



Development Services Commission PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, May 20, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Transmark Developments Ltd. (Shoppes of Unionville) (the "Owner")		
Agent:	Scott Shields Architects		
Proposal:	A mixed-use, high-rise development consisting of a 30- and 35-storey tower with 864 residential units and 2,335 m ² (25,131 ft ²) or retail space (the “Proposed Development”)		
Location:	4261 Highway 7 East (the “Subject Lands”)		
File Number:	PLAN 25 110915	Ward:	3
Prepared By:	Melissa Leung, RPP, MCIP Senior Planner, Central Planning District		
Reviewed By:	Barton Leung Acting Manager, Central District	Stephen Lue, RPP, MCIP Senior Manager, 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 deemed the Applications complete on April 15, 2025. The 120-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on August 13, 2025.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for May 20, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan application

BACKGROUND

Subject Lands and Area Context

The 2.02 ha (5 ac) Subject Lands are located on the south side of Highway 7 East and generally west of Main Street Unionville (and the Unionville Heritage Conservation District), and are currently occupied by the Shoppes of Unionville commercial plaza, as shown in Figures 1 and 2. Figure 3 shows the surrounding land uses.

Table 1 summarizes the Owner's Proposed Development

Table 1: the Proposed Development (see Figures 4 and 5)	
Residential Gross Floor Area:	69,846 m ² (751,816 ft ²)
Retail Gross Floor Area:	2,335 m ² (25,131 ft ²)
Dwelling Units:	864
Building Height (storeys):	Tower A: 35 storeys; Tower B: 30 storeys; Podium: 2-8 storeys
Density:	3.57 times the area of the Subject Lands (Floor Space Index – “FSI”)
Parking Spaces:	709 (including 130 visitor/commercial spaces) in two levels of underground parking and two levels within the podium

Table 2 summarizes the Owner's proposal to amend the 1987 Official Plan (the “1987 OP”) and the Markham Centre Secondary Plan (“OPA 21”) to permit the Proposed Development

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 OP, as amended by OPA 21, shall apply to the Subject Lands.

Staff note that OPA 21 and the ongoing Markham Centre Secondary Plan (“MCSP”) update both identify a portion of the Subject Lands as being located within a Special Policy Area (“SPA”). Any change or modification to policies or designations within a SPA requires the approval of the Ministers of Municipal Affairs and Housing and Natural Resources. Re-development within the SPA may be permitted where it would not result in any intensification above and beyond existing Official Plan land use permissions. Given that the portion of the Proposed Development that is located within the SPA meets the requirements of OPA 21 and the MCSP Update, as identified in Table 2 below, the Proposed Development is exempt from Ministry approval.

Table 2: Official Plan Amendment Information		
	OPA 21	MCSP Update July 3, 2024, Draft Policy Framework
Designation:	“Commercial Corridor Area”	• “Mixed Use Low Rise” (on the northern portion of the Subject Lands) • “Public Park” (on the eastern and southern portion of the Subject Lands)
Permitted uses:	• Residential uses shall be limited to a maximum of two storeys over the ground floor commercial or other permitted uses in mixed use developments • Uses that generate high volumes of traffic or have high traffic turnover shall generally not be permitted	• Plaza-type commercial and other uses along Highway 7 with modest intensification of commercial properties while maintaining a ground floor non-residential component • A mix of residential, retail, restaurant and service uses on lands designated “Mixed Use Low Rise” • Public park, field sports and recreational amenities, playgrounds, multifunctional space for social gatherings, public art, and passive and nature-based public recreational activities on lands designated “Public Park”
Permitted Height and Density:	Low-rise buildings, generally not to exceed 3.5 storeys Note: “Community Amenity Area – Major Urban Plan” permits a density of 80 to 148 units per hectare (UPH).	• Maximum height of 3 storeys • Maximum 2 FSI
Proposal:	The Owner proposes to amend the Secondary Plan [OPA 21 (MCSP)] to: • redesignate the lands from “Commercial Corridor Area” to “Community Amenity Area – Major Urban Place” • increase the maximum building height from 3.5 (3) to 35 storeys • increase the maximum residential dwelling units to 870	

Table 2: Official Plan Amendment Information		
	OPA 21	MCSP Update July 3, 2024, Draft Policy Framework
	increase the maximum density from 148 UPH (2 FSI) to 427.7 UPH (3.57 FSI)	

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

The Proposed Development is subject to By-law 122-72, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Special Commercial One” (SC1)
Permissions:	A range of commercial uses including, but not limited to, animal hospitals and veterinary establishments, bakeries, banks and financial institutions, business and professional offices, commercial schools, dry cleaning establishments, goods and equipment rental, health centres, indoor creation establishments, personal service shops, photocopying services, photography studios, restaurants, retail stores, and service shops.
Proposal:	The Owner proposes to delete the entirety of the Subject Lands from By-law 122-72 and incorporate it into the Markham Centre By-law 2004-196, as amended, to permit a mixed-use residential building and incorporate site-specific development standards including, but not limited to, maximum gross floor area, maximum height, minimum setbacks, and minimum parking requirements.

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, with regard to 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 will be identified as part of any future amending Zoning By-law.
- 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, purpose-built rental, secondary suites, seniors 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 of whether the height, density, built form, and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
 - iv) Traffic impact, road networks, vehicular access, transportation demand management, and ensuring the adequate supply of parking spaces for the commercial and residential uses.
 - v) Review of all technical studies submitted in support of the Proposed Development.
- g) Sustainable Development**
 - i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) Heritage Matters

- i) The Applications will be reviewed by the Heritage Markham Committee to determine if the proposed development has any impact on the heritage attributes of the adjacent cultural heritage resource (Unionville Heritage Conservation District).

i) 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.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual 3D Views

Figure 1

Location Map

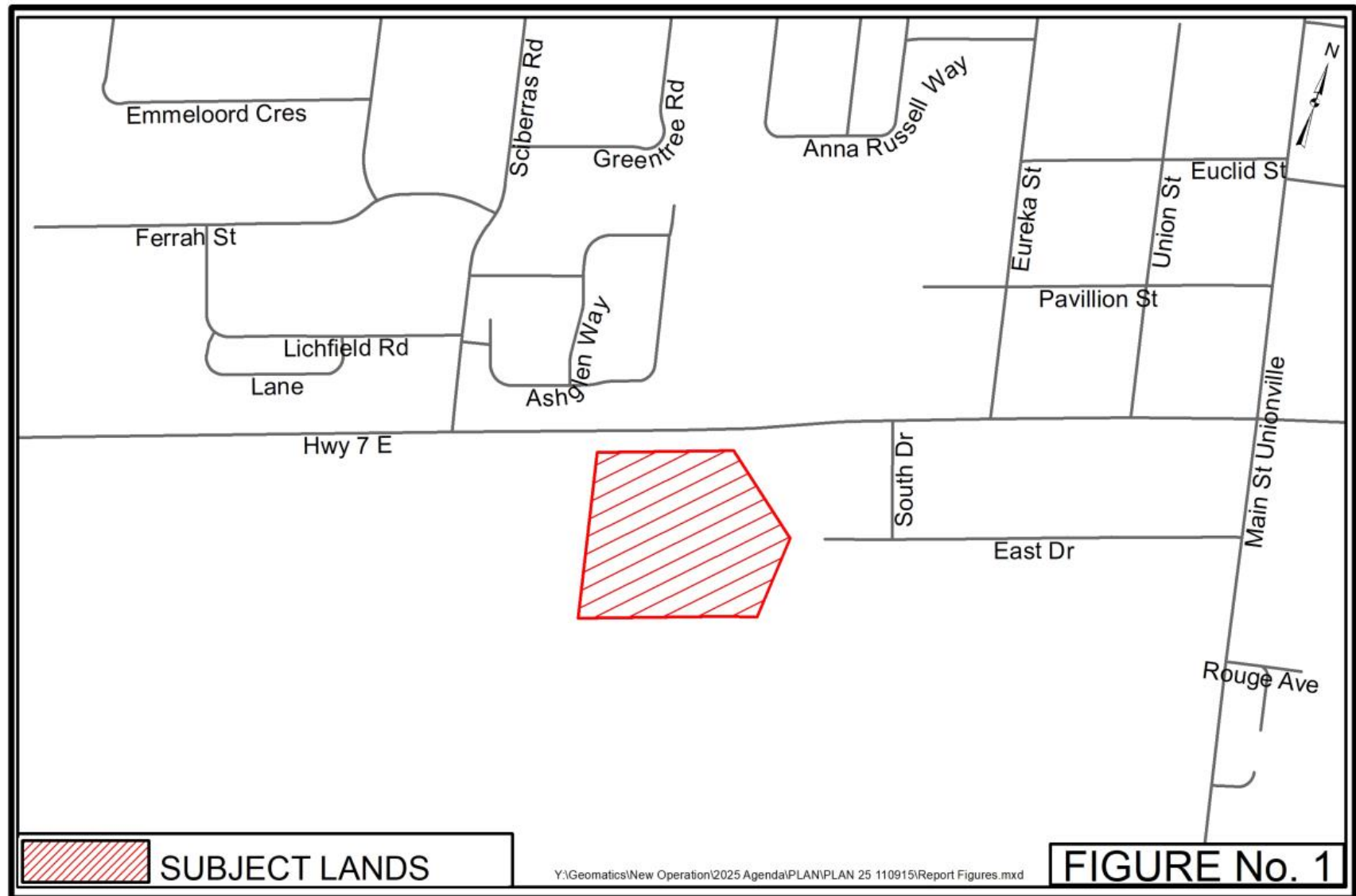


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan

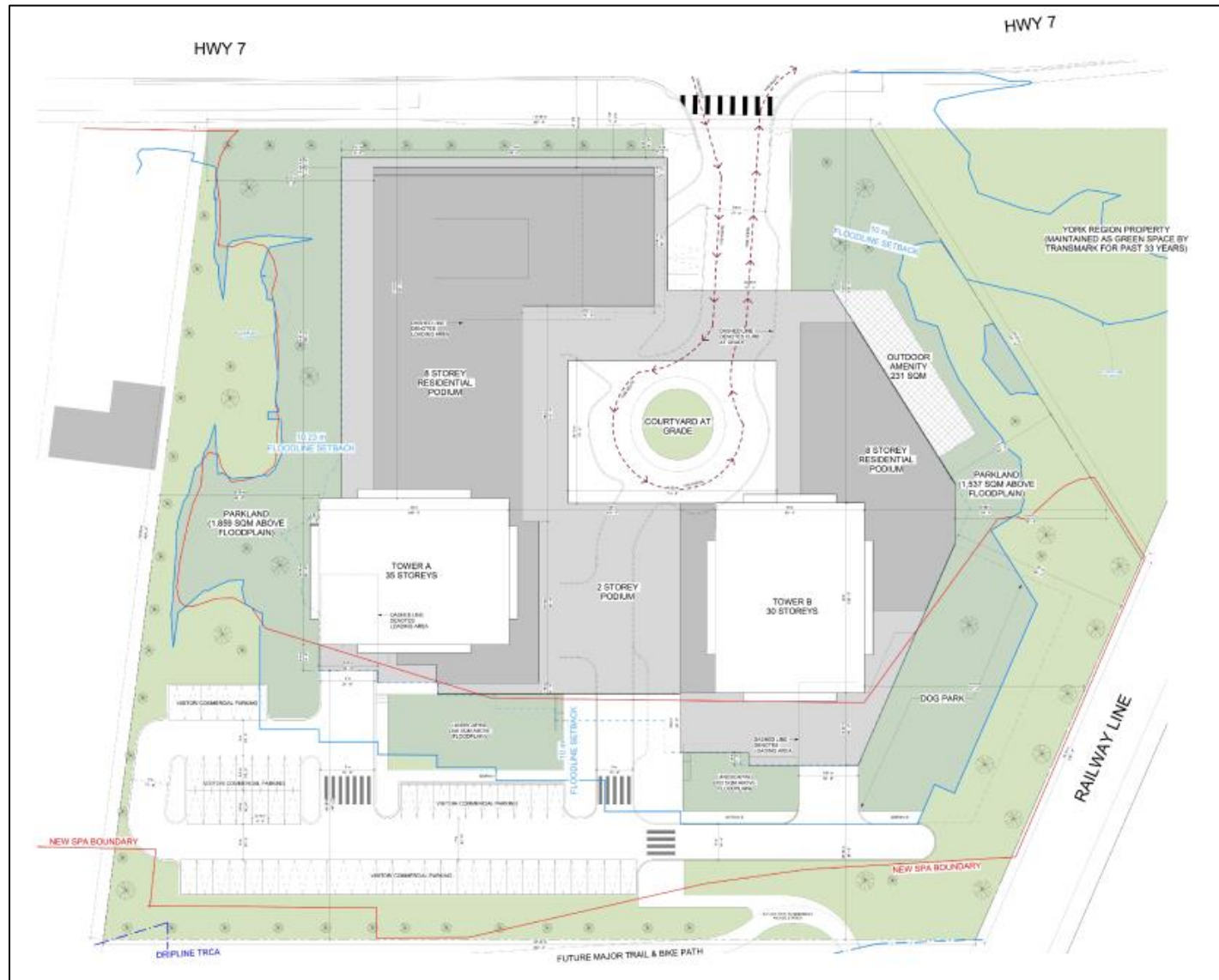


Figure 6

Conceptual 3D Views

