



Statutory Public Meeting

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

Transmark Developments Ltd.

4261 Highway 7 in Markham Centre (Ward 3)

File PLAN 25 110915

May 20, 2025



Area Context

Strategic Plan 2020-2026

Building Markham's Future Together

- 2.02 ha (5 ac) overall
- Existing commercial plaza (Shoppes of Unionville)

North: residential (townhouses) and Long-Term Care Facility

East: commercial plaza and residential (detached dwellings)

South: Valley Lands

West: approved 8-storey residential building, vacant lands, and daycare



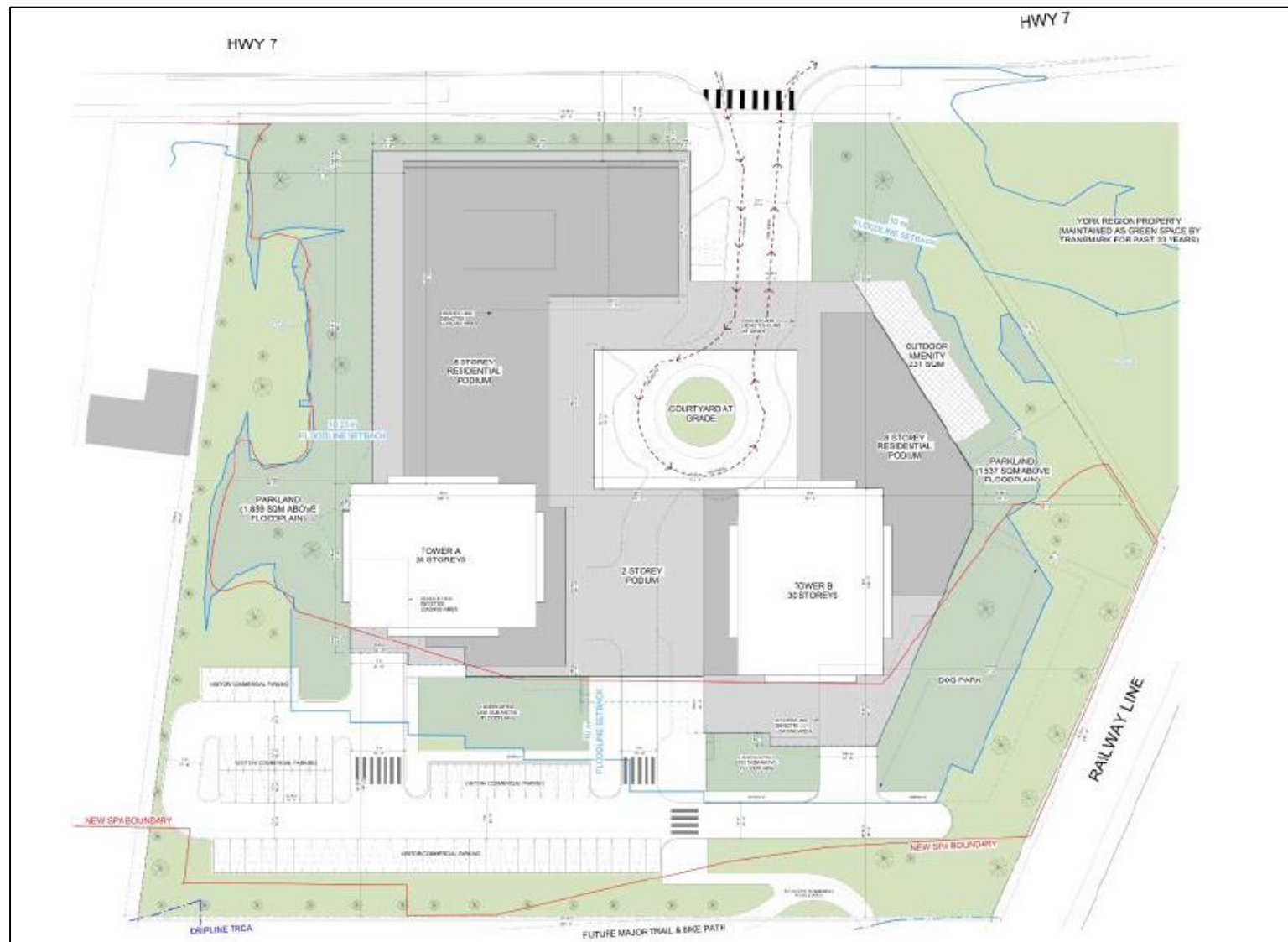


The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

- 30 and 35 storey towers
- 2 to 8 storey mixed-use podium
- 864 units
- 2,335 m² (25,131 ft²) retail
- 709 parking spaces
- Density 3.57 FSI





Official Plan and Emerging MCSP

Strategic Plan 2020-2026

Building Markham's Future Together

OPA 21:

- “Commercial Corridor Area”
- Max. 3.5 storeys

Emerging MCSP:

- “Mixed Use Low Rise” and “Public Park”
- Max. 3 storeys
- Max. 2 FSI

Special Policy Area:

- No intensification beyond existing OP land use permissions

Unionville Heritage Conservation District:

- Located 60 m from a cultural heritage resource




The Owner submitted an amendment to permit increased height and density.



OPA 21






Land Use

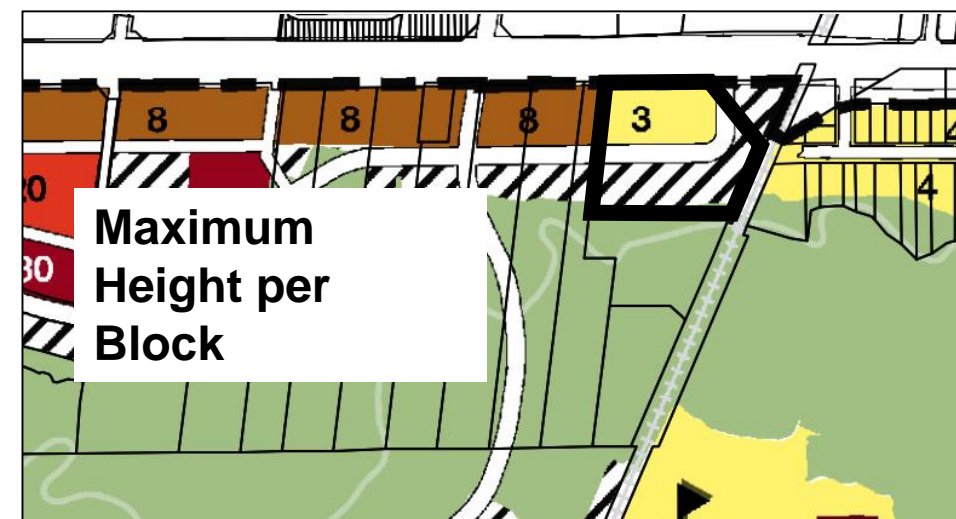
	COMMERCIAL CORRIDOR AREA
	COMMUNITY AMENITY AREA – GENERAL
	HAZARD LAND

Emerging MCSP Update (July 2024)



Land Use

	Mixed Use Low Rise
	Public Park
	Greenway



Maximum Height per Block



Required Zoning Amendment

Strategic Plan 2020-2026

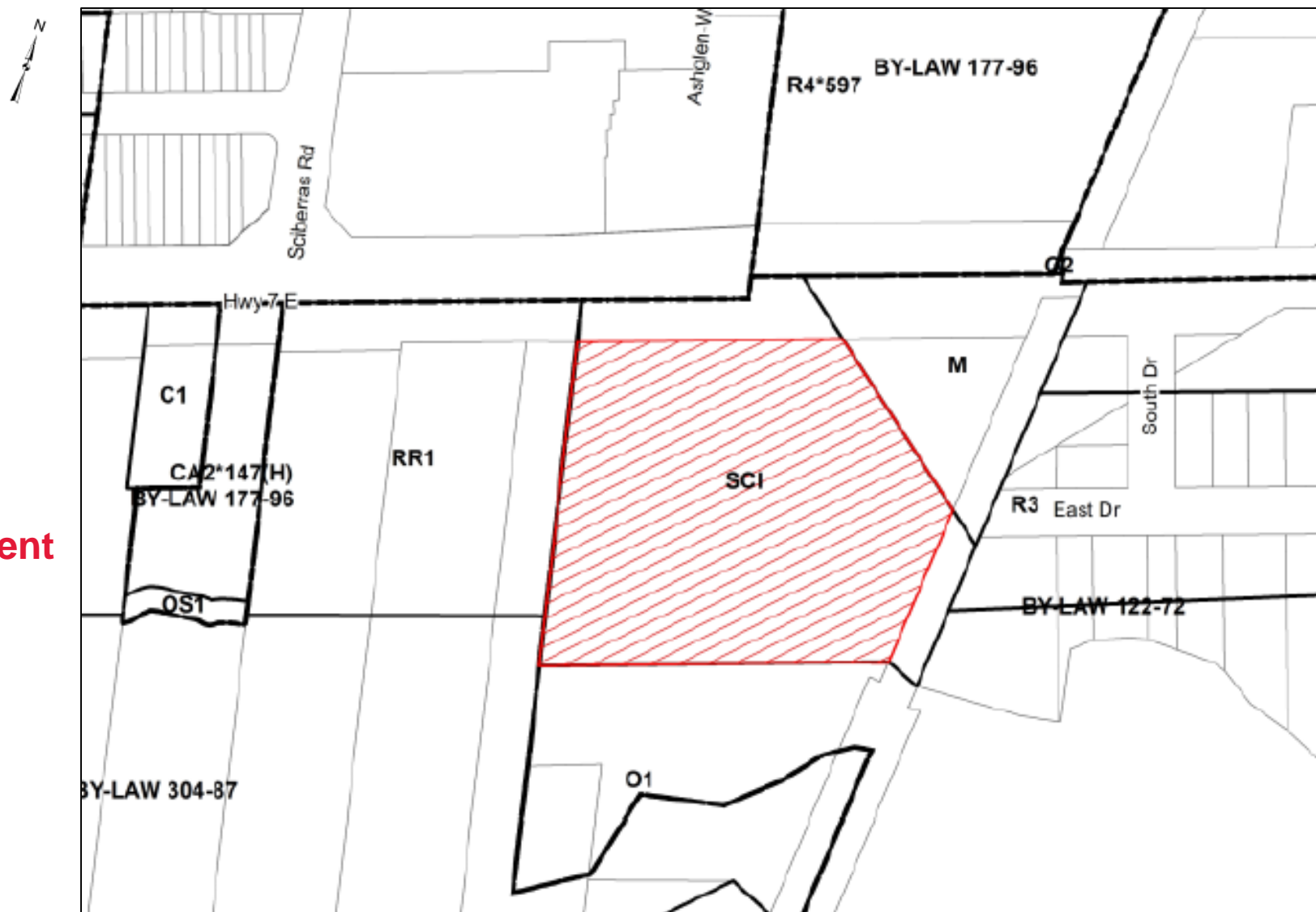
Building Markham's Future Together

SC1 Zone

- Permits a range of commercial uses
- Residential uses not permitted

The Owner submitted an amendment to permit the following:

- a mixed-use residential building
- maximum GFA
- maximum height
- minimum setbacks
- minimum parking





1. Staff will continue to review the Proposal

- In the existing policy framework context, with regard for the Markham Centre Secondary Plan Update Study
- Review the technical studies submitted in support of the Proposal, having regard for matters including, but not limited to, surrounding land uses, sun and shadow analysis, wind analysis, and municipal servicing
- Traffic impacts, road network, access, and transportation demand management (York Region approval)
- Floodplain analysis, Meander Belt Width Analysis, Wetland Risk Assessment, and Environmental Impact Study (TRCA approval)

2. Committee may refer the applications back to Staff

- Staff to prepare a Recommendation Report for a future DSC

3. Applicant will provide a detailed presentation on the Proposal



Thank you!