



MEETING EXTRACT

DEVELOPMENT SERVICES PUBLIC MEETING

May 20, 2025

ITEM 4.3 - TRANSMARK DEVELOPMENTS LTD. AT 4261 HIGHWAY 7 EAST (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

4.3 PUBLIC MEETING INFORMATION REPORT, TRANSMARK DEVELOPMENTS LTD. AT 4261 HIGHWAY 7 EAST (WARD 3), APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TO PERMIT A MIXED-USE, HIGH-RISE DEVELOPMENT CONSISTING OF A 30- AND 35-STOREY TOWER WITH 864 RESIDENTIAL UNITS AND 2,335 M² (25,131 FT²) OR RETAIL SPACE AT 4261 HIGHWAY 7 EAST (WARD 3), FILE NO. PLAN 24 25 110915 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Transmark Developments Ltd.

The Committee Clerk advised that 175 notices were mailed on April 30, 2025 and a Public Meeting sign was posted on April 29, 2025. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Melissa Leung, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Stephan Kuzoff, Transmark Developments Ltd., provided a presentation on the proposed development application. Mr. Kuzoff expressed concern about the City's future plans to extend the Rouge-side Promenade through his property as it would leave him with little land to develop.

Mr. Lue explained the rationale for the future extension of Rouge-side Promenade, noting the extension is needed to accommodate the planned population of Markham Centre. Mr.

Lue emphasized that the purpose of tonight's Public Meeting is to review the Applicant's development application.

Sandra Tam, representing the Unionville Residents Association, provided a deputation in strong opposition to the development proposal. Ms. Tam suggested that the proposal should follow good planning principles and the emerging Markham Centre Secondary Plan, and that the heights of the towers should be limited to 3 storeys and decrease towards the heritage district. Ms. Tam also expressed concern that the development application does not include the proposed road through the property, as indicated in the emerging Markham Centre Secondary Plan. Ms. Tam asked Council to reject the application due it not aligning with emerging Markham Centre Secondary Plan.

The Committee provided the following feedback on the proposed development:

- Expressed concern that the proposed height of the towers in the development application does not align with the emerging Markham Centre Secondary Plan or the vision for the Unionville Conservation District.
- Expressed concern that the plans for the Unionville GO Station are not known at this time.
- Suggested that the City could possibly support four to eight storeys on the Subject Lands due to it being located far enough from the Unionville Conservation District while remaining respectful of the Heritage District and the Mainstreet Unionville Vision Plan which only envisions three-storey developments along this stretch of Highway 7.
- Noted that the road network being proposed in the emerging Markham Centre Secondary Plan is critical to the overall plan for the area.
- Suggested that the City needs to understand what an underpass through the rail tracks would look like in this area along with any impacts of potential grade separation on Highway 7.
- Noted that City should work with the Applicant to optimize the development potential of the lands.

Staff responded and provided clarification to inquiries from the Applicant and the Committee.

Moved by Reid McAlpine

Seconded by Regional Councillor Jim Jones

- 1. That the deputation by Sandara Tam, Unionville Residents Association, be received; and,**
- 2. That the written submission by Kate Cooper (Bousfield's Inc.) be received; and,**

3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a mixed-use, high-rise development consisting of a 30-and 35-storey tower with 864 residential units located at 4261 Highway 7, Ward 3, File No. PLAN 25 110915”, be received; and,
4. That the Record of the Public Meeting held on May 20, 2025 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
5. That the application by Transmark Developments Ltd. for a proposed Official Plan and Zoning By-law Amendment (PLAN 25 110915) be referred back to Staff for a report and a recommendation; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried