



**Historic Unionville Community Vision Committee  
February 28, 2018 Minutes**

**City of Markham  
Location: Canada Room**

**Members**

Councillor Don Hamilton, Ward 3  
David Johnston, Heritage Markham  
Kimberley Kwan, UHS  
Scott Harper, Community Rep  
Paul Vasilovski, UBIA (alternate)  
Jozsef Zerczi, URA (alternate)  
Wes Rowe, UVA

**Staff**

Regan Hutcheson, Manager of Heritage  
Planning  
Vanessa Rhodes, Acting Manager, Access &  
Privacy; Committee Clerk  
Renee England, Senior Manager, Facilities  
Steve Walo, Project Manager, Facility Assets

**Guest**

Michael Morrissey, Consultant

**Regrets**

Harry Eaglesham, Community Rep (Vice  
Chair)  
Regional Councillor Jim Jones  
Bob Stiver, UVC  
Rob Kadlovski, UBIA (Chair)  
Joseph Cimer, Community Rep  
Mark Smith, UBIA  
Tony Lamanna, UBIA  
Reid McAlpine, URA

The meeting of the Historic Unionville Community Vision Committee convened at 7:09 PM with Councillor Hamilton presiding as Chair.

**1. Disclosure of Pecuniary Interest**

None disclosed.

**2. Confirmation of Agenda**

No additional items were added.

Moved by David Joseph  
Seconded by Paul Vasilovski

**CARRIED.**

### **3. Adoption of the Minutes of November 15, 2017**

Item 5(f) Mr. Rowe requested a change to indicate that the Unionville Villagers Association – assisted with hosting the event.

Moved Wes Rowe  
Seconded Kimberley Kwan

That the Minutes of the Historic Unionville Community Vision Committee meetings held on November 15, 2017 be adopted, as amended.

CARRIED.

### **4. Administration**

It was noted that Shanta's name is spelled incorrectly on the Agenda.

- a) Resignation of Shanta Sundarason (community rep)
- b) Change in UVC representative to Judi McIntrye

#### **Recommendations:**

That the resignation of Shanta Sundarason be received with regret and she be thanked for her contribution to the committee; and

That Judi McIntyre be welcomed as the new Unionville Village Conservancy representative and that Bob Stiver be thanked for his contribution to the committee.

Moved Kimberley Kwan  
Seconded Scott Harper

CARRIED.

### **5. Business Arising from the Minutes**

#### **a) Update on Washrooms Wayfinding Pilot Project (Steve Walo)**

Renee England, Senior Manager, Facilities and Steve Walo, Project Manager for Facility Assets, Sustainability and Asset Management were in attendance.

Mr. Walo presented the Committee Members with information on the recent wayfinding pilot project. Crosby washrooms hours have been extended to be opened from 10AM – 10PM, 12 months of the year. He provided an overview of the survey results & findings from the washroom survey (see presentation attached to the minutes).

Councillor Hamilton suggested that businesses create a card to direct the public to washrooms when they enter a business just to use a bathroom. Renee England advised that they could assist in creating a card to distribute to members of the public, as well as signs for the businesses to post in their windows. It was suggested that these should be similar in design to the street signage.

Ms. England noted the City has not abandoned the concept of creating new infrastructure for public washrooms, however a location or budget has not been determined, and no Council direction has been provided.

The committee discussed the concept that the washrooms could be placed behind the bandstand, where they are needed the most. Committee members discussed potential locations. It was noted that it has been very difficult to obtain any degree of consensus in the community as to a “best location”.

#### **b) Update on Committee’s 2018 Budget Requests (from Oct 2017)**

- (i) General Way-finding Signage  
This type of signage would be placed at key locations to help direct people to major public facilities such as the arena, the bandstand, art gallery, washrooms, etc. Mr. Hutcheson reported that the Public Realm Co-ordinator had obtained some funding for this work through the 2018 Capital Budget, but that it has been put on hold pending the outcome of the Streetscape Master Plan project.
- (ii) Façade Improvements for Exterior Washrooms at Crosby Arena  
Mr. Walo reported that 2018 capital budget has been obtained for the supply and installation of a canopy feature above the exterior washroom doors. His staff will ensure that the work will comply with the Unionville Heritage Conservation District Plan.
- (iii) Improvements to Stiver Mill to allow Public Washrooms  
Mr. Walo indicated that this concept was explored by staff, but was not pursued for a number of reasons including: the washrooms being dedicated to rental groups, and no staff supervision at this location which is a concern for safety, theft and vandalism.
- (iv) Permanent Washroom Wayfinding Signage for Main Street  
The pilot project signage was designed and manufactured to be permanent if the project proved successful. There is no additional funding required at this time.
- (v) Main Street Unionville Streetscape Master Plan Project  
Mr. Hutcheson reported that the Committee’s budget request was funded by Council (\$75,000). Additional details are further in the Minutes.
- (vi) Gate and Access Improvement (Adjacent to School)  
It was reported that a budget allocation for this concept was not secured by the Operations Department. Mr. Hutcheson had no further update on the status of approval from the School Board, but will follow up again with Board staff.

#### **c) Interpretive Plaque Program for Unionville – Update**

The Unionville Historical Society will be meeting shortly, no date has been determined, and Ms. Kwan will report back once a decision has been made.

**d) Metrolinx Noise Barriers**

A letter requesting consultation timelines was to be sent by Reid McAlpine. This matter will be moved to next month when Mr. McAlpine is in attendance.

**6. New Business/ Other Matters**

**a) Unionville Commercial Core Pattern Book**

Mr. Hutcheson introduced the project and the City's consultants (Torti Gallas & Associates and Michael Morrissey, Consultant), Mr. Morrissey presented the draft Pattern Book to Committee members illustrating key aspects of the document. It was explained that the creation of a Pattern Book was a recommendation of the Main Street Unionville Community Vision Plan and Council directed staff to produce a document that would provide guidance for new intensification reflective of the Vision Plan. Of particular importance was guidance on how to introduce complementary new multi-unit residential development in a 3 to 3 ½ storey form in the commercial core area.

Mr. Morrissey indicated the document consists of two sections: village design guidelines to help regulate development and provide development standards, and architectural guidelines highlighting four recommended style approaches.

Mr. Morrissey briefly reviewed the Vision Plan objectives, existing conditions in the core area that impact development (including the TRCA restrictions on development potential in certain areas), a regulating plan, block structure, frontage/build to lines, vista terminations/view shed, and parking opportunities. The proposed General Development Standards include the type of building massing and design treatment features that are both encouraged and discouraged. The massing guidelines limit height to 3 ½ storeys and a footprint of 3,750 sq ft per building component, but he noted that these components can be linked together by connector buildings to create larger developments. The architectural style section focuses on styles typical to Unionville that could lend themselves to larger building masses: Vernacular/Gothic Revival; Georgian/Regency; Italianate and Edwardian. Basic massing and composition illustrations are provided for each style.

It was noted that staff had worked with requirements from Waste Management and the Fire Department to ensure appropriate access was provided in the form of laneways.

The Committee discussed the massing concepts and the amount of development potential, including how much land would be available at 3 ½ storeys based on height setbacks. Mr. Morrissey agreed that future development of this area will be extremely challenging, but as consultants they were attempting to find the correct balance between protecting the village character while still offering realistic development opportunities.

Staff indicated that the document would soon be presented to Development Services Committee.

**b) Main Street Unionville Streetscape Master Plan Project**

As noted earlier, the project has been funded. Mr. Hutcheson reported that staff are currently developing the work plan. It has been determined that concept development will be undertaken by the City's Urban Design section led by Andrew Johnson, Streetscape Coordinator with some minor outside consulting services for survey work, and that the bulk of the funding will be directed to a consultant to provide detailed drawings later in the process.

**c) Incoming Planning Applications**

Mr. Hutcheson reviewed the applications list (attached to the Minutes).

**d) Railway Track Crossing Infrastructure – Main Street, Eureka Street**

Mr. Hutcheson explained that in order to address the issue of whistle/horn blowing through certain areas of the municipality, infrastructure changes are needed around the area of railway crossings. On Main Street, the infrastructure will be required to the north and south of the railway tracks and on both sides of the street. On Eureka Street, the infrastructure will only be needed on the west side, south of the tracks. Signage on the sidewalk will be introduced as well as additional pavement markings. Sidewalks will also be widened to 1.5 m

Mr. Hutcheson indicated that staff worked with the Engineering Department on the Main Street Unionville infrastructure and requested that the same fence design as used on the Train Station – Stiver Mill property be incorporated into the design (as opposed to a chain link fence). For the Eureka site, staff requested that the infrastructure not be silver steel but be painted black.

**e) Designated Heritage Property Grant Program 2018  
Commercial Façade Improvement Grant Program 2018**

Mr. Hutcheson briefly reviewed the two programs, asked that members help advertise their availability in the community and noted that the deadline is March 29, 2018 for applications. Handouts were made available.

**f) BIA Representation**

Councillor Hamilton advised the Committee that Mark Smith (a BIA rep on the committee) was no longer the owner of the Planing Mill and asked how Mr. Smith would be replaced on the Committee. The Clerks Department will be requested to follow up on this matter.

**7. Next Meeting**

The next meeting will be held on March 21, 2018.

**8. Adjournment**

The meeting of the Historic Unionville Community Vision Committee adjourned at 8:50 PM

Moved by Wes Rowe

Seconded by Kimberley Kwan

CARRIED.

## Historic Unionville Community Vision Committee Summary of Planning/Development Applications

Month: mid-Nov 2017 to mid- Feb 2018

Address	Application	Comments
<b>Site Plan Applications</b>		
133 Main St U	Rear Addition and detached garage	Removal of rear wing Heritage Markham supported subject to some design changes
206 Main St U	New Residential Building; new commercial building connected to Stiver House	Application was deferred at Feb Heritage Markham meeting at request of owner- need further consultation with staff
233 Main St U	Rear/Side Addition to heritage dwelling includes attached garage	Heritage Markham supported subject to minor design change
<b>Other Planning Applications</b>		
206 Main St U	OPA, ZBA Proposed Redevelopment of site (residential and commercial)	Application was deferred at Feb Heritage Markham meeting at request of owner- need further consultation with staff
<b>Committee of Adjustment Applications</b>		
32 Victoria Ave	Minor variance for additions, second storey addition and alterations to existing dwelling	
<b>Heritage Permits</b>		
156 Main St U	Replace side door for business on upper floor	
Main Street and Eureka Street Railway Crossings	Whistle Cessation Infrastructure Project	Use of Stiver Mill fence style
<b>Building Permits</b>		
201 Main St U	Minor revisions to interior layout	"Starbucks"
201 Main St U	Replacement of Ground Sign	"Starbucks"
216 Main St U	Replacement of rooftop mechanical unit	
187 Main St U	Sign Permit- restaurant	"Chats"
156 Main St U	Sign Permit – retail	"U need Flowers"
159 Main St U	Sign Permit- retail	"Crock-a-doodle"