

S U M M A R Y

PUBLIC MEETING HELD ON MONDAY, February 27, 2023

SUBJECT:

Unionville Re-Dev Corporation

160 to 186 Main Street, Unionville

The applicant proposes to construct two, stand-alone, four storey residential buildings at the rear of the properties having a total of 50 condominium units, to demolish the existing non-heritage building at 186 Main St. and replace it with a new three storey mixed use building, and to construct rear additions to the historic buildings at 174 and 182 Main Street that will add an additional 13 residential purpose-built rental units. Parking is proposed underground or within the structure.

NOTICES SENT:

239 notices were mailed out on February 7, 2023

Public Meeting sign was posted February 6, 2023 and confirmation was executed on February 6, 2023.

WRITTEN SUBMISSIONS RECEIVED FROM:

1. One - József Zérczi

WRITTEN SUBMISSIONS RECEIVED AFTER PRINTING OF AGENDA (attached):

1. None

NOTIFICATION REQUESTED:

See attached list.

József Zérczi, VP of the Unionville Residents Association

Thank you for the opportunity to depute on this project. As background, we wish to remind everyone that the URA has always supported the 2015 Main Street Community Vision Plan, which proposed residential development on the west side of Main Street behind the heritage buildings. So, we are pleased that a development like this is being proposed, and what we are commenting on today are "the details".

The URA understands that this is a work in progress, and some or all the following will be addressed as part of the normal process, but would nevertheless like to see the following points satisfactorily resolved before the development proceeds:

- Reduced parking: We note that, at high level, the parking for the commercial businesses seems inadequate and the allocation between residential, visitors to residential and commercial seems peculiar. However, we are aware of trends in other Canadian cities to reduce the numbers of parking spaces, especially for businesses in heritage areas. So before expressing an opinion, we would like to get a rationale from the various planners as to why they are proposing what they are for this development.
- Footprint of the 4-story North and South buildings. The proximity to the property line does not provide enough space to plant the trees that are shown in the site plan and renderings. We would like to see a clear arrangement in place that specifies how a green buffer with trees along the west side of the development will be created. If no agreement can be reached with the school and other property owners, then we would like to see a decrease of the footprint so that the trees can be planted on the property itself.
- Building height. We would like to see a shadow analysis to make sure the students of Parkview P.S. are not impacted through loss of sun light. We would also like to make sure that the imposing size of the South building does not have an unreasonable negative impact on the people living directly adjacent.
- Safety.
 - We would like to see approval from the emergency services regarding access to the buildings as there is limited space.
 - We would like to see specific plans and approval from the City regarding garbage transport, storage, and removal as there is limited space allocated for this. Especially with the loss of space at the rear of the restaurants.
 - We would like to see the laneway to be a shared space with equal access for all traffic, including pedestrians. What safety measures will be utilized to ensure safety? E.g., an appropriate speed limit and clear signage indicating that it is a shared space.

- Winter access. We would like to see a plan for snow storage and removal that prioritizes pedestrian access.
- Water drainage. We would like to see an independent study that shows that the underground parking does not cause negative impact on the surroundings, such as floodings on the school grounds or poor water drainage.
- Il Postino. The patio with especially the tree in front is a hallmark for Main Street Unionville and is worthy of preserving. Are there any possible modifications to the proposal that could ensure the preservation of this patio?
- Sustainability. We would like to see the use of sustainable and environmentally friendly development. How will sustainability principles, including solar-ready roofs, be incorporated in this development?
- Affordable housing. We applaud the developer's intent to provide purpose-built rental units, which are a key component of both York Region's and Markham's Affordable Housing plans. Both the in-force 2022 York Regional Official Plan and the 2014 Markham Official Plan also indicate a target of 25% of new housing units to be affordable. We would like to see an analysis by staff if this development meets this target, and "if not, why not?"
- Appearance. We would like the walkways and laneway to use the same bricks as will be used for the sidewalks on Main Street as part of the redesign.
- Construction phase.
 - What is the plan to ensure that construction traffic does not interfere with school traffic (including foot traffic) and rush hour traffic?
 - What is the plan to ensure the safety of the school students and staff during construction (including noise and air pollution)?
 - What is the plan for access to the construction site and where will the construction crew park?
 - What is the plan to avoid interference with the redesign of Main Street and to avoid additional access restrictions before or after the access restrictions related to the redesign?

Thank you again for the opportunity to depute.