



**MINUTES**  
**UNIONVILLE SUB-COMMITTEE**  
**April 24, 2017, 6:00 pm**  
**Council Chamber**

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**Committee Members**

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

**Staff**

Ron Blake, Senior Development Manager  
Biju Karumanchery, Director of Planning and  
Urban Design  
Dave Miller, Manager, West District  
Gary Sellars, Senior Planner  
Marg Wouters, Senior Manager, Policy & Research  
Kitty Bavington, Council/Committee Coordinator

**Council Members**

Councillor Valerie Burke  
Councillor Karen Rea  
Councillor Logan Kanapathi  
Councillor Alex Chiu

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The Unionville Sub-Committee convened at 6:04 pm with Councillor Amanda Collucci in the Chair. Councillor Collucci reviewed the mandate of this Sub-committee.

The Committee requested that future Sub-committee meetings be live-streamed.

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

Maria Gatzios of Gatzios Planning + Development Consultants Inc., representing the applicant, gave a presentation to provide an overview of the proposed development, and provincial, regional, and municipal policies that relate to the proposal. The proposed total unit count and density of 19.2 units/ha was compared to other nearby developments at 16 – 20 units/ha.

Marg Wouters, Senior Manager, Policy & Research, gave a presentation that summarized the Growth Management context with respect to the City's growth and intensification strategies, Markham's 2014 Official Plan, York Region's 2041 Growth Management exercise, and Provincial Growth Plan density requirements. The York Downs Golf Course lands are within the urban boundary, and are therefore subject to intensification/infill policies rather than greenfield policies, with respect to density.

Staff and Ms. Gatzios responded to questions from the Committee.

Staff reviewed a list of comments and concerns identified at the Public Meeting on April 5 and in communications received. The list will be posted on the City website and the public was encouraged to let staff know of any missed items.

Michael Gannon questioned what the minimum density required is on the subject lands, in order for Markham to meet its population forecasts, suggesting that Markham will surpass its targets. Staff advised that it cannot be concluded that this application will result in the City surpassing its population target. The 2031 population target in the Official Plan was based on a City-wide growth management exercise at a point in time (2006-2010). Assumptions about growth potential evolve over time. For example, in addition to new applications there may also be applications that were assumed for development at the time which have never been approved or built. The Region is now undertaking forecasts for growth to 2041 following the release of updated population and employment forecasts by the Province - an update of growth potential for Markham will be part of this review. Biju Karumanchery, Director of Planning and Urban Design added that meeting the policy intent and ensuring appropriate use of the land are the primary objectives for this application, and that the appropriate density on the lands will be determined through review of the application. Mr. Gannon also referred to the Development Charges Study that identified 16<sup>th</sup> Avenue as a problem transportation corridor that requires widening.

Susan Deacon advised that her home shares a fence line with York Downs and they will be impacted by construction dust, noise and light pollution. She discussed the disruption to wildlife habitat, loss of trees and privacy, run-off of potentially contaminated water into their well, and the potential for new residents to complain about her family's outdoor activities on their own property. Ms. Deacon confirmed that she preferred to have no development on the lands and suggested that the City create a legacy for the citizens as other GTA municipalities have done, by preserving this green space.

Peter Miasek suggested that a lower density would be preferable with respect to traffic, tree preservation, and other issues, and discussed the provincial requirement for density. Ms. Gatzios explained that the overall intent of determining the density is to consider what makes sense on a given property with respect to maximizing opportunities to provide housing without negative impacts on surroundings.

Hollie Leong spoke of the need for more housing supply, and considered this proposal to be a good opportunity. In response to a question from the Committee, Ms. Leong indicated she did not support reducing the density.

Yugi Zhong spoke in support of mixed use blocks to provide business services for the residents, and appreciated the opportunity for a public green space that is open to the public instead of a private green space.

Chumei Kuang spoke in support of the proposal, with respect to accommodating projected population growth. Ms. Kuang suggested the new 15% foreign buyers tax may not help to control rising housing prices and that more housing supply is needed.

Alex Law spoke of the overall development in Markham that would accommodate employment and residential growth, and encouraged the City to support this type of development. In response to a question from the Committee, Mr. Law indicated he supports increased density on this under-used parcel of land.

Chun Ying Tse spoke in support of the proposal. As a new immigrant, it is difficult to find affordable housing and it is important to build more houses. The Committee discussed that what is considered 'affordable' varies by buyer.

Charlotte Deacon lives in a house adjacent to York Downs and spoke in favour of lower density and discussed preserving environmental features, wildlife habitat and linkages. Ms. Deacon displayed an alternate plan that would enhance those features while reducing the density by 5%, and recommended that the levels of government work together on a land swap with Pickering in order to create a legacy on this site.

Jean Capewell spoke in opposition to the density, and suggested that high-rise development should be in Markham Centre, not along 16<sup>th</sup> Avenue, and that low-rise buildings, rather than high-rises, are more suitable for this area. Ms. Gatzios confirmed that the maximum height being requested is mid-rise, 7 to 8 storey buildings.

Several people who had registered for deputations did not speak - Brenda Tam, Johnson Yu, Mario Lavoie, and Mengyu Gao.

The Committee thanked the residents for attending this evening and providing comments.

### **Adjournment**

The Unionville Sub-Committee adjourned at 8:35 pm.