

Unionville Sub-Committee Minutes

March 2, 2021, 9:30 AM - 12:30 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

Staff

Andy Taylor, Chief Administrative Officer
Arvin Prasad, Commissioner, Development Services
Biju Karumanchery, Director, Planning & Urban Design
Brian Lee, Director, Engineering
Regan Hutcheson, Manager, Heritage
Alain Cachola, Senior Manager Infrastructure & Capital Works
David Plant, Senior Manager, Park, Horticulture & Forestry
Dwight Ingalls, Streetscape Coordinator
Laura Gold, Council and Committee Coordinator
Grace Lombardi, Acting Election and Committee Coordinator

Guest

Sara Sterling, Executive Director, Unionville Business Improvement Area
Rob Spanier, Spanier Group
Members of the Historic Unionville Community Vision Committee:
Bill Bilkas
Ken Davis

Harry Eaglesham

Kimberley Kwan

Rob Kadlovski

Sylvia Morris

Tony Lamanna

Members of the Unionville Residents Association:

Peter Miasek

Richard Tranquada

Michael Gannon

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 9:34 AM with Deputy Mayor Don Hamilton presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MAIN STREET UNIONVILLE COMMUNITY VISION PLAN - IMPLEMENTATION

Regan Hutcheson, Manager, Heritage, delivered a presentation providing a brief overview on the progress to date with respects to the Main Street Unionville Community Vision Plan. The presentation included background information, vision area boundaries, a focus on the village commercial core area, vision plan recommendations, projects completed and projects underway. Mr. Hutcheson provided clarification on various opportunities being explored to resolve the parking issues along Main Street Unionville.

Members of the Unionville subcommittee discussed the following with respect to staff's presentation:

- Status of developments on the west side of Main Street Unionville;
- Considering potential areas to assist and improve accessibility parking issues on Main Street Unionville;

- Impacts of the flood plain on the south west side of Main Street Unionville due to new Toronto and Region Conservation Authority (TRCA) modelling;
- Opportunities to provide potential future vehicular connection between properties along Main Street Unionville on the west side near Crosby Arena;
- Concerns with parking issues and improving parking on the east side of Main Street Unionville; and,
- Using Main Street Markham as an example when considering street parking on Main Street Unionville and the issue of lack of convenient at grade parking for commercial businesses as opposed to underground commercial parking.

Moved By Councillor Amanda Collucci

Seconded By Councillor Alan Ho

1. That the presentation titled "Unionville Main Street Community Vision Plan Progress to Date", be received.

Carried

4. UPDATE ON THE UNIONVILLE STREETSCAPE MASTERPLAN

Regan Hutcheson, Manager, Heritage, and Alain Cachola, Senior Manager Infrastructure & Capital Works delivered a presentation providing an update on the Main Street Unionville Commercial Core Streetscape Master Plan which included, the objective of the master plan, study area, current conditions, key findings, preferred concept, design/enhancement options, East Lane option, next steps, stages of the streetscape work, and a detailed design and construction update. Staff noted that they continue to finalize order of magnitude capital costs, lifecycle and operating/maintenance costs associated with the various enhancement options. The Master Plan will be brought to an upcoming Development Services Committee for approval of a preferred concept. It was noted that staff are reviewing the existing infrastructure to confirm if upgrades are required and have been working with the Unionville BIA on how future construction impacts can be minimized

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

- Considering options for businesses to receive deliveries efficiently without impeding Main Street traffic flow;

- Concerns about the integrity of pavers/stone especially if being considered for the roadway and the need to show examples of how it has been used in Canada for both pedestrian and vehicular traffic. Lifecycle and integrity are key issues
- Concerns with the proposed timeframe of the construction on Main Street Unionville, the potential impact on businesses and considering appropriate stages; and,
- The need to ensure that any underground work such as, sanitary sewer and electrical are undertaken efficiently to minimize impact on the community/businesses.

Moved By Councillor Amanda Collucci

Seconded By Councillor Alan Ho

1. That the presentation titled "Main Street Unionville Streetscape Improvement Master Plan", be received.

Carried

5. UNIONVILLE BIA RETAIL ACTION PLAN

Sara Sterling, Executive Director, Unionville Business Improvement Area, delivered a presentation providing an update on the proposed Unionville Business Improvement Area (UBIA) retail action plan. Ms. Sterling advised the Committee of the requirements to fulfill the UBIA retail action plan which included, conducting a market survey, results from the survey providing suggestions for most profitable mix of retail, a list of potential candidate retailers to fulfill vacancies on the street, and an actionable plan being used as a tool to assist landlords to work cooperatively with the UBIA. It was noted that a Request for Proposal (RFP) is being prepared to obtain consulting services and that the UBIA consulted with Destination Markham, Central Counties Tourism and the Economic Development department to assist with funding.

Regan Hutcheson, Manager, Heritage, addressed the committee and provided clarification on permitted and non-permitted uses for Main Street Unionville in the zoning by-law.

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

- Determining the appropriate mix of stores, demographics, while ensuring the best applicants are along Main Street Unionville;
- Constraints related to Main Street such as small store footprints that prevent certain businesses from coming here and inconsistent operating hours;

- Integrating City facilities such as the Varley Art Gallery and the trail systems with the Main Street Unionville; and,
- Clarification on permitted franchises.

Moved By Councillor Amanda Collucci

Seconded By Councillor Alan Ho

1. That the presentation made by Sara Sterling, Executive Director, Unionville Business Improvement Area (BIA), be received.

Carried

6. NEW/OTHER BUSINESS

6.1 ADDITIONAL COUNCILLOR APPOINTMENT

It was suggested that Ward 8 Councillor Isa Lee be appointed to the Unionville Subcommittee.

Moved By Regional Councillor Jim Jones

Seconded By Councillor Reid McAlpine

1. **That the Terms of Reference for the Unionville Subcommittee be amended to increase the number of appointed Councillors from three (3) to four (4); and,**
2. **That Councillor Isa Lee be appointed to the Unionville Subcommittee; and further,**
3. **That staff be authorized and directed to do all things necessary to give effect to this resolution.**

Carried

7. CONFIDENTIAL ITEMS

Moved By Councillor Keith Irish

Seconded By Councillor Reid McAlpine

That, in accordance with Section 239 (2) of the *Municipal Act*, Unionville subcommittee resolve into a confidential session at 11:52 AM to discuss the following matter:

Carried

**7.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF
LAND BY THE CITY OR LOCAL BOARD - MAIN STREET
UNIONVILLE COMMUNITY VISION BOUNDARY AREA [(SECTION
239 (2) (c)]**

Moved By Councillor Reid McAlpine

Seconded By Councillor Keith Irish

That Rob Spanier, Spanier Group, be permitted to participate in the Unionville Subcommittee confidential session.

Carried

Moved By Councillor Alan Ho

Seconded By Regional Councillor Jim Jones

That the Unionville Subcommittee rise from the confidential session at 1:42 PM.

Carried

8. ADJOURNMENT

Moved By Councillor Keith Irish

Seconded By Councillor Reid McAlpine

That the Unionville Subcommittee meeting adjourn at 1:42 PM.

Carried