



## **Unionville BIA Board Annual General Meeting**

**Date: Wednesday, February 26th, 2025 - 7-9 pm**

**In - Person - Old Country Inn**

### **Board Members in Attendance:**

Liam O'Dette, Shibani Sahney, Councillor Reid McAlpine, Sylvia Morris, Niina Felushko, Deputy Mayor Michael Chan, Nicole MacLeod & Liu Yan

**Regrets:** Tony Lamanna, Kimberly Wake

**Guests:** Jean-Louis Gaudet - Field Ambassador from EXP, Lisa Hutcheson from JCWG

**Executive Director:** Sonia Chow

**Call to order:** By Chair Liam O'Dette at 7:22pm

### **Approval of Agenda 2025**

Motion to approve moved by Niina Felushko

Seconded by - Sylvia Morris

All were in favour

### **Approval of 2024 AGM Meeting Minutes**

Motion to approve moved by Sylvia Morris

Seconded by Nicole MacLeod

All were in favour

### **2024 Financials**

Niina Felushko presented the unaudited annual financials.

More revenue brought in this year. Expenses exceed revenue and dip into surplus. \$112,000 surplus beyond our \$70,000 budget.

Expenses and new figures are slightly over budget but still remain in a surplus.

Motion to approve moved by Sylvia Morris

Seconded by Shibani Sahney

All were in favour

### **2025 Budget**

Tax levy stays the same for this year.

Motion to approve moved by Shibani Sahney.

Seconded by Sylvia Morris.

All were in favour



### **Year In Review**

Liam O'Dette conducted the year in review and acknowledged the sponsors and thanked all those who supported. Community engagement and partnerships help to remain vigilant in the face of challenges. With the Revitalization construction, we are adapting the current spaces to create more events on the street.

### **Looking Ahead**

- Create several events - Most notably the Unionville Festival and Thursday Nights, Ladies Night, Mid-Autumn Festival.
- We will continue the 2 day event for Unionville Festival, In 2024, the parade returned and was celebrated and well received by all. The 2025 Unionville Festival 2025 will look different.
- Thursday Nights at Bandstand - 6 night shows. This was a necessary partnership and event as nearing communities put on the same shows. We will continue this event in 2026.
- We hosted the second Mid-Autumn Festival, a traditional East Asian festival catering to our demographic.
- Ladies Night in September - Promotes inclusively, and promotes female businesses!
- Old Tyme Christmas Parade, and Breakfast with Santa

### **ED Report**

Sonia Chow spoke and thanked the Community and its supporters during the past year.

#### **Community Opinion Survey**

##### **Key findings**

- 83% respondents were aware of the restoration, compared to 41% from last year
- 51% of respondents want to come to the Main Street, 49% from last year.
- The main concerns were regarding the safety, parking and traffic during the construction phases.
- We had made great progress in marketing the restoration and awareness of it.

### **Revitalization Plan**

Jean Louis, Field Ambassador from the City of Markham spoke to the overview, proposed timeline and communication plan for the project.

- EXP Firm that is doing the site inspection
- Keeping us informed and issues and concerns that are resolved.
- Some of the detailing is still in the works
- Phase 1 - April to August
  - Carlton to Bend in the Road is Phase 1.
  - The intersection will not be closed.
  - Starting first week of April
- Phase 2 - August to late October
  - Bend in road to Fred Valley



- Phase 3 Late October to Mid December
  - Fred Varley to Past Train Tracks
- Streetlighting mid December
- Victoria Street - completion to be determined. Tentative schedule for December.

### **Big Concerns:**

Through traffic. Vehicular traffic will be closed. Pedestrian traffic will be open and accessible.

Traffic Management Plans are still being worked on and finalized. Will be shared with the community when finalized. Please note the plan will be fine tuned and subject to change.

There is a temporary access lane.

Side walks will be done from the west side first and then east side during Phase 1.

### **Community Communications:**

#### **Ways to share the word:**

- Your Voice Markham
- Issuing a newsletter
- MainFA@exp.com
- New WhatsApp channel for new notices and updates, traffic disruption.

### **Construction Next Steps**

- West Side walks are done first and then east side.
- If phases are safe to open up, then they will open it up early.
- There will be no construction done on a Friday night. Construction work is done during working hours, but can go as late as 7pm.
- A question was asked: would the temporary lane way be closed? Once phase 2 is done, then the temporary lane way will be closed.
- When side walks are taken out, ramps will be taken out and are AODA - accessible. Mobility device pedestrians can utilize it.
- When Phase 3 is done, and then streetlights are worked on in December, then major portions will be done and the street will be ready for Old Tyme and Christmas season.
- Minor odds and ends to clean the street could be done in 2026, like tree planting.

### **Retail Action Plan - JCWG**

#### **Key Factors:**

- Retail & Tenant Strategy – Identify street tenants and curate a retail mix that meets community needs, including signature cafes and essential services.
- Visitor Insights & Experience – 53% visit frequently; key purchases include dining, clothing, and services. While shoppers appreciate safety, accessibility, and cleanliness, improvements are needed in parking, shop quality, and variety.



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- Development & Leasing Approach – Address heritage and zoning challenges, coordinate store hours with dining traffic, extend dwell time, and engage a leasing expert familiar with BIA, agents, and landlords.

#### **Presentation of Board of Directors Vacancies and Call for Interested Parties**

- Starbucks wants to move in with A Kind of Heart. The city is supporting and the TRCA is making it difficult because the land behind the shop is a wetland. Sylvia raised an interest to have a petition.
- No interested parties joined the board

#### **Presentation of Board of Directors**

Liam O'Dette requested to the floor if there were any interested parties who were interested in joining the UBIA to come forward.

No interested parties came forward.

**Meeting adjourned at 8:49pm**