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URA Members Meeting Minutes

Monday, October 06, 2025

Unionville Train Station

URA Directors:

Jóska Zérczi, Michael Gannon, Daniela Ghiculete, Donna Day, Peter Miasek, and Gene Genin

Elected Officials:

Reid McAlpine, Councillor Ward 3, City of Markham

Attendance: Approximately thirty-two members and guests.

1. Call to Order and President's Introduction (Jóska Zérczi)

URA President, Jóska Zérczi, called the meeting to order at 7:05pm. Jóska welcomed members and guests.

2. Committee Reports & Focus Topics

a. Markville Mall Redevelopment (Peter Miasek)

Cadillac-Fairview (CF), the owner of Markville Mall, has submitted a proposal to redevelop the property by constructing condominium buildings on the existing parking pad that surrounds the mall. The redevelopment is significant in scale, with plans to introduce approximately 26,000 new residents to the area adjacent to the mall.

In response to CF's application, city staff released a draft report in June outlining their preliminary assessment of the proposal. The Unionville Residents Association (URA) submitted a formal deputation, raising concerns about the potential problems associated with increased density and the assumptions underlying traffic planning for the project.

Following the URA's deputation, the city's Development Service Council acknowledged the issues identified and agreed to conduct more in-depth research into the anticipated traffic impacts. The Council also committed to reviewing the timing of the development to ensure it aligns with the expansion and build-out of public transportation infrastructure, thereby mitigating adverse effects on local traffic and community well-being.

3. Councillor Update (Reid McAlpine)

a. Markham 2026 Budget

Public consultation on the 2026 budget has started and will continue to January 2026.

b. Zoning for Additional Residential Units

To receive \$58.8M in federal housing assistance Markham must increase additional residential units from three to four per property. A public consultation meeting is scheduled for October 21st.

4. New Business

a. Honda Indy Announcement and Impact

The recent announcement that Markham will host the Honda Indy in Ward 3 for the next five years came as an unexpected development for residents. Many expressed surprise upon learning of this event, especially given its potential impact on the community.

Compounding these concerns, the start of preparatory construction at the Unionville GO station has generated significant traffic disruptions, intensifying the frustration felt by commuters in the area. The additional traffic chaos has contributed to heightened anxiety and dissatisfaction among those who regularly travel through this area.

In response to residents' concerns, the URA has organized a public meeting with key stakeholders such as Metrolinx, city staff and race organizers. In preparation for the October 27th meeting, members submitted questions and concerns. The questions will be compiled and sent in advance to relevant stakeholders.

5. Meeting Adjournment

Meeting adjourned at 8:30 pm.