



**Minutes from the Historic Unionville Community Vision Committee meeting  
held on September 21, 2016**

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

Members

Councillor Don Hamilton – Ward 3  
Joseph Cimer, Community Rep  
Harry Eaglesham, Community Rep  
Scott Harper, Community Rep  
Rob Kadlovski, UBIA  
Kimberley Kwan, UHS  
Tony Lamanna, UBIA  
Reid McAlpine, URA (arrived 8pm)  
Wes Rowe, UVA  
Bob Stiver, UVC  
Shanta Sundarson, Community Rep  
Templar Tsang – Trinaistich, Heritage Markham

Regrets

Regional Councillor Jim Jones  
Mavis Urquhart, Manager, Policy,  
Planning & Project Delivery  
Mark Smith, UBIA

Guests

Alick Siu (URA), Tina Chen, David Johnston, Paul Morrison

Staff

Regan Hutcheson, Manager of Heritage Planning  
Chris Alexander, Manager of By-law Enforcement and  
Licensing (Acting)  
Christina Lee, Meeting Secretary

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

**1. Welcome and Confirmation of Agenda**

Rob Kadlovski, Chair welcomed the Committee members and asked for any disclosures of interest with respect to items on the agenda. There were no disclosures of interest. The agenda was confirmed as distributed.

## **2. Adoption of the Minutes**

It was noted that Bob Stiver (UVC) and Templar Tsang Trinaistich (Heritage Markham) were not in attendance at the June 15, 2016 meeting and the minutes should be amended. David Nesbitt was in attendance to represent Heritage Markham.

### **Recommendation:**

That the Minutes of the Historic Unionville Community Vision Committee meeting held on June 15, 2016, be adopted as amended.

CARRIED.

## **3. Update/Comments from the Chair**

Rob Kadlovski discussed the need for goal setting for the short, mid and long term, but also stressed the necessity to set realistic expectations. He noted the importance to seize upon short term opportunities to maintain the positive momentum of the Vision Plan study, to demonstrate movement/successes to achieve buy-in from owners and to further encourage private investment. Mr. Kadlovski listed the following potential short term opportunities:

- east parking lot resurfacing;
- public washrooms;
- improvements to the Highway 7 and Main Street intersection; and
- streetscape improvements (including better way-finding)

## **4. Upkeep and Maintenance of Property/Streetscape**

Shanta Sundarson introduced this item and welcomed Chris Alexander, Acting Manager of By-law Enforcement and Licensing to the meeting. Ms. Sundarson reviewed pictorial examples of issues in the commercial core area including: building attributes in poor condition (woodwork, paint, windows, etc), former commercial signs still in place as well as illegal signage, illuminated 'hours of operation' signs, fencing and street pavers in poor condition, broken utility boxes, and garbage issues (both garbage left on properties as well as the condition and timing of garbage placed on the street prior to pick up). She noted that these issues present an unfortunate impression to locals and visitors of a tired street where no one really cares. She asked the committee if the street/village was important and if this committee could help direct the needed changes.

Mr. Alexander discussed enforcement issues and his current challenges including workload and limited staff resources. Property standards and by-law enforcement is initiated on a complaint basis. He indicated that he has reviewed the identified conditions/issues with his Unionville by-law officer and will develop and initiate a plan to address non-compliant signage (an easy first step), structural issues and maintenance matters. Mr. Alexander stated that Unionville will be the pilot for other areas.

The Committee suggested that a more aggressive timeframe is needed for action and that the minutes should reflect that this Committee supports immediate action. It was also noted that the BIA needs to educate their members on maintaining their businesses as well as seeking approval through the city for any changes to their properties. Mr. Hutcheson noted that Heritage Section did produce a brochure for the BIA explaining the requirement for approvals

for signage and alterations to buildings/properties. It was noted the City also needs to better maintain its properties.

The Committee also identified garbage and tall weeds in the rear parking lots as well as the condition of back entrances to businesses needing maintenance. The idea of a subcommittee was raised, but was tabled at this time. A member of the BIA stated that the issues list should be divided into items to be addressed by the City versus what the BIA needs to address (for example, broken streetscape features are a City issue). It was also noted that owners could take advantage of the Façade Improvement Grant program offered on an annual basis by the City.

**Recommendation:**

That the Historic Unionville Community Vision Committee supports the full enforcement of property standards and maintenance by-laws within the historic Unionville village, and that the highlighted issues identified at the meeting should be addressed in the earliest possible timeframe by City staff; and

That the Acting Manager of By-law Enforcement be invited to the next meeting of this committee to report on progress.

**CARRIED**

**5. Business Arising from the Minutes**

a) Public Washrooms

Mr. Hutcheson reported that Asset Management had commissioned a feasibility study in 2016 to explore the requirements and cost estimates of public washroom facilities, and the report will be available this fall. The washroom concept being further explored is for the city property located at 185 Main Street. The report findings will be reported to General Committee with staff seeking direction.

The Committee identified the Stiver Mill washrooms as a potential public washroom facility with the addition of a set of internal doors to separate the meeting room portion from the washrooms. The Committee also noted that although the washrooms at 185 Main Street would be centrally located, due to the small land parcel, the placement of the washroom building would be very visible and a main focal point on the street.

b) East Side Parking Proposal

Mr. Hutcheson reviewed the information summary in the agenda package including various east side parking proposals starting with a parking lot consolidation concept developed in 2009. This concept would increase parking by 38 spaces and cost approximately \$750,000. The Town at the time did set aside \$350,000 as the municipality's portion of the project but was unsuccessful in attracting private partnerships. Another proposal was explored in 2012 involving basic improvements to the existing parking lots for 5 properties (\$120,000 + tax), and again not implemented due to lack of interest by the owners.

The Committee indicated its disappointment in the lack of interest by the private owners and questioned as to whether funds could be raised communally as parking benefits everyone. Paid parking, on-street parking in residential areas and a BIA levy were also mentioned. It was suggested that a parking study was needed for the commercial parking areas in the historic commercial core area (west and east of Main Street) including options to address optimization and cost / benefit analysis.

The Committee discussed the recollections of some members that the City had collected “cash in lieu of parking” from some Unionville merchants as late as 1990. There was further discussion regarding the purpose and final disposition of those funds. The Committee requested Mr. Hutcheson research this matter and report to the Committee at a future meeting.

c) Streetscape Improvement Proposals

Mr. Hutcheson briefly reviewed the streetscape improvement concept prepared during the Vision Plan. It was confirmed that this plan was conceptual/ high level and that if a streetscape renewal project was to be pursued, a detailed plan would have to be prepared. Future capital budget requests would have to be made to retain a consultant for the design plan and tender documents.

d) Enhanced Train Service Implications

Due to the absence of Mr. Jones, this item was deferred.

## 6. Update on Projects/ Initiatives

### a) **Parking Platform in the Floodplain**

Mr. Hutcheson reminded the Committee that City staff had met with officials from the TRCA on April 12, 2016 to discuss this issue and that TRCA had since followed up with a letter listing all the studies and reports it would need to consider such a concept. Mr. Hutcheson provided the following information:

- TRCA has consistently identified this parking area as being highly constrained for redevelopment, including the introduction of a parking structure, from a Provincial, Regional and local policy perspective, as well as the technical constraints from its regulatory permitting role under the *Conservation Authorities Act*;
- further, in 2015, by Resolution, the Authority reaffirmed its position held since 2007 that a multi-level municipal structure in the floodplain at this location is not recommended in the absence of a **thorough evaluation of options and a demonstrated reduction in risk**, and further that TRCA staff be directed to continue discussions with City staff to assist in finding alternatives for parking outside of the flood plain;
- the correspondence from TRCA does provide a list of studies and requirements that the City would need to undertake to consider the parking platform in the flood plain. The specifics include the need for a detailed ‘terms of reference’ for all the studies (agreed to by all parties); studies related to the platform itself; and studies for flood risk reduction/ remediation, and

- the list of studies/ requirements is high level and not necessarily all encompassing. The list demonstrates the level of effort that would be required by the City. The estimated costs for the identified studies would be in the order of \$150,000 to \$200,000.

The Committee noted that a parking structure outside of the floodplain may be a more viable option given the constraints and costs.

**b) Occasional Vehicular Access/Parkview Public School**

Mr. Hutcheson reminded the Committee that a meeting was held on May 16<sup>th</sup> with school board officials and included the Mayor, Councillor Hamilton and the Commissioner of Development Services. The occasional access concept was further explored. A follow up letter was sent on May 30<sup>th</sup> to clarify the City's needs. A response from YDSB is still pending.

**c) Secondary Plan Preparation**

Mr. Hutcheson informed the Committee that staff continues to work on the Secondary Plan for the area which will generally reflect the concepts/goals of the Vision Plan. He further confirmed that the TRCA had provided written feedback on matters related to potential intensification in Special Policy Area (SPA) land in historic Unionville including:

- a number of properties in the Vision Plan are subject to SPA policies- (a map showing floodplain lands in the Vision Plan area was reviewed at the meeting);
- any increases in height and density above the maximum permitted in a land use designation within a SPA shall not be permitted without provincial ministerial approval as part of a comprehensive secondary plan review;
- a SPA review would have to be a City-initiated, multi-year process undertaken in accordance with the Ministry of Natural Resources and Forestry (MNRF) Provincial SPA Procedures. The City would need to consider opportunities to remediate and reduce the flood risk prior to any intensification. TRCA recommends that if intensification is proposed for SPA lands, MNRF and Ministry of Municipal Affairs and Housing (MMAF) be engaged early in the process of the Secondary Plan preparation to receive their input and direction;
- the preparation of a detailed Terms of Reference would be the first step in a SPA review process; and
- estimated cost of undertaking a new SPA update for the Secondary Plan area would be in the order of \$200,000 to \$300,000 in addition to TRCA effort.

**d) Vision Implementation Strategy**

The document was sent to members prior to the Committee meeting. However, due to the lateness of the hour, the item was deferred.

## 7. New Business

### a) Capital Budget 2017

The Committee noted that in order to proceed with the implementation of the Vision Plan, funding was required for a number of projects.

#### **Recommendation:**

THAT the Historic Unionville Community Vision Committee recommends the following items be forwarded to the Budget Committee for consideration by Council for funding in 2017:

- a Parking Study for the commercial parking areas in the historic commercial core area (west and east of Main Street) including options to address optimization and cost / benefit analysis
- Heritage Grant Assistance – increase amount for the commercial façade improvement program
- Additional By-law Enforcement staff to address infractions in Unionville including unapproved building alterations, buildings in deteriorating condition, signage and streetscape infractions, garbage issues, etc.
- New Washrooms on Main St. which may also include options for implementing secure access to Stiver Mill washrooms for daily and/or community event use
- Design Concept funding for a Gateway Entry Feature at Main St / Hwy 7
- Streetscape Improvement Plan / study & design (based on concept in Community Vision Plan document)
- Funding for consultant to assist in the preparation of the Unionville Secondary Plan
- Funding for the preparation of a Community Improvement Plan & Bylaw for Main St. Unionville

**CARRIED**

## 8. Next Meeting

Committee will meet on Wednesday, October 19, 2016

## 9. Adjournment

#### **Recommendation:**

That the meeting be adjourned.

**CARRIED**

The meeting adjourned at 10:10 p.m.

Minutes for the September meeting were prepared by Regan Hutcheson, Manager, Heritage Planning due to the absence of minutes submitted by the Meeting Secretary.