



“TOGETHER OUR VOICE IS STRONGER”

<http://unionvilleresidents.com>

**Deputation regarding Transmark Application for Official Plan and Zoning Bylaw
Amendments for 4261 Highway 7 (“Shoppes of Unionville”)**

Presented to Markham Development Services Committee

May 20, 2025

C:/URA-ShoppesofUville2025-05-20

This is an official deputation of the Unionville Residents Association (URA). This property is within our boundaries. As you know, it falls within the Markham Centre intensification area.

In a rapidly growing area like Markham Centre, it is essential that **good planning** principles be followed. For Markham Centre, this means completing and **living up to the Secondary Plan**. After many years of work, the draft Secondary Plan was released last July, 2024 and is due for finalization in Q3 of this year. URA looks forward to the final plan, and in the interim will continue to use the draft Secondary Plan as our guide to evaluate development proposals.

Recognizing that there are existing stable residential communities immediately to the north, and that there is the Unionville Heritage Conservation District to the east, Markham’s philosophy has always been to generally limit building heights on Highway 7 to 8 stories, and for heights to decrease as you proceed east along Highway 7 towards the Heritage District. This is reflected in the Secondary Plan, Maps SP7 and SP8, which we would call good planning.

And we are pleased to see that developers have followed this principle. This includes the development proposals immediately to the west of Transmark, which are following the secondary plan limits.

For the Transmark property, the secondary plan limits the height to 3 stories. This makes sense, as it is immediately adjacent to the Heritage District. Therefore we were **absolutely stunned** that the Transmark proposal is for two towers of 30 and 35 stories on an 8-story podium, totalling 860 residential units. **Nothing could be further from alignment with the draft Secondary Plan!!**

As mentioned, all the other developers along Highway 7 are complying with the Secondary Plan, so why can’t Transmark?

There is another misalignment also. The secondary plan proposes a road bisecting the Transmark property. The developer feels the road is not needed, so has not put it in his plans.

In conclusion, we have and need Secondary Plans for an important reason. The Transmark proposal completely disregards the draft Secondary Plan for Markham Centre, as well as other precedents in the area.

Please completely reject the Transmark proposal.