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Deputation regarding CF Markville Zoning By-Law Amendment (ZBA) Application for Phase I Development at 5000 Highway 7

*Email to Markham Development Services Committee Public Meeting Agenda Item 4.1 –
September 9, 2025*

This is an official deputation of the Unionville Residents Association (URA). We wish to comment on several key aspects of this ZBA application.

1. Revised, realistic Markville Secondary Plan (MSP) is needed first! On June 10, 2025, Development Services Committee (DSC) received a briefing on the draft final MSP. URA made a submission identifying many concerns, including the density being much too high at an incredible **400 people + jobs/hectare**, the absence of the multimodal transportation report, a mismatch with CF’s plans, and parkland deficiencies. DSC also identified concerns, including an unrealistic assumption of 10-minute, all-day two-way GO train service.

Although the multimodal transportation report is not yet public, some slides from that report were previously available. Despite the optimistic transit assumptions, all three future road network alternatives that were tested in the report gave a future **Level of Service of “F”**, namely failure, for the Highway 7/McCowan Road intersection. This needs to be addressed by staff. The obvious solution is to reduce density.

DSC sent the draft MSP back to staff for more work. Until it comes back and gets accepted, the ZBA for CF Markville Phase I should be on hold. We need to ensure that the total development in Markville is thoughtfully planned in the best interests of current and future residents and consistently executed in fairness to all landowners in the area.

2. Mismatch of parking ratio with the MSP Draft Final Study Report of June 10.

Although the June 10 MSP Study Report is flawed, it is all we have right now. There is a significant mismatch with this ZBA application. In the **MSP Study Report**, the study area's **average parking ratio is 0.4** per household. Yet, in this ZBA, **CF Markville is proposing 0.75 parking spaces per unit**, an almost **doubled parking ratio** versus the MSP. Why? Does this mean we will ask others to have no parking on their properties?

3. Missing important “Stage Gates” in this ZBA staff report. In the MSP Study Report, staff recommended three phases of development based on improvements to rapid transit. We were led to believe that the ZBA for Phase 1 would implement these phases. However, this ZBA staff report makes no reference to this infrastructure readiness as “Stage Gates”. The only reference of “holding symbol” was related to wastewater and servicing. We ask that public transit stage gates be detailed in this ZBA.

We urge that DSC DO NOT APPROVE the application as is. We respectfully request that staff take the points above into consideration when reviewing the CF Markville Phase 1 ZBA.

Thank you for your attention to these matters that are very important to the Markville community.

Stella Yu

Director Unionville Residents Association