



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, January 20, 2026

APPLICATION TYPE: Official Plan and Zoning By-law Amendment (the "Applications")

OWNER: OnePiece (MS) Developments Inc. (the "Owner")

AGENT: Goldberg Group

LOCATION | WARD: 28 Main Street, Unionville (East Parcel) | Ward 3

FILE NUMBER: PLAN 25 140590

PREPARED BY: Melissa Leung, RPP MCIP, Senior Planner, Central District

REVIEWED BY: Stephen Corr, RPP, MCIP, Manager, Central District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: A 39-storey mixed-use purpose-built rental building with 401 residential units, 611 m² (6,581 ft²) of ground floor retail, and a new 0.45 ha (1.11 ac) public park (the "Proposed Development")

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received and deemed the Applications complete on November 21, 2025. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal ("OLT") for a non-decision, ends on March 21, 2026.

The Applications are related to a Site Plan application (File SPC 15 119946). The Subject Lands are also subject to other applications under the Planning Act including an Official Plan and Zoning By-law Amendment (File PLAN 19 142690) and a consent application (File No. B/036/24).

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for January 20, 2026
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Continued review of File SPC 15 119946

BACKGROUND

Figures 1 to 4 show the 0.78 ha (1.93 ac) vacant Subject Lands, located on the north side of Enterprise Boulevard, between Bill Crothers Drive and Main Street Unionville. Figure 2 shows the surrounding land uses.

The Proposed Development includes a 33-storey tower on a 6-storey podium (39-storeys total) with the following metrics, and as shown in Figure 4

- Residential Gross Floor Area: 22,119 m² (238,087 ft²)
- Retail Space: 611 m² (6,581 ft²)
- Dwelling Units: 401 purpose-built rental units
- Parking Spaces: 345 spaces (including 68 visitors and 12 barrier-free) in one underground level and six levels within the podium
- Density: 8.74 FSI
- Public Park: 0.45 ha (1.11 ac)

The Owner proposes to amend the 1987 Official Plan (the “1987 OP”) and the Markham Centre Secondary Plan (“OPA 21”) to permit the Proposed Development, with regard for the draft policy framework on the update to OPA 21

The policies of the 2014 Official Plan state that until an approval of an updated Markham Centre Secondary Plan (“MCSP”) for the Regional Centre-Markham Centre lands, the 1987 OP policies, as amended by OPA 21, shall apply to the Subject Lands.

- Current Designation (OPA 21): “Community Amenity Area – Major Urban Place” (amended by OPA 219, as approved by the Local Planning Appeal Tribunal in February 2019)
- Permitted Uses (OPA 21): a 29-storey mixed-use development on the western portion of the Subject Lands and a public park on the eastern portion of the Subject Lands (amended by OPA 219, as approved by the Local Planning Appeal Tribunal in February 2019)

On July 3, 2024, the draft framework for the update to the Markham Centre Secondary Plan was presented to DSC, which includes the draft policies and schedules, and the following:

- Designation: “Mixed Use High Rise” and “Public Park”
- Permitted Uses: a high-density mixed-use development with a maximum height of 40 storeys and a density of 10 FSI, and a public park on the eastern portion of the Subject Lands

Owner’s Proposal:

- a) to modify the boundaries of the public park
- b) to increase the building height from 29-storeys to 39-storeys
- c) to modify the number of residential units from 673 over the Subject Lands and the lands identified in Figure 2 as “Other lands owned by the applicant, not part of this application” to permit the proposed 401 purpose-built rental units on the Subject Lands only

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to the Markham Centre By-law 2004-196, as further amended by Site-Specific By-law Amendment 2018-134, as shown in Figure 3.

- Current Zone:
 - West Portion: “Markham Centre Downtown Two – Hold” (MC-D2*28[H])
 - East Portion: “Markham Centre Public Space One” (MC-PS1)
- Permissions:
 - West Portion: apartment dwellings with a maximum of 311 units and a range of commercial uses
 - East Portion: parks, parking areas, and some commercial uses

Owner’s Proposal:

- a) to amend the By-law and incorporate site-specific development standards on the Subject Lands including, but not limited to, the following:
 - i) a maximum of 401 residential units; whereas 311 units is permitted and a total of 673 units are permitted over the Subject Lands and the lands identified in Figure 2 as “Other lands owned by the applicant, not part of this application”
 - ii) a maximum non-residential net floor area of 650 m²; whereas 1,000 m² is permitted
 - iii) a maximum geodetic building height of 310 m and 205 m (~ 39-storeys and 7-storeys, respectively); whereas 281 m and 210 m is permitted (~ 29-storeys and 9-storeys, respectively) – NOTE: established grade shall mean a Canadian Geodetic Datum elevation of 176.05 m
 - iv) a minimum setback to the north lot line: 6 m (first 6 storeys) and 14 m (above the 6th storey; whereas 9 m is permitted
 - v) a minimum setback to public park: 0 m from the public park (first 6 storeys) and 2 m (above the 6th storey); whereas 21 m is permitted
 - vi) a minimum setback to south lot line: 0 m (first 6 storeys), 2 m (above the 6th storey); whereas 0.5 m is permitted
 - vii) a minimum setback to the west lot line: 1 m; whereas 0.5 m is permitted

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework, regarding the emerging MCSP Update.

b) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions, if required, and will be secured as a condition of any future Site Plan Approval, to be paid prior to the issuance of a first building permit.

c) Parkland Dedication and Other Financial Contributions

- i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
- ii) Incorporating appropriate affordable housing and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination the appropriateness of the height, density, built form, and land use mix.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and the impacts to the immediate surrounding areas.
- iv) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
- v) Review of the ongoing Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the LEED Silver Certification or the Sustainability Metrics Program, to be secured as part of any future Site Plan Approval.

h) External Agency Review

- i) The Applications must be reviewed by the York Region, the Toronto and Region Conservation Authority, and Metrolinx and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) Should the Applications be approved, the Owner shall finalize the Site Plan Application (File SPC 15 119946) currently under review, including executing any required agreements with the City, and satisfy any outstanding obligations with the City and any other applicable agency, financial or otherwise.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Elevations (South and North)

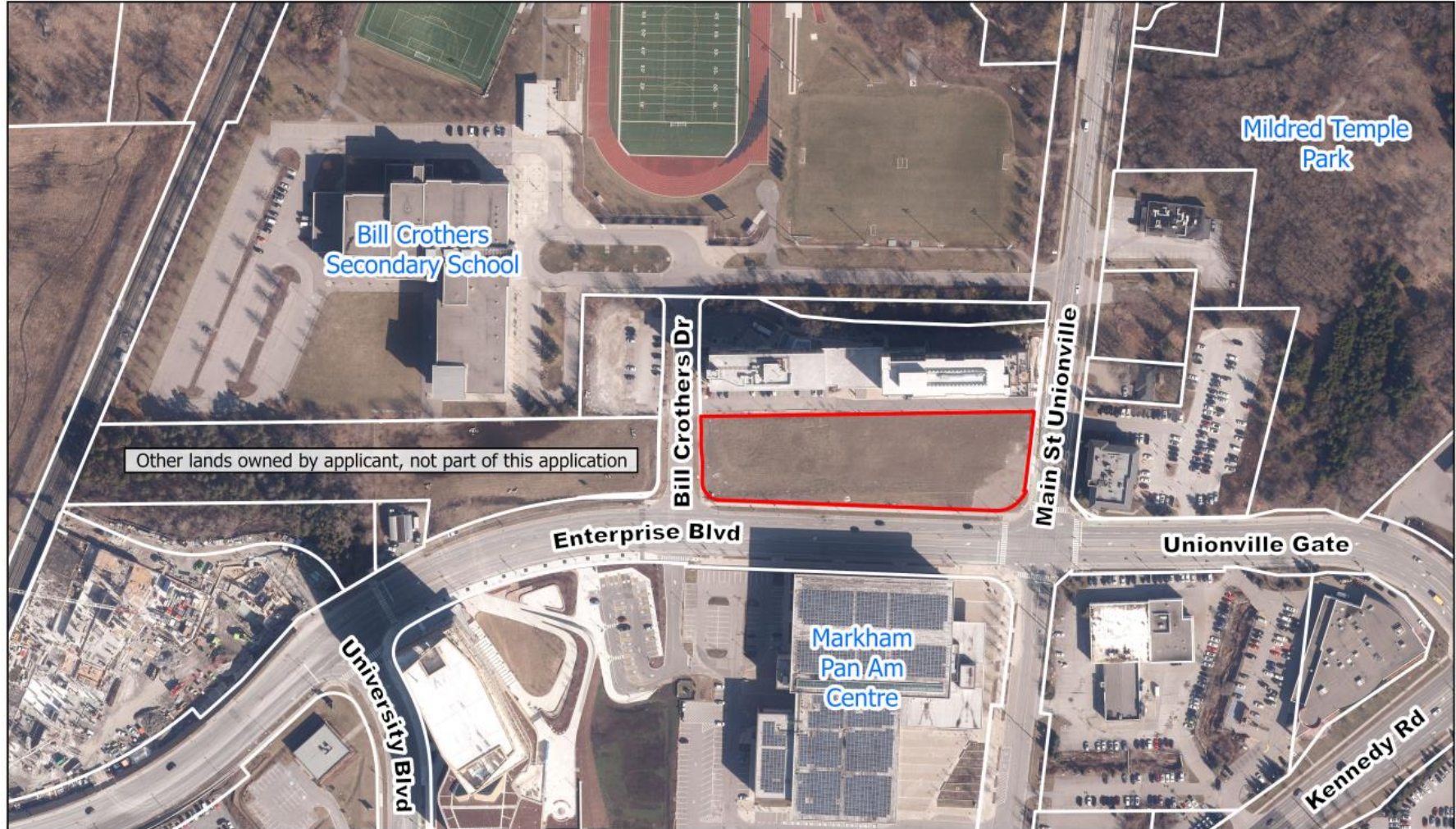
Figure 6: Conceptual Elevations (East and West)

Figure 7: Conceptual Renderings

Figure 1: Location Map



Figure 2: Aerial Photo



 SUBJECT LANDS



Figure 4: Conceptual Site Plan

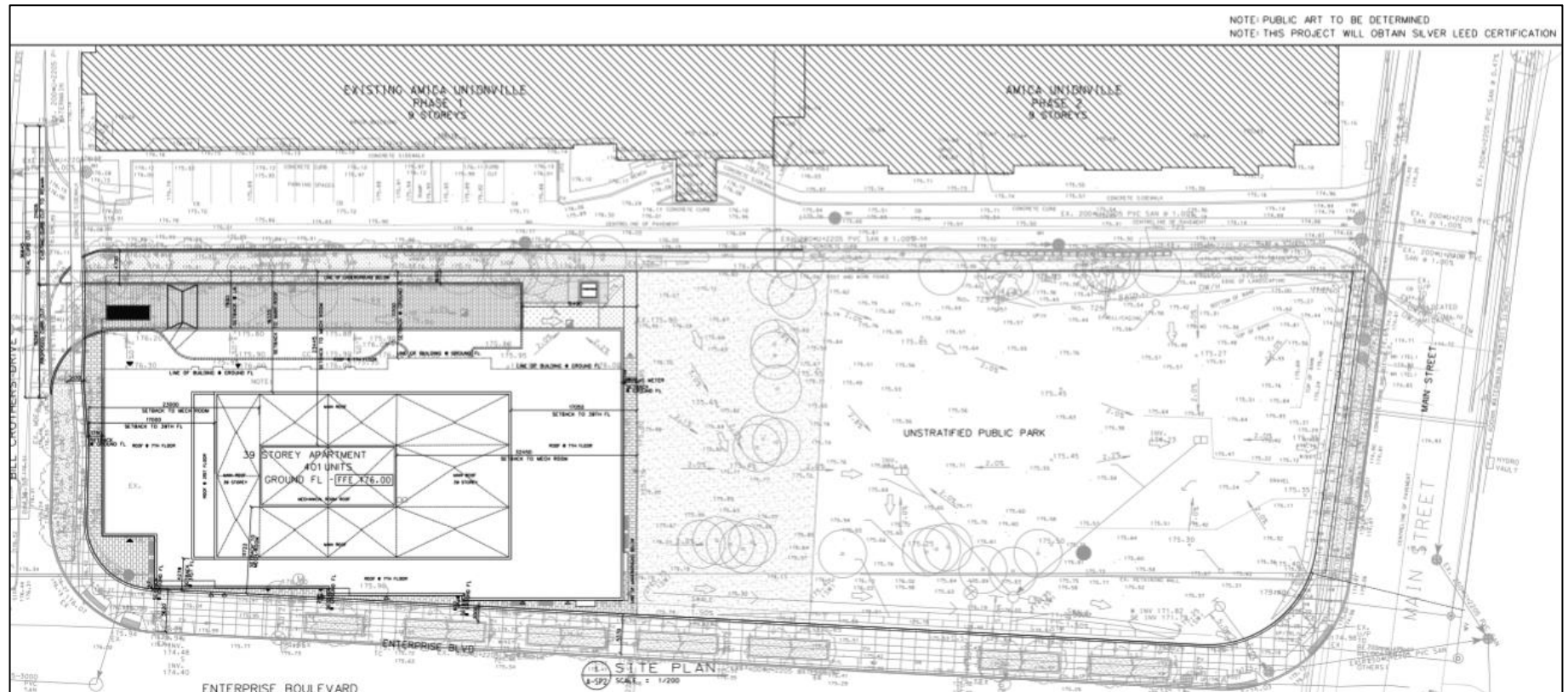


Figure 5: Conceptual Elevations (South and North)

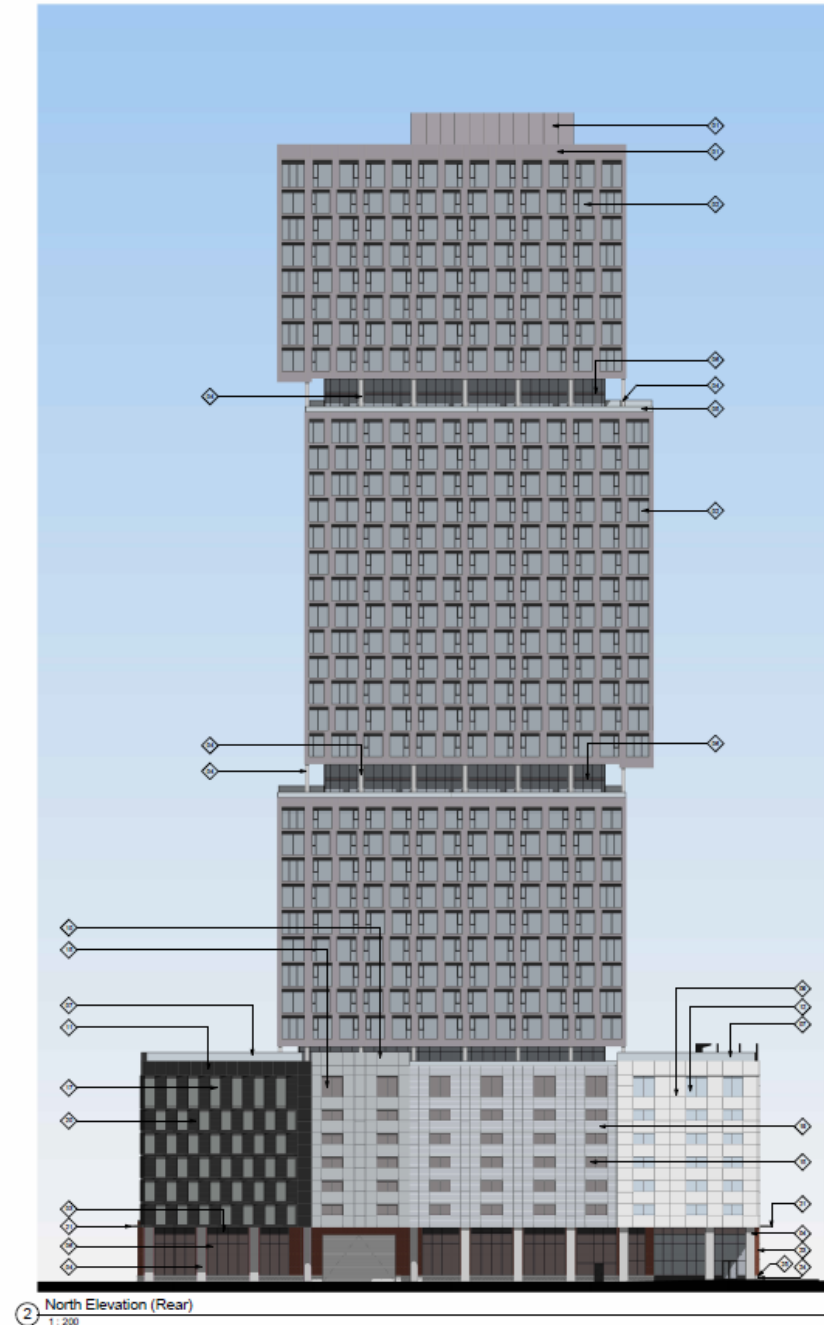
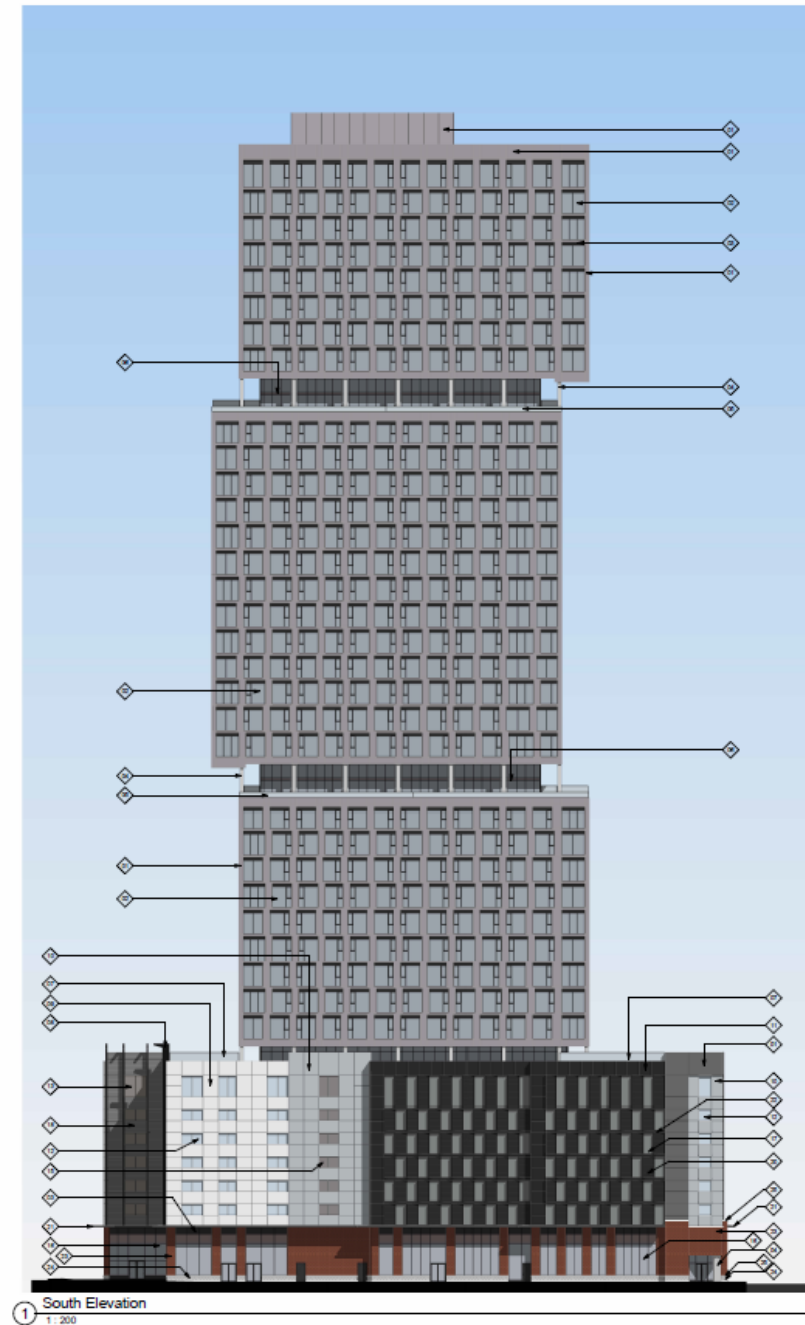


Figure 6: Conceptual Renderings (East and West)

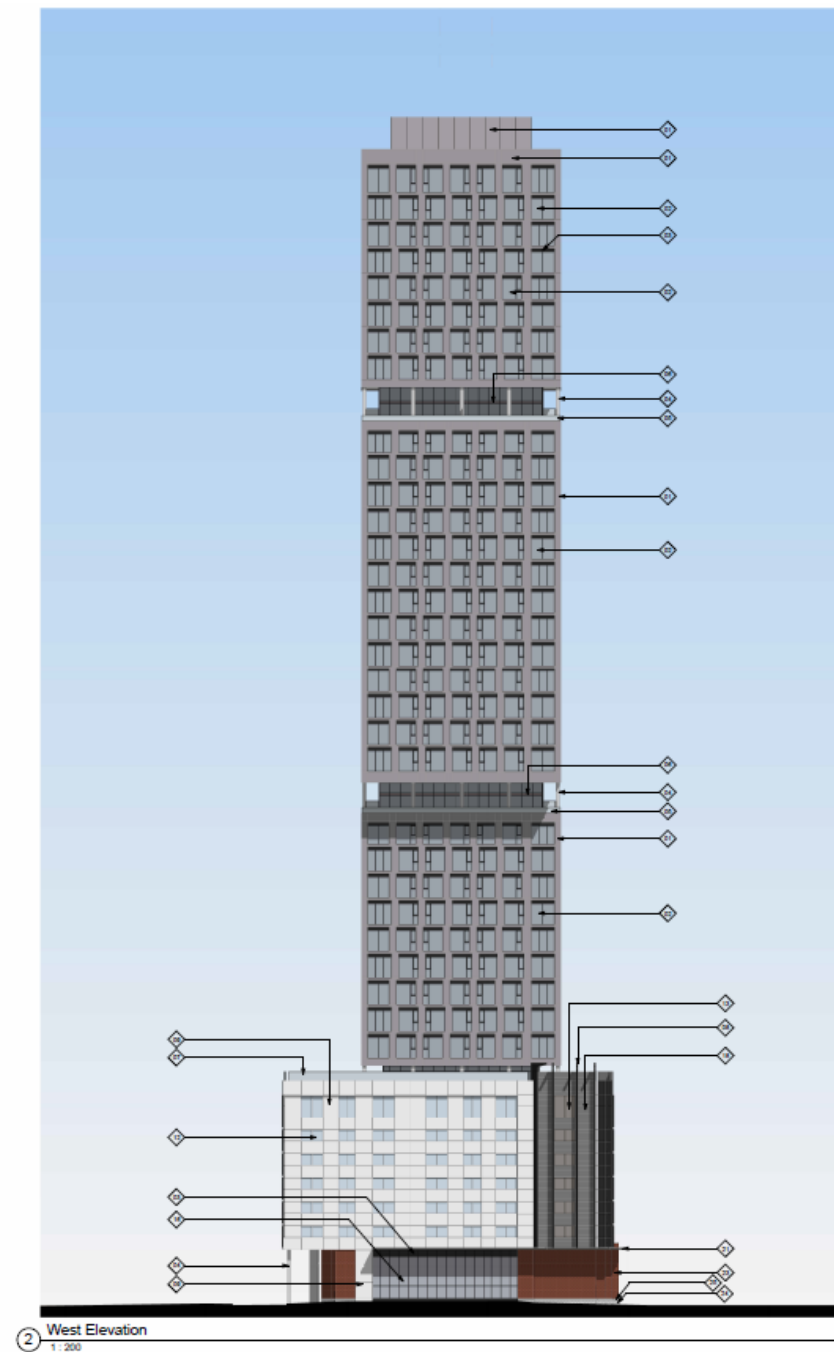
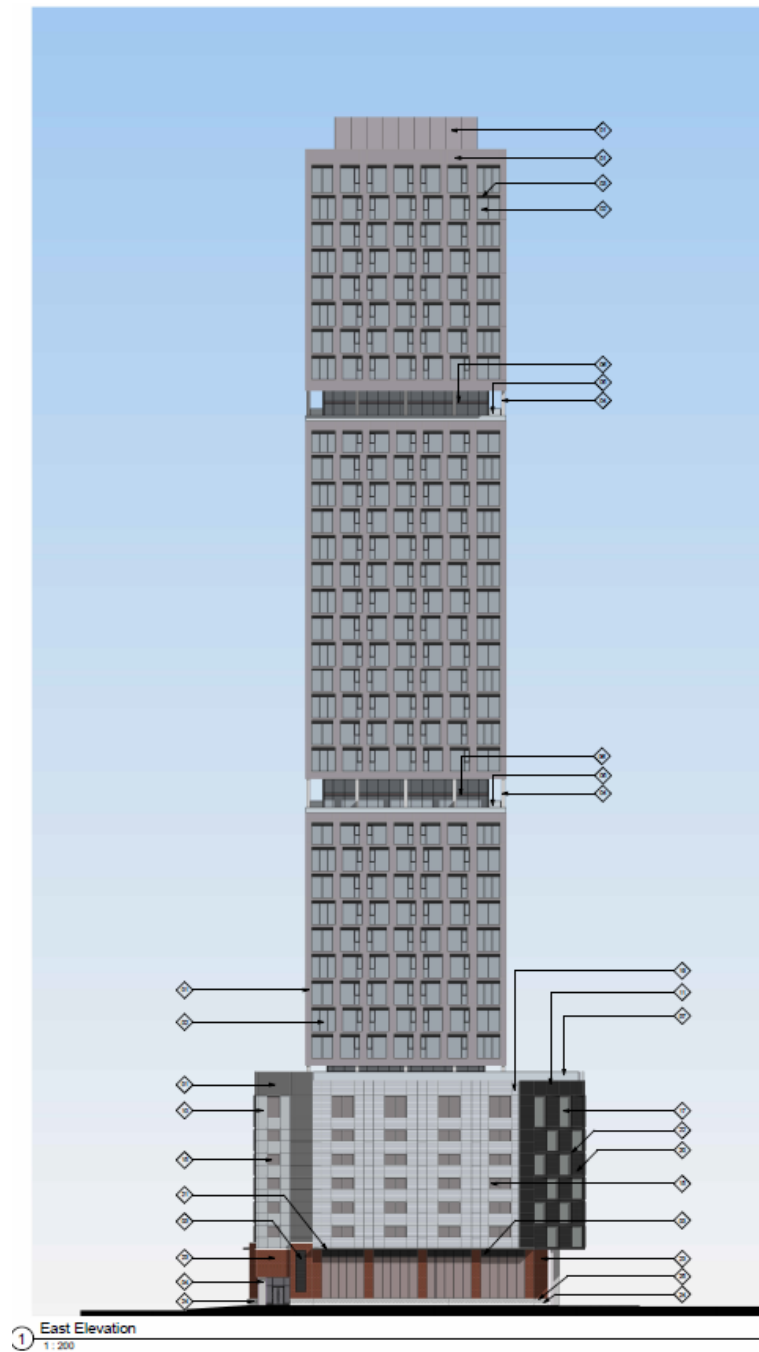


Figure 7: Conceptual Renderings

