



**Minutes from the Historic Unionville Community Vision Committee meeting  
held November 16, 2016**

**City of Markham  
Location Canada Room - Civic Centre**

Members

Councillor Don Hamilton – Ward 3  
Joseph Cimer, Community Rep  
Harry Eaglesham, Community Rep  
Kimberley Kwan, UHS  
Rob Kadlovski, UBIA  
Tony Lamanna, UBIA  
Wes Rowe, UVA  
Templar Tsang – Trinaistich, Heritage Markham  
Peter Miasek, URA Alternate  
Shanta Sundarson, Community Rep

Staff

Regan Hutcheson, Manager of Heritage  
Planning  
Christopher Alexander, Acting Manager,  
By-law Enforcement & Regulatory Services  
Lilli Duoba, Manager of Natural Heritage  
Alida Tari, Council/Committee Coordinator

Regrets

Regional Councillor Jones  
Scott Harper, Community Rep  
Mark Smith, UBIA  
Reid McAlpine, URA  
Bob Stiver, UVC

Guests

Carolyn Woodland, Senior Director, Planning,  
Greenspace and Communications, TRCA  
Laurie Nelson, Associate Director, Planning and  
Policy, TRCA  
Quentin Handchard, Associate Director,  
Planning and Development, TRCA

The meeting of the Historic Unionville Community Vision Committee convened at 7:10 p.m. with Rob Kadlovski as Chair.

**1) Disclosure of Pecuniary Interest**

There were no disclosures

**2) Confirmation of Agenda**

The agenda was confirmed as distributed

**3) Adoption of the Minutes of the October 19, 2016 Meeting of the Historic Unionville Community Vision Committee**

Moved by Peter Miasek  
Seconded by Santa Sundarson

That the Minutes of the Historic Unionville Community Vision Committee meeting held on October 19, 2016 be adopted.

Carried

**4) Business Arising from the Minutes**

**a) Vision Plan Implementation – TRCA Implications**

Regan Hutcheson, Manager of Heritage Planning provided some opening remarks relative to the Vision Plan objectives and Special Policy Areas (SPA). He distributed illustrations highlighting the proposals from the Vision Plan in the Core Area and at Main St/Hwy 7 and the impact of the floodplain and SPA boundaries in these areas. It was also noted that the SPA policies in Markham's new Official Plan, 2014 (partially approved October 30, 2015 and May 26, 2016) were now in force.

Carolyn Woodland, Toronto and Region Conservation Authority (TRCA) accompanied by Laurie Nelson and Quentin Handchard delivered a PowerPoint presentation with respect to flood constraints and Special Policy Area policies. She noted that the TRCA was empathetic to the needs of the community to refresh Unionville, but that many of the properties were within the Regulatory Floodplain, and within the Unionville Special Policy Area (SPA). Given the SPA classification, there is potential for redevelopment - generally of a limited scale. The City of Markham's Official Plan identifies the extent to which redevelopment may occur in this area, based upon the level of risk that has been accepted by the Province. It was noted that any request for land use change or intensification beyond the policy scope would require extensive study and review as well as approvals from Ministry of Municipal Affairs and Housing and Ministry of Natural Resources and Forestry.

Ms. Woodland also noted the following points of interest:

- Unionville is at a confluence of rivers resulting in extreme flood vulnerability;
- SPA limits the scope of development – must develop within the existing approvals as per the Official Plan and/or zoning by-law;
- Historic Unionville was a flood damage area in the 1980s and 90s – the depth of flood in a Regional Storm scenario would be 3-5 m;
- east side intensification were supposed to be very minimal and TRCA had sent a number of letters indicating this as part of the Vision study process – the current scheme is very ambitious and is major intensification;
- TRCA is on record raising significant concerns with any parking platform in the floodplain east of Main St;
- the municipality should look to development sites outside of the floodplain first such as the west side of Main Street;

- suggest that improvements be considered to the existing parking lot- consolidation of lots, landscaping and enhancements;

The Committee requested that a copy of the TRCA presentation be forwarded to all members.

There was discussion regarding any potential additions and/or extensions to buildings on the East side of Main Street. It was noted that each property within the Special Policy Area would need to be independently reviewed, but intensification in the form of additions to existing buildings would need to be generally small in nature. It was noted that existing additions were approved under a previous policy regime (pre-2009) and that new more restrictive policies had been adopted which will allow some modest redevelopment.

In response to questions concerning the 20 Fred Varley development, it was noted that existing policies at the time pre-dated the 2014 Provincial Policy Statement and the site had a lower flood risk in terms of velocity and flood depth. The project was appealed to the OMB and that the developer did eventually floodproof the building to the 350 year flood requirements. It was further mentioned that urbanization to the north (Future Urban Area and York Downs) has to be managed to ensure no increased risk to Unionville.

In response to a question regarding the development potential of the southeast corner of Main St and Hwy 7 (considered a gateway property), the TRCA officials indicated that they were not familiar with the property, but that if it was developed previously, some form of minor development may be feasible. The Committee briefly discussed the potential of a more suitable gateway at Highway 7 and Main Street in the future.

The Committee briefly discussed whether the parking platform should remain on the list of projects to pursue or whether it should be abandoned. The consensus was that although the project would be extremely challenging given all the constraints, it should still remain as a possible project.

#### **b) Upkeep and Maintenance of Property/Streetscape**

Christopher Alexander, Acting Manager, By-law Enforcement & Regulatory Services provided an update regarding signage and property standards issues. He advised that orders will be issued for the illegal signs to be removed. It was noted that if the business owner is different from the property owner that both will receive the order. He noted that eighteen A-frame notices were sent out in the summer and that a recent site visit found 9 A-frames still on the street. Mr. Alexander confirmed that electronic signs (such as “OPEN” or “Hours of Operation”) are not permitted. He also advised that By-law staff have identified seven properties in need of various repairs that will be issued Property Standard Orders. For these orders, the recipient has 21 days to complete the work (extensions can be requested) or submit an appeal.

The Committee suggested that By-law staff also look at Highway 7 for illegal signs.

The issue of Christmas lighting was also raised and it was confirmed that it is a BIA program that encourages all businesses to only use white lights to unify the entire street. It was also confirmed that signs indicating “No Unauthorized Parking” can be installed on a property.

**c) Permitted Uses in Heritage Main Street Zone**

Regan Hutcheson, Manager of Heritage Planning distributed and reviewed a copy of "A Guide to Permitted and Prohibited Uses - Heritage Markham Main Street Zone."

The Committee discussed that from the way these categories of permitted and prohibited uses are defined it can be difficult to enforce, especially those related to restaurant type uses.

**d) Public Washroom Update/Status**

Councillor Don Hamilton provided an update from the November 14, 2016 General Committee discussion and recommendation regarding the installation of public washrooms. It was noted General Committee directed staff to have a public information meeting with stakeholders and community members; examine potential partnership opportunities with current businesses to share the cost to maintain their washrooms and have them available to the general public and examine the potential of future public washrooms with user fees.

There was some discussion on which Unionville groups had been consulted in the past and their various positions on the topic.

Moved by Templar Tsang – Trinaistich  
Seconded by Harry Eaglesham

That Asset Management staff be invited to attend and consult with the Historic Unionville Community Vision Committee prior to their formal consultations regarding Public Washrooms on Main Street, Unionville.

Carried

**e) Occasional Vehicular Access/Parkview Public School Update**

Mr. Hutcheson advised that he ~~have~~ had again spoken with staff at the York Region District School Board regarding the request to use the parking lot at Parkview Public School during certain festivals to allow vehicular access to parking lots on the west side of Main Street. He indicated that they feel it is a reasonable request and there was no objection in principle from a technical planning perspective, but that the School Board staff will need to ensure that all legal and safety requirements are in place. City and School Board staff plan to work on this project beginning in February 2017.

**f) Enhanced Train Service Implications**

This item was deferred to the next meeting.

**g) Cash-in-lieu of Parking Information**

Staff advised that any cash-in-lieu prior to 2000 was returned, and funds received after 2002 have been used for consultant fees and the parking lot consolidation study 2009-2010 by Chisholm, Fleming and Associates, Consulting Engineers.

**h) Section 37 Fund - Allocation Policy**

Councillor Don Hamilton reported that staff will be bringing a report forward in the New Year.

**5) New Business**

There was no new business.

**6) Next Meeting**

The Committee suggested that the December 21, 2016 meeting be cancelled and that the next meeting will be scheduled for Wednesday, January 18, 2017 at 7:00 p.m. in the Canada Room.

**7) Adjournment**

The meeting Historic Unionville Community Vision Committee adjourned at 9:45 p.m.