



MINUTES
UNIONVILLE SUB-COMMITTEE
June 12, 2017, 6:00 pm
Council Chamber

Committee Members

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Nirmala Armstrong
Councillor Don Hamilton
Councillor Amanda Collucci

Staff

Andy Taylor, Chief Administrative Officer
Loy Cheah, Senior Manager, Transportation
Ron Blake, Senior Development Manager
Biju Karumanchery, Director of Planning and
Urban Design
Brian Lee, Director of Engineering
Dave Miller, Manager, West District
Joseph Palmisano, Manager of Transportation
Gary Sellars, Senior Planner
Kitty Bavington, Council/Committee Coordinator

The Unionville Sub-Committee convened at 6:00 pm with Councillor Amanda Collucci in the Chair. Councillor Collucci welcomed everyone.

**1. Sixteenth Land Holdings Inc. (York Downs Golf Course)
Transportation**

Maria Gatzios of Gatzios Planning + Development Consultants Inc., representing the applicant, gave a presentation to provide an overview of the proposed development with a proposed total unit count and density of 19.2 units/ha.

Nick Poulos of Poulos & Chung Ltd., transportation consultants for the applicant, gave a presentation on transportation issues, including the regional context and anticipated growth, existing traffic issues, anticipated road improvements, and opportunities respecting the existing major and minor collector road network. Mr. Poulos responded to questions from the Committee.

Ms. Gatzios advised that, at the request of the City, a document has been prepared and submitted to the City summarizing the option for an access to Warden Avenue. The consultants have concluded that the option is not recommended.

Steven Wimmer of the MBTW Group, representing the applicant, gave a presentation regarding the City's Pathways and Trails Master Plan, and connectivity through the subject development. Proposed trails and pedestrian and cycling systems were displayed. Mr. Wimmer responded to questions from the Committee.

Gary Sellars, Senior Planner for the City of Markham gave a brief summary of the public comments and concerns that have been received to date regarding transportation issues.

Peter Miasek had questions regarding: the evaluation matrix for the connection to Warden Avenue; considering a multi-use path to Warden Avenue; retaining the existing transit routes with added shuttle busses; and, the benefits of phasing development with road improvements. The consultants responded to his questions.

Michael Gannon recommended phasing the development to ensure traffic issues are addressed. He stated that this is a very large development and many issues still need to be addressed, and he suggested that staff prepare a preliminary report so that Council can be clear and transparent in their position. The Committee and staff discussed the extensive public consultation that has occurred, resulting in anticipated revisions to the proposal before a staff report is warranted.

John Oates, President of YRSCC 1205 Glenburn Forest Condominium, adjacent to the parcel of land connecting to Warden Avenue, requested that the option for a road connection to Warden Avenue be eliminated. Mr. Oakes displayed an aerial map and explained the topography that would make the option difficult, and the impacts on the existing dwellings which are very close to the property line.

Jian Zhang spoke of the traffic congestion in the current road network along 16th Avenue, and suggested that connector roads through the new development would provide alternate routes and shortcuts that could improve traffic flow.

Magnus Gao spoke of the traffic congestion along 16th Avenue and the need for transit improvements. He recommended mixed dwelling types with smaller lots to provide higher density, which would support public transit projects.

The Committee advised that the meeting scheduled for June 19 is being rescheduled to the fall, to allow the applicant to address the comments to date, and to make any appropriate revisions to the plan.

Next Meeting Dates

Meeting # 4 - September 25, 2017, at 7:00 p.m. - Revised Development Proposal.
A fifth recap meeting, and possibly more meetings, will be scheduled for the fall.

Adjournment

The Unionville Sub-Committee adjourned at 9:25 pm.