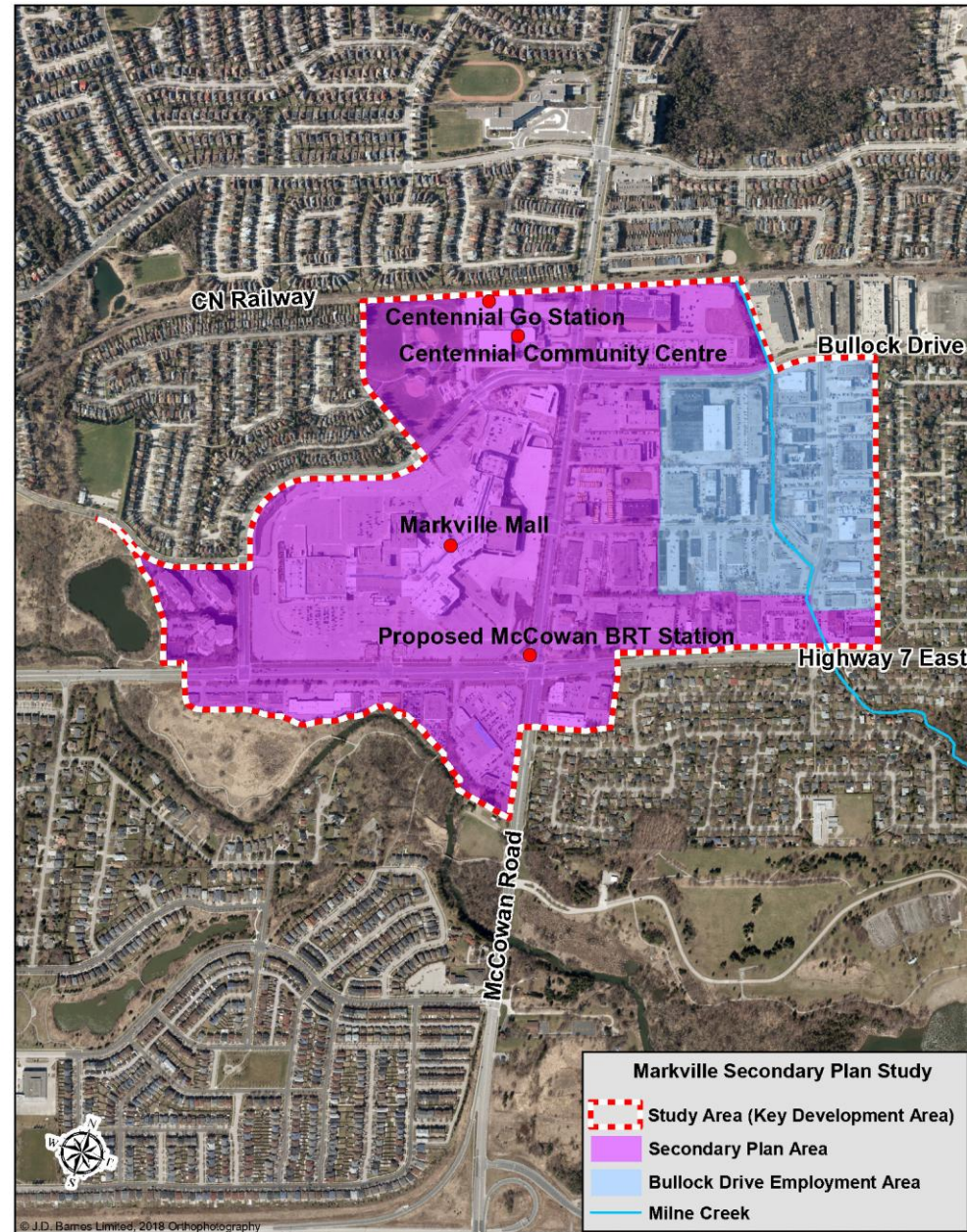
Unionville Residents Association
Peter Miasek
March 17, 2025

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Background to Secondary Plan

- Province requires Markham to plan for 610,000 people and 301,000 jobs by 2051, and to achieve 55%+ of its growth by intensification.
- Official Plans identify the Markville Key Development Area as an intensification area requiring a Secondary Plan to be developed to guide development.
 - Minimum density target of 200 people+jobs/hectare.
- City began work on the Markville Secondary Plan in May, 2022.
 - Land Use Plan – residential, commercial, employment, parks
 - Building heights. Total population + jobs
 - Streets and Block layout
 - Schools, amenities
 - Affordable housing targets
 - Detailed transportation and servicing studies

Markville Secondary Plan - Study Area – 110 hectares

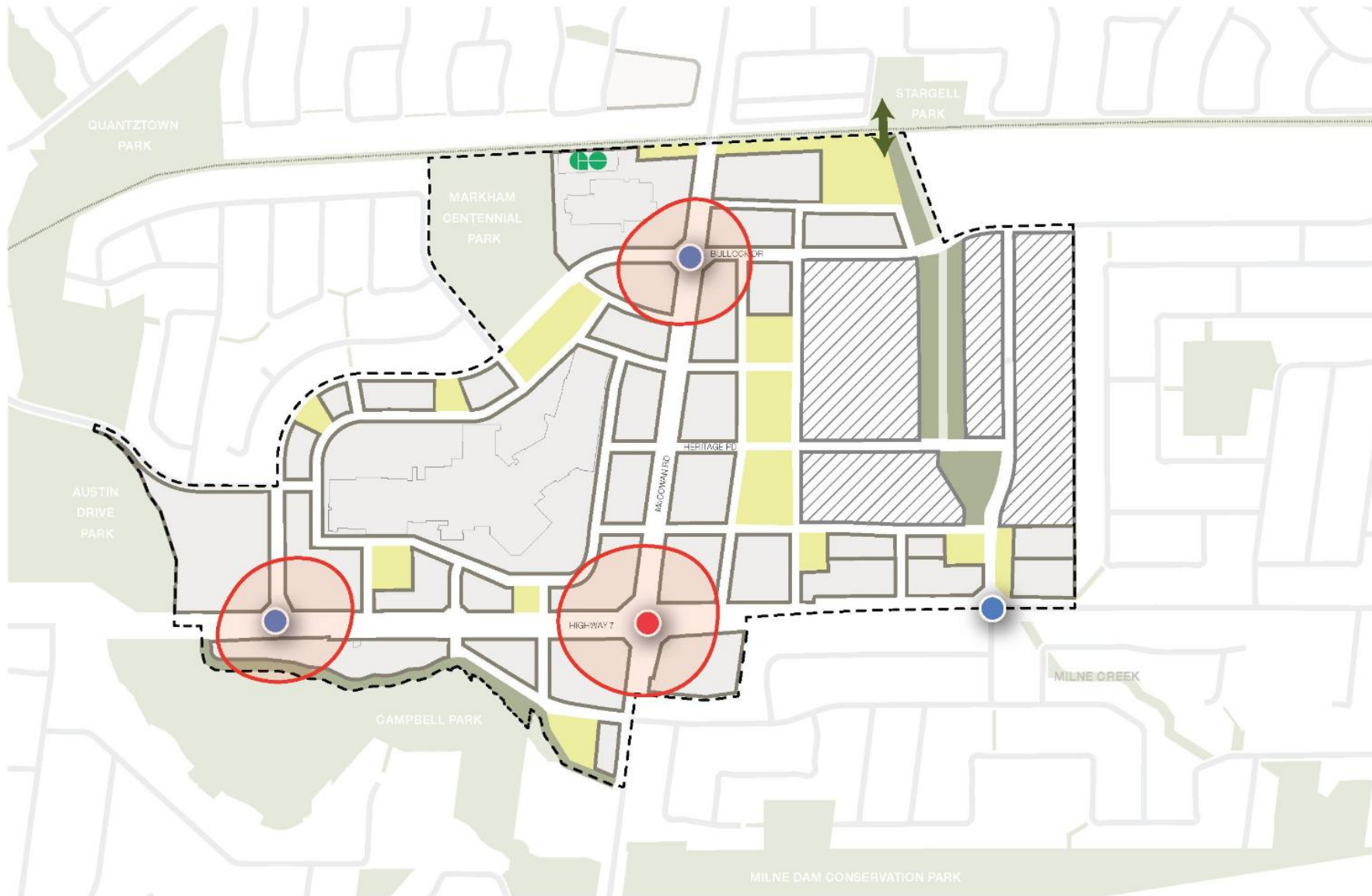


Chronology of Markville Secondary Plan Study

- May 2022 Study initiated
- Jan - May 2023 Three public information sessions.
Community associations formed to express opposition. Petition.
Lawn signs.
- Sep 2023 Private meeting with staff
- Dec 11, 2023 Emerging development concept released to Council
- Jan - Jun 2024 Three more public and private meetings
- Oct 3, 2024 Joint letter from 7 community associations submitted to staff

Markville Community Assn, Markham Community Connect Assn, Milne Dam Conservation Park Ratepayers Assn, South Unionville Residents Forum, Unionville Community Assn, Unionville Residents Assn, Unionville Volunteer Assn.

Emerging Concept – Community Structure



Legend

- Existing Park and Open Space
- Go Train Station
- Planned BRT Stop
- Potential BRT Stop
- Urban Block
- Employment Block
- Intensity Node / Corridor
- Potential Park and Open Space
- Potential Natural Heritage
- Potential Pedestrian / Cycle Crossing

Note: Community facilities and schools will be added at a later stage once confirmed.

People: ~28,000

Jobs: ~8,000

PPJ/ha: ~347

New Parks: ~6.0 ha



Emerging Concept – Built Form



Southeast View



Southwest View



Northeast View



Northwest View



Key Points from Emerging Concept

- 28,000 people + 8,000 jobs. Density of 350 people+jobs/hectare
- Building heights up to 40 stories, in three nodes
- Numerous new public streets and connecting linkages
- 6 hectares of new parkland in about 12 small parks (= 0.2 ha/1000 residents)
- Two elementary school sites
- Markville Mall retained

Key Community Concern Areas (per October 3, 2024 joint letter)

- Population Density
 - Why is density at 350 p+j/ha versus closer to the required minimum 200p+j/ha?
- Transportation/Parking
 - Heavy traffic congestion anticipated, especially due to high background developments such as Mt Joy and FUA.
 - Need clearly defined phasing plan linked to rapid transit improvements:
 - BRT on Highway 7
 - BRT on McCowan
 - Frequent (2-way, all-day 30 minutes) GO service
 - Grade separation at McCowan rail crossing
 - Reduce residential parking to 0.2 per unit. (FYI – province permits zero parking for developments near major transit).
- Parkland
 - Increase new parkland from 0.2 ha/1000 residents to approaching Markham's Official Plan target of 1.2 ha/1000 residents

Key Community Concern Areas (continued)

- Schools - reserve land for schools
 - FYI - Markville Secondary School expansion approved (18 classrooms)
 - FYI - Two elementary school sites in emerging concept
- Centennial Community Centre – needs expansion
- Affordable Housing - Increase purpose-built rental for seniors and families

Next Steps

- Awaiting staff response to our concerns
- Staff preparing Recommended Development Concept by June(?)

CF Markville Development Application

- Largest landowner in Markville area – 28.2 ha
- Application for Official Plan Amendment (OPA) for “master plan” - June 20, 2023
- Presentation to URA October 2, 2023
- Statutory Public Meeting held December 5, 2023
 - Mall will be retained, as it is one of CF’s most productive suburban malls. Sufficient mall parking to be retained.
 - Four phases of development, totaling 4340 residential units in 12 towers (30-45 storey) and several mid-rise buildings
 - Three public parks
 - Three no-build zones, meaning full build out will take decades (2085?)
- OPA application continues to be adjusted and is under review by staff
- Zoning Bylaw amendment application for Phase 1 received July 17, 2024
 - 5 towers between 30 and 45 stories at northwest corner Highway 7 and McCowan
 - 50% purpose-built rental
 - Underground parking for residents. Also a parking structure
 - Public park and POPS (Privately Owned Public Space)
- Phase 1 likely 10 years to complete after OP and ZB approvals (per Reid McAlpine)

CF Markville Development Plan

Conceptual Rendering – North East View



Summary of Transportation Studies by CF Markville

- Two studies submitted by applicant and reviewed by City staff.
 - Existing conditions, based on Transportation Tomorrow Surveys and field counts
 - Future conditions - travel demand from existing + redeveloped site + background growth; compared to capacity of anticipated road, transit and AT network.
 - Assumed mode split in the area (morning peak hour):

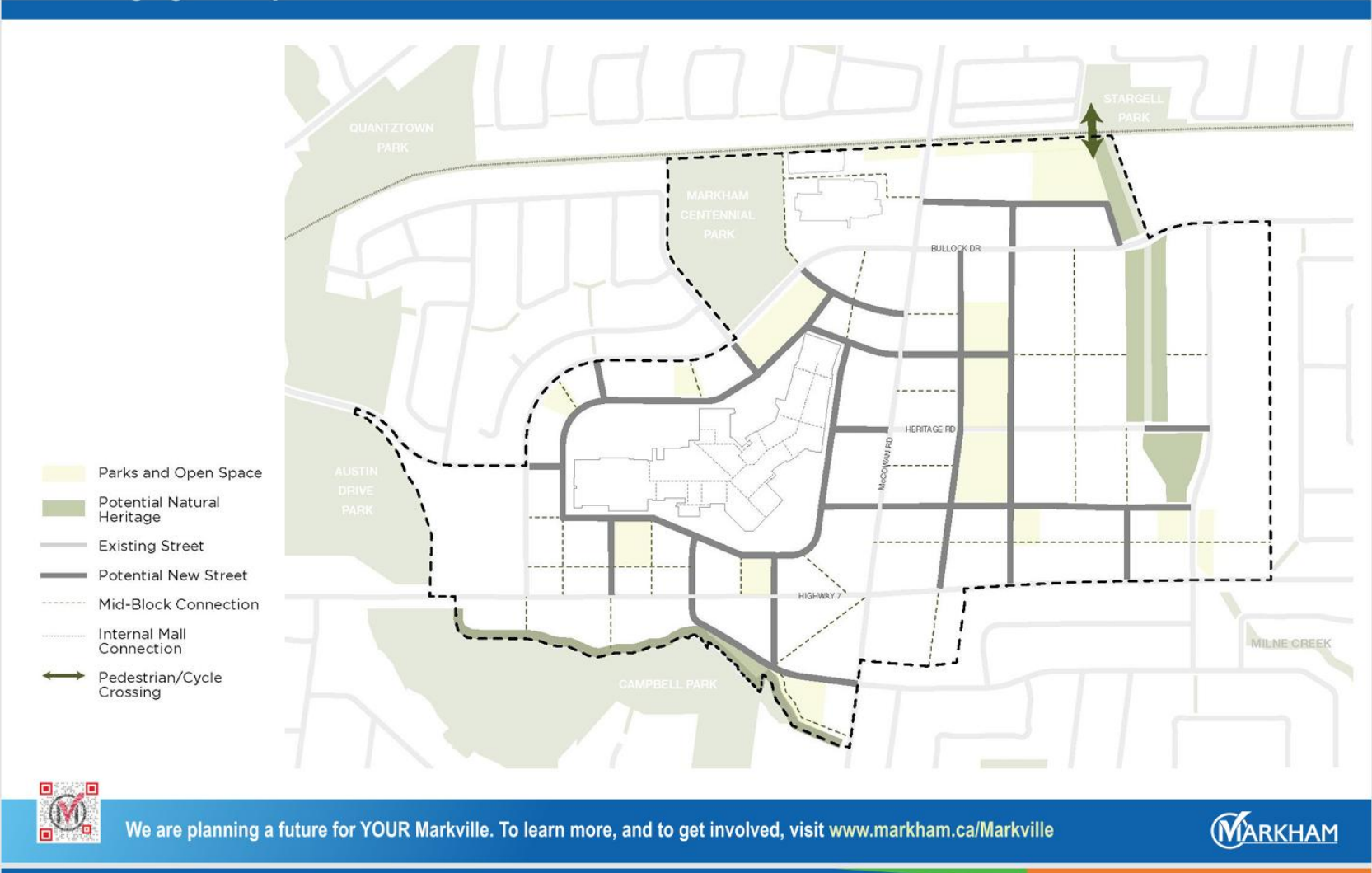
	Inbound		Outbound	
	Today	Future	Today	Future
Auto Driver	71%	41%	58%	30%
Auto Passenger	20%	12%	16%	8%
PUDO	2%	5%	5%	6%
Transit	4%	32%	16%	44%
Walk	2%	5%	5%	6%
Cycle	1%	5%	1%	6%

- Conclusion: “Under future total conditions, signalized and unsignalized area intersections will operate under **busy but acceptable conditions** during the weekday morning, afternoon and weekend peak periods”.

HOW TO ENGAGE

- **Join URA – \$10 for new member**
- **Subscribe to URA newsletter – free**
- **Follow on “yourvoicemarkham.ca”:**
 - **Your Markville**
 - **Markham Transportation Master Plan**
 - **Markham Official Plan Review**
- **Check MAPPIT – CF Markville OPA and ZBA**
- **Check agendas of Development Services Committee and listen/participate**
- **Participate in upcoming public meetings**

BACK- UP SLIDES



We are planning a future for YOUR Markville. To learn more, and to get involved, visit www.markham.ca/Markville





Emerging Concept – Land Use

