

TRANSMITTAL

Apr 16, 2025

**To: Markham City Council, Development Services Committee,
Markham City Planning Staff
101 Town Centre Blvd, Markham, ON L3R 9W3**

**From: Markville Community Association
Unionville Residents Association
Markham Community Connect Association
South Unionville Resident Forum
Unionville Community Association
Unionville Volunteer Association
Milne Dam Conservation Park Ratepayers Association
South Unionville Community Association**

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Attention:

Frank Scarpitti

Michael Chan

Jim Jones

Joe Li

Alan Ho

Keith Irish

Ritch Lau

Reid McAlpine

Karen Rea

Andrew Keyes

Amanda Yeung Collucci

Juanita Nathan

Isa Lee

Elizabeth Martelluzzi

Sabrina Bordone

Stephen Lue

Giulio Cescato

Arvin Prasad

Enclosed

- 1, Petition Regarding Proposed Markville Secondary Plan and CF Markville OPA (Plan 23 126054) and Resident Signatures (collected up to Oct 2023)
- 2, Additional Resident Signatures (Collected to Date)
- 3, Letter to Markham City regarding Markville Secondary Plan (sent Oct 3, 2024)

Dear Mayor Frank Scarpitti, Members of Council, City Planning Staff

We are writing on behalf of seven local community associations to express our ongoing and serious concerns regarding the updated Official Plan Amendment (OPA) application submitted by Cadillac Fairview for the redevelopment of the Markville Mall site. We are resubmitting our **community petition**, which includes over **1,000 resident signatures collected in 2023**, along with **additional signatures gathered since**. This petition reflects broad and sustained opposition from the community to the current redevelopment proposal.

The petition letter and all collected signatures are attached to this submission for your reference and consideration.

We understand that the updated OPA will be brought forward for discussion at the upcoming DSC meeting on **April 22, 2025**. While we acknowledge that the revised plan includes a reduction in maximum building height from 45 to 39 stories, it is concerning that the total number of residential units has been **increased from 4,340 to 4,500**. This change increases population density without addressing the fundamental infrastructure challenges raised by local residents.

On **October 3, 2024**, the seven associations jointly submitted a letter summarizing our community's key policy requests regarding the broader **Markville Secondary Plan**, which includes the CF Markville site. The updated OPA **does not respond to our primary concerns**, including:

- Excessive density and inadequate infrastructure to support population growth
- High-rise towers proposed along Bullock Drive, adjacent to existing low-rise neighborhoods
- Existing traffic congestion at critical intersections such as **Highway 7 and McCowan**, which are already over capacity
- Lack of confirmed plans for expanded **school capacity**, parkland, and essential community services

These concerns were also acknowledged by **City staff** in prior discussions and correspondence. Staff previously confirmed that it would be prudent to **defer OPA**

approvals for large-scale redevelopment within the Markville Secondary Plan area until the study is completed—a position supported by our community.

We also seek clarification about Figure X in the proposed OPA, which shows H:15 and D:3.0 for the mall itself. This contradicts the plan and wording to retain the mall as-is.

Therefore, we respectfully request that **Council and DSC defer approval of the CF Markville OPA** until the Markville Secondary Plan is finalized and adopted. This will ensure:

- Proper alignment between individual development proposals and the community-supported vision of the Secondary Plan
- Infrastructure needs are clearly defined and planned
- Community concerns are meaningfully addressed in a coordinated and transparent manner

We appreciate the City's continued commitment to public consultation and thoughtful urban planning, and we urge you to uphold that commitment by ensuring that this redevelopment proceeds only after a comprehensive and community-informed planning framework is in place.

Thank you for your consideration.

Sincerely,

Markville Community Association
Unionville Residents Association
Unionville Volunteer Association
Markham Community Connect Association
South Unionville Residents Forum
Unionville Community Association
Milne Dam Conservation Park Ratepayers Association
South Unionville Community Association