



**Historic Unionville Community Vision Committee
May 17, 2018 Minutes**

**City of Markham
Location: Canada Room**

Members

Mayor Frank Scarpitti
Councillor Don Hamilton, Ward 3
David Johnston, Heritage Markham
Kimberley Kwan, UHS
Wes Rowe, UVA
Harry Eaglesham, Community Rep (Vice Chair)
Rob Kadlovski, UBIA (Chair)
Tony Lamanna, UBIA
Sylvia Morris, UBIA
Reid McAlpine, URA

Staff

Regan Hutcheson, Manager of Heritage Planning
George Duncan, Senior Heritage Planner
Alex Sepe, Part-time Committee Coordinator
Alida Tari, Acting Manager, Access & Privacy
Elizabeth Wimmer, Senior Planner, Urban Design
Sandra Tam, Senior Business Development Officer, Culture and Economic Development

Regrets

Regional Councillor Jim Jones
Scott Harper, Community Rep
Stanley Wu, MVC
Joseph Cimer, Community Rep

The meeting of the Historic Unionville Community Vision Committee convened at 7:08 PM with Rob Kadlovski presiding as Chair.

1. Disclosure of Pecuniary Interest

None disclosed.

2. Confirmation of Agenda

Moved by Sylvia Morris
Seconded by Reid McAlpine

That the agenda be confirmed as presented.

Carried

3. Adoption of the Minutes of the April 18, 2018 Meeting of the Historic Unionville Community Vision Committee

Moved by Harry Eaglesham
Seconded by Sylvia Morris

That the minutes of the April 18, 2018 Historic Unionville Community Vision Committee be adopted.

Carried

4. Unionville Commercial Core Pattern Book – Stakeholder Engagement

Regan Hutcheson, Manager of Heritage Planning delivered a PowerPoint presentation regarding the Unionville Commercial Core Pattern Book. The presentation include further information on the key issue raised at the Development Services Committee concerning the illustration of a laneway on the west side of the commercial core next to the school property, and provided 4 conceptual options:

- 1- Laneway along the boundary adjacent to the school property as shown in the Pattern Book;
- 2- Laneway located mid-block in the parking area of the west side commercial properties connecting back to Main Street between 202 and 206 Main Street;
- 3- Same location as option 2, but with a potential connection back to Main Street between 186 and 188 Main Street;
- 4- A laneway illustration is not shown, but a notation in the document identifies the likely need for a laneway or other form of appropriate access for emergency services and waste management.

A typical 8.5 m cross section of a laneway (with 5.5m of pavement from rolled curb to rolled curb) was shown.

The Committee discussed the following relative to the Unionville Commercial Core Pattern Book:

- Recommended architectural designs – are there other styles that should be included (staff explained that the chosen styles were those considered suitable for emulation in the form of larger scale, multi-unit buildings).
- Why provide a specific number for building mass rather than a lot coverage percentage (staff noted that the identified footprint was reflective of a compatible building footprint complementary to the heritage buildings, but allowing for an acceptable increased building mass).
- Difference between municipal policies and by-laws versus guidelines (staff reminded the committee that guidelines provide a greater degree of flexibility)
- Did Development Services Committee provide a preferred option (it was noted that no direction was provided other than to consult with stakeholders)

The Committee consented to have members of the public ask questions to staff.

Deborah Nesbitt, President of the Curling Club asked the following questions:

- Would like confirmation that the proposed laneway would only be used for emergency services and waste management services
- Staff advised that the intention of the proposed laneway was never seen as a “by-pass” or alternative vehicular route, but to be used by emergency services, waste management, moving trucks, etc.

Bill Bilkas asked the following questions:

- Has alternative parking been considered such as consolidating the parking on Carlton Road
- Staff advised that the Vision Plan examined parking opportunities including Carlton Road, but that the Pattern Book provides some guidelines on parking lot design treatment specifically in the Core Area

Chris Bergauer-Free asked the following questions:

- The exact height to the top roof of a three and half storey building
- Is a laneway through Crosby Arena and the Curling Club being considered
- Staff noted that the Pattern Book illustrates a typical building height of 13.8m (approximately 45 feet) for a 3 ½ storey building. A laneway would only be introduced in the arena area if the existing buildings were redeveloped which was one of the options in the Vision Plan document.

Donna Adams, on behalf of the York Region School Board asked the following questions:

- Is the proposed laneway going to be 2 way traffic or 1 way
- Has snow storage been accounted for within the proposed design of the laneway
- Staff indicated the lane is only conceptual at this time, but it likely would be two way traffic and snow storage would likely be addressed within the landscape area

Deputations

Dr. Anoosh Sharif: Chair Parkview Public School Council addressed the Committee and stated concerns relative to the proposed laneway adjacent to the school. He noted that in the Vision Plan, the area next to the playground was envisioned as a walking path. He would like the specifications for the proposed laneway (landscape features, style of fence, etc).

Staff advised that a 6m width is required as a minimum, but this laneway would likely be 8.5m as per engineering requirements.

Julie Sellery, Markham resident addressed the Committee and spoke in opposition to any development within the area identified as the “Village Square Green.”(arena and sports fields) She does not support the removal or relocation of the baseball diamond or any existing greenspace.

Staff confirmed that the Vision Plan does not include removal of the fields, but could potential reconfigure them. Staff reiterated that the Pattern Book merely reflects the previous document considered and approved in principle by Council in 2015.

Chris Bergauer-Free, Markham resident addressed the Committee and stated concerns. She believes that the charrettes held in the past regarding the Vision Plan did not respond to the resident's questions. She believes there is not sufficient green space included within this area. She is concerned that the type of development envisioned will detrimentally impact the "jewel of Markham" and add further congestion to the existing traffic issues. She questioned the ability of the existing infrastructure to meet the needs of the new development and whether the introduction of residential units would actually help the commercial area. She recalled the public efforts to initially save Unionville in the 1960s and is concerned about the preservation of local heritage and village character.

Ian Free, Markham resident addressed the Committee and stated concerns. He believes it is important that the by-laws clearly outline the maximum building heights and setbacks and does not support the use of mansard roofs. Mr. Free suggested that any parking structure should be considered behind the Fred Varley Art Gallery and not anywhere along the Main Street.

Bill Bilkas addressed the Committee and spoke in opposition of the proposed laneway/road close to the fence line of Parkview Public School, and of the importance of integrating with the existing ecological system. He added that a laneway mid block appears more efficient and would likely result in better development. He provided the following suggestions for staff to consider: separate the architecture and infrastructure; assess development proposals ~~on~~ on their own merits; consider how the proposed laneway will impact the surrounding area; consolidate parking on the east side instead of a parking garage; protect the existing park land; remove the proposed laneway from the plan and consider the other three options.

Elaine Wilton, Markham resident addressed the Committee and spoke in opposition to any proposed plan that removes the existing cenotaph and introduces a bigger arena. She is concerned about tree preservation, how commercial businesses will get deliveries, and indicated that the mix of businesses on Main Street do not serve the daily needs of the community. She asked if more retail would be added or just residential, wondered how residential will improve Main Street and how enforceable the Pattern Book would be in legal proceedings.

George Iliopoulos, owner of Old Country Inn on Main Street Unionville addressed the Committee and spoke in opposition to a proposed road or pathway behind his property noting it was not needed. He indicated that he currently has private garbage collection for his business.

After hearing from the members of the public, the Committee members discussed the Pattern Book and made the following general comments:

- A laneway of some configuration solves a lot of problems;
- The Secondary Plan process should discuss the need for the laneway and would include a public consultation process;

- The proposed laneway as shown implies the Arena is to be removed (which is only one of the options in the Vision Plan);
- A pedestrian type laneway could be considered that could potentially be used only in emergency situations or for some service functions;
- Businesses should work together on the east side;
- Retention of retail is an issue;
- Parking must be addressed to support the retail function; important not to frustrate customers; will parking be needed in the future with autonomous cars?
- The importance of integrated parking among the various businesses.

The Committee reviewed the proposed options and spoke in favour of Option 4.

Moved by Harry Eaglesham

Seconded by Councillor Don Hamilton

That the Historic Unionville Community Vision Committee offers the following recommendations regarding the Pattern Book:

- 1) No lane is illustrated, but a notation in the document identifies the need for a laneway or appropriate access for emergency services and waste management; and,
- 2) The manner in which these matters are addressed is basically deferred to the submission of an actual development proposal **or through the Secondary Plan that is being prepared**; and further,
- 3) That the City would not be providing direction on a preferred approach at this time.

Carried

Moved by Councillor Don Hamilton

Seconded by Reid McAlpine

That the presentation from Regan Hutcheson, Manager of Heritage Planning regarding the Unionville Commercial Core Pattern Book; and,

That the deputations from Dr. Anoosh Sharif, Julie Sellery, Chris Bergauer-Free, Ian Free, Bill Bilkas, Elaine Wilton and George Iliopoulos, owner of Old Country Inn be received.

Carried

5. New Business/ Other Matters

a) Capital Budget 2019 Requests

Staff reviewed the six requests that were submitted for capital budget 2018.

There was discussion regarding a paid parking strategy that had been undertaken City wide, and staff suggested to have the consultant come to a future meeting as opposed to requesting funding for a new study focussed on Main Street Unionville.

It was noted that funding to implement the Streetscape Master Plan currently being developed will be needed in 2019 to supplement the lifecycle funding already in place.

Moved by Reid McAlpine
Seconded by Harry Eaglesham

That funding to implement Phase 1 of the Streetscape Master Plan be considered in the 2019 Capital Budget process.

Carried

The Committee suggested that staff investigate mechanisms to recover funds from development such as area specific development charges.

Moved by Wes Rowe
Seconded by Tony Lamanna

That funding for the gate and landscaping improvements on the City lands used as a laneway connecting to the Parkview Public School parking lot be considered in the 2019 Budget process.

Carried

b) Stiver Mill Opening

Staff advised that there is to be an opening event for Phase 2 of the Stiver Mill project on Saturday May 26, 2018 from 3:00 p.m. to 4:30 p.m. and everyone is welcome.

6. Adjournment

Moved by Harry Eaglesham
Seconded by Tony Lamanna

That the Historic Unionville Community Vision Committee adjourn at 10:07 p.m.

Carried