



May 20, 2025

Delivered Electronically via an Email Submission

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Development Services Committee
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Mr. Chair and Members of the Committee:

***Re: Public Meeting Information Report, Transmark Developments Ltd.
4261 Highway 7 East
Application for Official Plan and Zoning By-law Amendment***

We are planning consultants to Rouge View LP, c/o Nord Hub Canada Inc.- Metropole Developments Inc., the owners of the property at 4201 and 4217 Highway 7 East (the "Rouge View Site"), which is immediately west of the property at 4261 Highway 7 East (the "Transmark Site") that is subject of the Statutory Public Meeting.

Our Team was before this Committee on March 18, 2025 with respect to a proposed development for an 8-storey mixed-use building that is currently the subject of Zoning By-law Amendment and Draft Plan of Subdivision applications. We are currently working toward addressing the comments received on the applications in order to bring forward a final Zoning By-law to the Markham Council in the near future.

We were recently made aware of this Statutory Public Meeting for the Transmark Site. We have reviewed the Public Meeting Information Report prepared by City Planning Staff including the accompanying figures, in particular the Conceptual Site Plan (Figure 4) and the Conceptual 3D Views (Figure 5).

With respect to the proposed development on the Transmark Site, we have not been able to review additional supporting material, specifically a Sun and Shadow Study and a Transportation Impact Study, with respect to potential impact the proposed development may have on the Rouge View Site. We would welcome the opportunity to obtain these studies so that we can be informed about their content.

We thank you for the opportunity to provide these comments. If you have any questions regarding this letter, please do not hesitate to contact the undersigned of our office.

Yours truly,
Bousfields Inc.



Kate Cooper MCIP, RPP

cc. *Mr. Behzad Ghafouri, Rouge View LP, c/o Nord Hub Canada Inc. - Metropole
Developments Inc.*