



MINUTES
UNIONVILLE SUB-COMMITTEE
September 27, 2017, 7:00 pm
Canada Room

Committee Members

Deputy Mayor Jack Heath
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Amanda Collucci

Staff

Richard Kendall, Manager, Development - Central
Scott Heaslip, Senior Project Coordinator
Kitty Bavington, Council/Committee Coordinator

The Unionville Sub-Committee convened at 7:00 pm with Councillor Don Hamilton in the Chair. Councillor Hamilton introduced Council members, staff, and the proponents, and welcomed everyone.

1. Minto Communities, York Region, and Unionville Home Society

Laura Capilongo of Malone Given Parsons Ltd., representing the applicant, provided background information on the initial and revised proposal, the subject lands, community consultation to date, and the work of the Community Liaison Committee. The original proposal was reviewed with respect to staff comments on transportation, built form, and landscaping. The City of Markham has suggested site plan revisions: dividing the site into two areas to limit traffic infiltration; re-orientation of the York Region building; relocation of community centre space; revised underground entrance; revised UHS entrance from Highway 7; and, the parking layout. The original and revised building overlay was displayed.

Ms. Capilongo advised that this is a work in progress. Items that require further discussions are: modified YRT bus loop; revised UHS surface parking layout; Altona Drive terminus; Anna Russell Parkette dedication; and, connection to Wyndham Gardens. Next steps are to continue with community consultation with a Statutory Public Meeting in October, and ongoing Liaison meetings.

The Planning approval process and timelines were outlined, with January 2018 targeted for Council approval. Construction of the York Region building will occur from 2018 to 2021 and the Minto development will be constructed from 2021 to 2023.

Peter Maleganovski of Minto Communities was also in attendance to answer questions.

Harry Eaglesham, a member of the Community Liaison Committee, spoke of the work of the Committee, and identified its representation. Mr. Eaglesham stated the Liaison Committee's preference to maintain the status quo on the campus, with a second choice as remaining fully dedicated to seniors' living. The revised proposal has raised several issues that have been identified and will be addressed. He discussed opportunities arising from federal funding.

Josh Halton of York Region confirmed that the Region did commit to funding the seniors building, and the federal government subsequently committed \$23 million towards the project.

Discussions included:

- Tree preservation: The question was raised as to whether York Region is exempt from tree preservation requirements, however, every effort will be made to preserve mature trees.
- Construction impacts: These will be mitigated as much as possible with a Construction Management Plan. There was an option for the residents to move out of the Heritage Cottages temporarily, but most have chosen to remain. Construction hours are generally 7 am to 5 pm. A wheel bath was suggested for trucks leaving the site, to minimise dust and dirt.
- Snow storage: The Condo Corporation will be responsible for ensuring adequate snow clearing and storage space.
- Traffic Routes: Access routes and through traffic at Wyndham Gardens and on Eureka Street will be reviewed.
- Bus Service: Ensure that the continuation of bus access for seniors is accommodated.
- Pathways: The boardwalk should be opened to accommodate walking seniors. Identify pathways through the site to Highway 7, with sidewalks and connectors. The issue of public access over private lands was discussed. The development components should have pathway connectivity without fences.
- Parks: The cash-in-lieu concept was explained. It was suggested that portions of private properties adjacent to Anna Russell Parkette could be purchased/conveyed, to enlarge the park. The greenspace to the west of the York Region building was discussed. The landscaping plan for this area will be programmed for the use of the building residents, and it could include public pathways.
- The York Region building will house the new Heritage Recreation Centre with residential units above. The rec centre may be operated by the City.
- Railway Tracks: The future grade separation would be extremely difficult as Highway 7 would likely go under the tracks, possibly requiring expropriation of the lands to the north and south, and would probably not occur before 2031.
- Parking: Since the overall site development will not be limited to seniors, family requirements will necessitate additional parking spaces and will generate traffic issues. Parking for the York Region building may require minimal encroachment into the Wyndham Gardens greenspace, but would not impact the existing community garden. Parking issues will be considered by the Liaison Committee and a shared parking arrangement with Wyndham Gardens will be considered.

The Committee thanked the residents for their attendance and their input. The applicant's presentation will be provided to City for distribution.

Next steps

The Statutory Public Meeting is tentatively scheduled for October 24, 2017.

Adjournment

The Unionville Sub-Committee adjourned at 8:45 pm.