

Unionville Sub-Committee Minutes

December 14, 2020, 9:30 AM - 1:00 PM
Electronic Meeting

Sub-Committee Members	Deputy Mayor Don Hamilton Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio) Councillor Alan Ho Councillor Reid McAlpine Councillor Amanda Collucci
Regrets	Mayor Frank Scarpitti (Ex-Officio)
Council Members	Regional Councillor Joe Li Councillor Karen Rea Councillor Andrew Keyes Councillor Khalid Usman Councillor Isa Lee
Staff/Guests	Arvin Prasad, Commissioner, Development Services Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Ronji Borooah, City Architect Stephen Lue, Manager, Development, Central District Sabrina Bordone, Senior Planner, Central District Dimitri Pagratis, Senior Planner, Central District Luis Juarez, Planner II, Central District Parvathi Nampoothiri, Manager, Urban Design Abhinav Sukumar, Planner II Michelle Wong, Planner I Alida Tari, Manager, Access & Privacy Laura Gold, Council & Committee Coordinator Grace Lombardi, Acting Election & Committee Coordinator

1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Unionville Sub-Committee meeting convened at the hour of 9:31 AM with Deputy Mayor Don Hamilton presiding as Chair.

Councillor Amanda Collucci arrived at 9:48 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine declared a conflict of interest on item 3.1 - Markham Centre Secondary Plan Update - Combined City and Landowners Presentations - Development Application for Smart Centres as his good friend works for Smart Centres and one of his brothers is a senior executive of a company providing consulting services to Smart Centres. Councillor McAlpine did not participate in the discussion.

3. MARKHAM CENTRE SECONDARY PLAN UPDATE - COMBINED CITY AND LANDOWNERS PRESENTATIONS

Arvin Prasad, Commissioner, Development Services, addressed the Subcommittee and provided brief opening remarks relative to staff's engagement with various landowners within the Markham Centre Secondary Plan.

Stephen Lue, Manager, Central District, delivered a presentation providing an update with respects to the City's status on the Markham Centre Secondary Plan. Mr. Lue noted that this is the second Unionville subcommittee meeting where 7 additional landowners within the Markham Centre Secondary Plan were in attendance to present their proposed development concept plans. The landowners presenting are as follows: Lifetime, Hilton Suites, Brivia/LeMay, New World Centre, Dorsay, SmartCentres, and Remington (Downtown Markham).

Staff indicated that the Ministry of Transportation (MTO), Metroxlinx, and Toronto and Region Conservation Authority (TRCA) will be presenting at a future Unionville Subcommittee meeting in January 2021.

Lifetime

Kate Cooper, on behalf of Lifetime, provided a brief overview of their proposed development.

There was discussion relative to the ownership of the IBM overpass and the importance of extending the Yorktech Drive.

Hilton Suites

David Charezenko, on behalf of Markham Suites Hotel Limited, provided an overview of their proposed development that included the site context, site organization plan, pedestrian and cycling routes, public realm plan, park and open spaces plan, development concept, and public realm concept.

Members of the Unionville subcommittee discussed the following relative to the Hilton Suites presentation:

- Number of units, square foot for offices and parking spaces
- Number of underground parking levels
- Floor Space Index (FSI)
- Size of the proposed conference centre
- Ensuring all corners at the intersection at Highway 7 and Warden Ave are considered comprehensively
- Ensuring that the City-owned land is properly incorporated into the development of this proposal
- Consider incorporating the iconic colour theme of the Hilton Suites Hotel within the new dwellings of this future development

Brivia/LeMay

Andrea Mac Elwee, Vincent Kou, Stephane Tremblay and Aking on behalf of Brivia/LeMay, provided a brief overview of their proposed development.

The Subcommittee discussed the following relative Brivia/LeMay presentation:

- Road connectivity to Town Centre Boulevard
- Road connectivity to Highway 7 being right in and right out
- Proposed heights of the towers and size of the podium
- The number of parking spaces and underground parking levels

New World Centre

Alfred Szeto, on behalf of New World Centre, provided a brief overview of their proposed development.

There was discussion relative to the size of the podium, total number residential units, office and retail space, and density.

Dorsay

Matthew Cory, on behalf of Dorsay, provided a brief overview of their proposed development.

Members of the Unionville subcommittee discussed the following relative to the Dorsay presentation:

- Possibility of burying the hydro lines in front of the proposed building
- The distance between the proposed building and existing townhouses
- The ownership of the proposed park space and the importance of the park space being publicly accessible

Smart Centres

Councillor Reid McAlpine declared a conflict of interest on Development Application for Smart Centres as his good friend works for Smart Centres and his brother is a senior executive of a company providing consulting services to Smart Centres. Councillor McAlpine did not participate in the discussion.

Chris Caverson and Kate Cooper, on behalf of Smart Centres, provided a brief overview of their proposed development and concept plan.

The Subcommittee discussed the following relative Smart Centre presentation:

- Tower heights for the proposed development at Markham Woodside
- The importance of staff communicating and engaging with First Markham on the proposed development at Markham Woodside
- The importance of reviewing road network at the intersection at Highway 7 and Warden Ave
- Consider a road connection between the Markham Civic Centre near the Flato Markham Theatre and the Markham Town Square entrance off of Warden Avenue
- Ensuring residents have access to adequate retail within a reasonable distance
- Importance of employment development being reintegrated into development concepts
- Potentially relocating the current grocery store, No Frills, within the proposed development

- Potential for an additional signalized intersection at the Highway 7 entrance to Markham Town Square between Warden Avenue and Verclaire Gate

The Subcommittee inquired about the lands of a former dump site off Rodick Road and requested that staff report back on the status of the contamination clean up.

Remington

Randy Peddigrew, on behalf of Remington, provided a brief overview of their proposed development.

Members of the Unionville subcommittee discussed the following relative to the Remington's presentation:

- The importance of continuing to work with Metrolinx on the 407 Transitway to ensure the proper alignments for this development are achieved
- Potentially look into an additional GO Stations on Highway 7 to provide more connectivity and increase ridership
- Conducting a study from the tributary to Kennedy Road, YMCA Boulevard, Enterprise Boulevard and the 407 Transitway
- The challenges with the sanitary sewer and the tributary

There was considerable discussion regarding whether the proposed mobility hub can be relocated south of Highway 407, and staff advised that is not an option.

Moved By Councillor Keith Irish
Seconded By Councillor Alan Ho

1. That the presentation titled "Markham Centre Secondary Plan Update Landowners Engagement" be received.

Carried

4. ADJOURNMENT

Moved By Councillor Reid McAlpine
Seconded By Councillor Alan Ho

That the Unionville Subcommittee meeting adjourn at 12:22 PM.

Carried