

Unionville Sub-Committee Minutes

December 10, 2020, 6:00 PM - 8:00 PM
Electronic Meeting

Sub-Committee Members	Mayor Frank Scarpitti (Ex-Officio) Deputy Mayor Don Hamilton Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio)	Councillor Alan Ho Councillor Reid McAlpine Councillor Amanda Collucci
Council Members	Regional Councillor Joe Li Councillor Karen Rea	Councillor Andrew Keyes Councillor Isa Lee
Staff/Guests	Arvin Prasad, Commissioner, Development Services Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Stephen Lue, Manager, Central District Sabrina Bordone, Senior Planner, Central District Luis Juarez, Planner II, Central District Dimitri Pagratis, Senior Planner, Central District Ronji Borooah, City Architect Parvathi Nampoothiri, Manager, Urban Design Abhinav Sukumar, Planner II Michelle Wong, Planner I Loy Cheah, Senior Manager, Transportation Alida Tari, Manager, Access & Privacy Hristina Giantsopoulos, Election & 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 6:04 PM with Deputy Mayor Don Hamilton presiding as Chair.

Councillor Alan Ho arrived at 6:49 PM.

2. **DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

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 respect to the City's status on the Markham Centre Secondary Plan. Mr. Lue advised that 8 landowners within the Markham Centre Secondary Plan were in attendance to present their development concept plans and proposals. They are as follows: Digram, 8111 Kennedy Road (BMW), Mercedes, York University, Rockport, Metropia North, YMCA and Kingdom, within the Markham Centre Secondary Plan.

Staff indicated that an additional 7 landowners will be presenting at the Unionville Subcommittee meeting on Monday December 14, 2020.

Digram

Mark Yarranton, on behalf of Digram Development, provided a brief overview of their proposed development.

The Subcommittee discussed the following relative Digram's presentation:

- The number of units and sizing
- The size of the site
- Number of underground parking levels and amount of ground level parking

- Ensuring concerns and issues relative to the high water table and existing soil are considered

8111 Kennedy Road (BMW)

David Charezenko, on behalf of 8111 Kennedy Road (BMW), provided a brief overview of their proposed development

The Subcommittee discussed the following relative 8111 Kennedy Road (BMW) presentation:

- Considering an automated waste collection system underground for this proposal;
- Parking for the proposed retail spaces at the corner of South Unionville Avenue and Kennedy Road and Helen Avenue and Kennedy Road
- Potentially relocating the BMW dealership within the development and ensure it remains in City of Markham
- Inquiry on the designation of the proposed development in the City's Official Plan
- Receiving further information on the Floor Space Index (FSI) for the proposed development

Mercedes

Dan Kunz, on behalf of Mercedes, provided a brief overview of their proposed development, which included the site plan concept, and elevation concepts.

Members of the Unionville Subcommittee discussed the following relative to Mercedes presentation:

- Potentially integrating adjacent properties which include Shell and Peach Tree plaza to the proposed development
- Inquiry on the designation of the proposed development in the City's Official Plan
- Receiving further information on the Floor Space Index (FSI) for the proposed development
- Potentially incorporating the Mercedes dealership in the proposal
- Percentage of employment for the proposed development
- Importance of pedestrian and vehicular connectivity between adjacent properties and Unionville GO Station
- Considering an automated waste collection system underground for this proposal

York University

Chris Wong, on behalf of York University, provided a brief overview of their proposed conceptual long-term campus plan.

There was discussion on potentially connecting Main Street Unionville to YMCA Boulevard.

Rockport (Student Housing for York University)

Jack Winberg and Kathryn Randle, on behalf of Rockport, provided a brief overview of their proposed purpose-built student housing development, which included the ground floor plan, section, east elevation, and massing.

There was discussion relative to the proposed parking, and it was noted that there will only be above ground parking and recognizing that the proposed development would be an iconic one.

Metropia

Maria Gatzios, on behalf of Metropia, provided a brief overview of their proposed development, which included the summary of the Official Plan Amendment and Zoning By-law Amendment applications.

There was no discussion on the Metropia presentation.

YMCA - Greater Toronto

Lauren Capilongo, on behalf of YMCA - Greater Toronto, provided a brief overview of their proposed development.

Members of the Unionville Subcommittee discussed the following relative to the YMCA - Greater Toronto presentation:

- Potentially increasing YMCA - Greater Toronto Floor Space Index (FSI)
- Integrating employment throughout the Markham Centre Secondary Plan specifically by the Unionville GO Station
- The status on the 407 Transitway alignment
- Clarification on who owns the land

Kingdom Development

Nick Pileggi, on behalf of Kingdom Development, provided a brief overview of their proposed development, which included the site plan Phase I, II, III, & IV.

There was brief discussion with respect to the underground and ground level parking; the proposed right-in/right-out access to the site and proposed park design.

Moved By Regional Councillor Jim Jones

Seconded By Councillor Keith Irish

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

Carried

4. ADJOURNMENT

Moved By Regional Councillor Jim Jones

Seconded By Councillor Keith Irish

That the Unionville Subcommittee meeting adjourn at 8:21 PM.

Carried