



TO: Chair and Members of Development Services Committee
FROM: Jim Baird, Commissioner of Development Services
PREPARED BY: Scott Heaslip, Central District Team
DATE: November 16, 2015
RE: Work and Public Consultation Program for Unionville Home Society Redevelopment

BACKGROUND:

Council Direction: On November 2, 2015, Development Services Committee passed the following motion:

- "1) That correspondence from Don Given, Malone Given Parsons regarding the Charrette Study for the Unionville Home Society area, be received; and,*
- 2) That depositions by Don Given, Malone Given Parsons and Debra Cooper Burger, Unionville Home Society regarding the Charrette Study for the Unionville Home Society area; and further,*
- 3) That consideration of the Terms of Reference and Work Program be deferred to the Development Services Committee meeting of November 16, 2015, to allow Don Givens to work with the Commissioner of Development Services on an agreeable joint work and consultation plan."*

The staff memorandum to Committee and the correspondence from Don Given are attached as Appendices 'A' and 'B'.

DISCUSSION:

Malone Given Parsons has submitted a work and consultation program

Following discussions with staff, Don Given of Malone Given Parsons has submitted a work and public consultation program (Appendix 'C') for the planned redevelopment of the Unionville Home Society property.

The highlights of the program are:

- A consultant team consisting of Torti Gallas and Partners (Design Charrette and Visioning Exercise), Malone Given Parsons (Land Use Planning), Rafael and Bigauskas (Architecture), Schollen and Company (Landscaping and Parks), SCS Consulting (Civil Engineering) and Poulos and Chung (Transportation).
- A public consultation work program consisting of:
 - A Public Information Session in mid December, 2015 to engage the general public and community members.
 - A three-day Design Charrette in mid January, 2016 to prepare and present a preliminary concept plan for the property.
 - A Community Liaison Committee to provide a forum for information and to keep the community and applicable ratepayers associations informed.
 - Regular meetings with the Unionville Sub-Committee of Council throughout the process.
 - Submission of formal planning applications (Official Plan and zoning by-law amendment and site plan approval) in April, 2016.
 - The statutory Public Meeting to consider the Official Plan and zoning by-law amendment applications in August, 2016 (more likely September).
 - A Public Information Meeting conducted by the applicant prior to the statutory Public Meeting to fulfill York Region requirements.
 - Final review of the planning applications by Development Services Committee and Council in December, 2016.

Work and consultation program is acceptable

Staff have reviewed the program submitted by Don Given. The proposed approach is acceptable to staff, although some of the proposed timelines may be challenging to achieve.

The technical consulting team assembled by Don Given includes the expertise and extensive local experience required to address the technical issues identified in the staff memorandum, including built form interface, transportation, tree preservation and servicing.

The work program incorporates both the charrette and planning approvals processes. This will help to ensure that construction of the proposed York Region affordable housing building can occur in a timely fashion.


Staff will work with Malone Given Parsons to refine the work program.

Don Given of Malone Given Parsons will be in attendance at Development Services Committee to answer any questions Committee may have regarding the work program.

As an alternative, the City led approach outlined in our November 2 memorandum is also acceptable to staff.



TO: Chair and Members of Development Services Committee
FROM: Jim Baird, Commissioner of Development Services
PREPARED BY: Scott Heaslip, Central District Team
DATE: November 2, 2015
RE: Terms of Reference and Work Program for Charrette Study of Unionville Home Society area



RECOMMENDATION:

- 1) That the staff memorandum dated November 2, 2015 titled "Terms of Reference and Work Program for Charrette Study of Unionville Home Society area" be received.
- 2) That the terms of reference and work program outlined in the staff memorandum be endorsed.
- 3) And that the Commissioner of Development Services be authorized to negotiate a preferred supplier contract with Michael Morrissey and associated sub-consultant(s), in accordance with the terms of the City's Purchasing By-law.
- 4) That the funding source be Planning Studies Capital Account 16002.
- 5) That staff be authorized to do all things necessary to give effect to this resolution.

BACKGROUND:

Council Direction: On October 13, 2015, Council passed the following motion:

"That the proposed motion titled "Proposed Re-Development of the Unionville Home Society Area" be referred to the Commissioner of Development Services to report back to the Development Services Committee with a memorandum outlining the design charrette process including all of the parties and a collaborative approach."

Official Plan and Zoning: Unionville Home Society owns approximately 19 acres on the north side of Highway 7 between Sciberras Road and the GO Rail line. The lands are occupied by a three-storey, long term care facility (Union Villa), a 4-storey independent living building (Wyndham Gardens) and 98 independent living bungalows (Heritage Village). (see attached location map). Staff understand that 34, 36 and 38 Eureka Drive are also to be included in the study area per the discussion at Council on October 13.

The south portion of the Unionville Home Society lands is designated “Institutional” in the “in-force” Official Plan (Revised 1987). This designation permits a range of community, educational, health care, governmental and religious institutional uses. The north portion of the Unionville Home Society lands, as well as 34, 36 and 38 Eureka Street, are designated “Urban Residential.” This designation permits low density residential uses such as single detached, semi-detached and single attached dwellings with direct frontage on a public street.

The Unionville Home Society lands are designated “Residential Mid Rise” in the Official Plan 2014 (not yet in force). This designation permits a range of residential uses, including long term care facilities, in buildings ranging between 3 and 6 storeys at a maximum overall density of up to 2.0 FSI (floor space index). 34, 36 and 38 Eureka Street are designated “Residential Low Rise.” This designation permits grade related residential uses. 34, 36 and 38 Eureka Street and a small portion of the Heritage Village property are also identified as “Special Policy Area”. Certain uses, including nursing homes, are prohibited in Special Policy Areas because of the threat to the safe evacuation of residents during an emergency as a result of flooding. It is further noted that 34, 36 and 38 Eureka Street are within the Unionville Heritage Conservation District.

The Unionville Home Society lands are subject to site-specific Institutional and High Density residential zoning. 34, 36 and 38 Eureka Street are zoned R3 (Single Family Residential).

Proposed Development: Staff understand that Unionville Home Society has an agreement with Minto Homes and York Region to sell the north portion of the property, including the area currently occupied by the Heritage Village independent living bungalows. Staff understand that York Region is proposing an approximately 200-250 unit affordable seniors rental building and Minto is contemplating developing the remaining lands with 175-225 market townhouses.

Amendments would be required to the City’s zoning by-laws, and potentially to the City’s Official Plan(s), to permit the lands to be developed as outlined above. No planning applications have been filed with the City.

DISCUSSION:

Staff recommend the following terms of reference and work program for the charrette study directed by Council:

Terms of Reference

The purpose of the charrette study is to develop a land use and built form concept plan for the Unionville Home Society lands and 34, 36 and 38 Eureka Street. From a preliminary review staff have identified the following specific issues/concerns that will need to be addressed:

- Housing types and opportunity for “Elder Friendly Community”
- Building height and built form relationship with the adjacent low density residential community.
- Vehicular and pedestrian connections within the site and to the local street network, and existing and future transit connections.
- The relationship between the proposed new development and the Unionville Home Society facilities.
- The built form relationship to the adjoining GO Rail line.
- Provision for future expansions to the Unionville Home Society facilities.
- Parkland requirements.
- Servicing requirements.
- TRCA requirements, including Special Policy Area.
- Tree preservation.
- The relationship to, or potential incorporation of, 34, 36 and 38 Eureka Street.

The final concept plan will inform the evaluation of future applications for the subject lands.

Work Program

Stage 1 – Preliminary consultation with the key stakeholders and approval authorities including Unionville Home Society, area residents, York Region, Minto Homes, Toronto and Region Conservation Authority, Metrolinx/Go Transit, VIVA and City of Markham.

Stage 2 - Design Charrette, consisting of:

- A two to three day workshop to develop, refine and present the design/concept plan, with the input of the public and all interested parties.
- An evening meeting to present the final concept plan to the community and Council.

Stage 3 - Final master plan and recommendation report to Council.

It is anticipated that the study will commence in December 2015/January, 2016 (subject to availability of the consultant) and take approximately 3 months to complete.

Consultant

Given his knowledge of the Unionville and Markham Centre communities and his experience managing charrette studies, including the recent Main Street Unionville Community Vision Plan, staff are suggesting that the City retain Michael Morrissey to undertake the study on a preferred supplier basis. A small team of sub-consultants may also be required to support the design charrette process and consultation/communications work program and final report preparation. Staff will negotiate the terms of a contract with the consultant, in accordance with the City's Purchasing By-law and ensuring good value at prevailing market rates for this scope of work.





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October 30, 2015

Members of Development Services Committee
c/o Ms. Kitty Bavington,
 Clerks Department
 City of Markham
 101 Town Centre Boulevard
 Markham, Ontario
 L3R 9W3

MGP File: 15-2430

Dear Mayor Scarpitti and Members of Council:

RE: November 2, 2015- Development Services Committee
Agenda Item 11- Terms of Reference and Work Program for Charrette Study of Unionville
Home Society Area

We are land use planners to Minto Communities Canada ("Minto"). Minto has recently entered into a partnership with Unionville Home Society ("UHS") and the Region of York with respect to the re-development of a part of the UHS lands, municipally known as 4300 Highway 7, located on the north side of Highway 7, west of the CN Railway (the "UHS Property").

We are writing in response to Item 11- the proposed Terms of Reference and Work Program for Charrette Study of the Unionville Homes Society area (the "ToR").

We previously submitted written correspondence to the Committee and Council (dated September 21, 2015 and October 13, 2015) in response to the need for such study. In summary, we continue to maintain our position that this study is not warranted. We have reviewed the draft ToR and in short, it is our opinion that all of the issues identified in the ToR can and will be addressed through the imminent development approvals process and public consultation with the surrounding community, City staff and members of Council.

Draft Terms of Reference and Work Program for the Charrette Study

We have reviewed the staff memo and draft ToR and have some concerns.

Firstly, some of the key issues in this study appear to relate to housing types and built form. The unit mix and balance for this project (i.e the proportionate mix of affordable seniors housing and market units) is critical. We are concerned that this study puts at risk the economic viability of the project and the long term sustainability of UHS and York Region to be able to continue to provide a level of care and service to its existing and future residents. Further, this study disregards the long term planning conducted by UHS over the last decade to ensure its viability and success in the future. We believe that built form and

housing types can be addressed through the development approvals process.

Secondly, the ToR identifies the need to examine "housing types and opportunity for Elder Friendly Community". In our previous submissions, we explained that the UHS campus has historically and continues to operate as an Elder Friendly Community. UHS provides a variety of housing options and services for seniors, across a spectrum of options from independent living to long term care. The proposed redevelopment will more than double the existing rental units in a brand new building best equipped to serve the next generation of seniors. We previously questioned, and continue to question the implications of including the term "Elder Friendly Community" in the ToR. Our concern with the inclusion of such term is the potential exclusion of market housing from the UHS lands, which is critical to the redevelopment project and the economic viability and financial sustainability of UHS.

Lastly, it is our submission that all of the issues noted in the ToR are items which would be addressed through the forthcoming development application(s) and consultation with the local community, City staff and members of Council. As such, we are concerned that the charrette will be an unnecessary duplication of process.

Given all of the above, we maintain our position that the charrette study is not warranted and will only delay the process. All of the issues outlined in the ToR can and will be addressed through the development application process and public consultation.

I will be in attendance at the Development Services Committee to speak to this matter and request that my name be added to the deputation list. In addition, Ms. Debra Copper Burger, CEO of Unionville Home Society will also be in attendance to speak to this matter and we ask that her name also be added to the deputation list. Should you wish to discuss this letter in greater detail, please feel free to contact me at 905 513 0170.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP

President

dgiven@mgp.ca

cc: Members of Markham Council
Mr. Jim Baird, City of Markham
Mr. Scott Heaslip, City of Markham
Minto Communities Canada
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November 12, 2015

Members of Development Services Committee
c/o Ms. Kitty Bavington,
Clerks Department
City of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

MGP File: 15-2430

Dear Mayor Scarpitti and Members of Council:

RE: Development Services Committee, November 16 2015
Unionville Homes Society & Minto Communities Canada
Development Submission and Public Consultation Work Program

We are land use planners to Minto Communities Canada ("Minto"). Minto has recently entered into a partnership with Unionville Home Society ("UHS") and the Region of York (Housing York Inc.) with respect to the re-development of the UHS lands, municipally known as 4300 Highway 7, located on the north side of Highway 7, west of the CN Railway (the "UHS Property").

The purpose of this letter is to outline our proposed public consultation and visioning exercise to engage the local community, City Council and staff for the planned redevelopment of the UHS Property. This letter is provided in response to the motion made by Councillor Hamilton at the November 2nd Development Services Committee Meeting. The motion deferred consideration of the City's proposed Terms of Reference and Work Program for the Unionville Home Society Area Charrette Study to November 16th to allow MGP to work with the Commissioner of Planning on an agreeable joint work and public consultation plan. The motion was carried and this letter constitutes our formal response outlining the plan of action for the proposal, with timelines.

1. Consultant Team

A team of professional consultants with local experience has been retained to assist with the development approvals process and ensure its conformity to municipal policy. They include:

- Torto Gallas and Partners (Design Charrette and Visioning Exercise)
- Malone Given Parsons Ltd. (Land Use Planning)
- Rafael + Bigauskas Architects (Architecture)
- Schollen & Company Inc. (Landscape and Parks)
- SCS Consulting (Civil Engineering)

- Poulos & Chung Ltd. (Transportation)

Additional consultants may be retained prior to and throughout the approvals process to provide expertise as required.

2. Plans

A development concept is not available at this time; however, the proposed development is intended to accommodate the following:

- A minimum of 200 affordable housing rental units for seniors on a 2-3 acre parcel in an apartment building owned and managed by Housing York Inc.;
- A 1 to 2 acre parcel for a future UHS expansion; and,
- The residual lands will be redeveloped for market-oriented residential uses by Minto so as to allow the UHS, via this land sale, to provide for its long-term financial and operational sustainability, serving seniors in the Unionville area.

3. Applications Required

To facilitate the proposed development, we expect that Official Plan Amendment (technical amendment), Zoning By-law Amendment, and Site Plan applications will be required.

The proposed development generally conforms to the recently approved 2014 Markham Official Plan. However, the 2014 Official Plan is currently under appeal and the policies which apply to the UHS Property are not in full force and effect. We will seek a technical amendment to the 1987 Markham Official Plan.

A Zoning By-law Amendment is required to implement site specific standards and a Site Plan application is required to seek approval for the ultimate development design.

4. Technical Submissions

As part of the development applications, we expect that a number of plans and studies will be required, and at the minimum will include:

- Planning Justification Report
- Traffic Impact Report
- Functional Servicing Report
- Noise and Vibration Study
- Conceptual Site Plan
- Building Elevations

- Block Plan (to demonstrate how the site and surrounding lands may develop)

The specific list of required technical reports in support of the proposed applications will be confirmed with City Staff at a pre-consultation meeting.

5. Public Consultation Work Program

Prior to and throughout the application process, UHS and Minto will be engaging with City Staff, Councillors, key stakeholders and the local community to allow public input in the process. Key elements of this work program include a public information session, design charrette, establishment of a Community Liaison Committee, and presentations to the Unionville Sub-Committee.

5.1 Public Information Session

Minto and UHS will also be hosting a Public Information Session in mid-December 2015 to engage the general public and community members.

5.2 Design Charrette

It is the intent of UHS and Minto to provide the local community with the opportunity to provide input on the redevelopment. A three-day Design Charrette will be hosted by the UHS and Minto and we will work with City Staff and Councillors (specifically Councillors Hamilton and Jones) to determine the appropriate notice and key stakeholders to be invited.

The Design Charrette will occur in mid-January and is intended as a visioning exercise. Day 1 will involve presenting the community group with the preliminary alternate plans and program scenario agreed upon by UHS, Minto and Housing York Inc., outline opportunities and constraints of each alternative, and welcome discussion regarding initial concerns and thoughts on the vision for the lands. Day 2 will consist of stakeholders meetings with the consulting team and development of preliminary plan(s) to incorporate initial feedback. A mid-point presentation to the public and public input session is also proposed. Day 3 of the charrette will involve finalizing a preliminary plan and presenting a preliminary concept plan to the community group.

5.3 Community Liaison Committee

The third element of public consultation includes the establishment of a Community Liaison Committee (CLC). The CLC will be formed to provide an advisory forum on the development of the UHS property and keep the community informed. This Committee will provide a forum for information for local residents, current tenants, business representatives and other stakeholders during the redevelopment process. At the minimum, the Committee will meet quarterly, with the first meeting occurring in

December 2015. Additional CLC meetings may be held once milestones are achieved and following approval of the applications, if determined to be required.

The Committee will be comprised of local community residents, current tenants, local business representatives, other stakeholders and the partners in this project. Amongst local residents, invitations will be extended to the following:

- Heritage Village Tenant Association
- Wyndham Gardens Residents' Association
- Markham Seniors Advisory Committee
- Unionville Ratepayers Association
- Unionville Business Improvement Association
- Residents from Fred Varley Drive, Greentree Road, Eureka Street, etc.

The Wyndham Gardens Residents' Association and Heritage Village Tenant Association are key stakeholders in this project as they will be most impacted by the redevelopment of the UHS property. Invitations to Wyndham Gardens Residents' Association and Heritage Village Tenant Association will ensure that current tenants are represented and their concerns are brought forward for consideration.

The Markham Seniors Advisory Committee oversees seniors' issues in support of Markham's Diversity Strategy; their membership in the CLC will promote awareness of seniors' needs and provide input from the greater seniors' community, as well as offer an additional avenue to communicate with Council. Representatives from the Unionville Ratepayers Association and Unionville Business Improvement Association will further ensure that residents and local business owners are able to provide their input during the redevelopment process.

We welcome Council's suggestion for any additional associations or members that should be included in the CLC.

5.4 Unionville Sub-Committee

Unionville Sub-Committee meetings are intended as a communication avenue to consult and inform Council of the public consultation and redevelopment progress. We propose that regular meetings should be held throughout the process, specifically after milestones in the redevelopment process (i.e. after the public information session and Design Charrette, before the Statutory Public Meeting, and before the final recommendation report is reviewed at the Development Services Committee).

6. Timeline

As part of this letter, we have attached an anticipated timeline of the public consultation program approvals process and proposed construction. This schedule was established based on ensuring that the new York Region affordable housing building is constructed by 2020 with what we believe is a reasonable time frame, provided there are no unexpected delays.

6.1 Public Consultation and Design Charrette Process

Throughout the planning approvals process, we intend to engage the general public and community members. As previously mentioned we will be hosting a public information session and three-day Design Charrette, forming a Community Liaison Committee, and reporting to the Unionville Sub-Committee. We expect the first CLC meeting will precede the public information session, which is to occur in mid-December 2015, followed by a report to the first Unionville Sub-Committee meeting. The three-day Design Charrette will be held in mid-January 2016, followed by the second Unionville Sub-Committee Meeting.

We expect CLC meetings will be held at quarterly intervals; subsequent meetings will approximately occur in March and June 2016.

A third Unionville Sub-Committee meeting will occur after the Statutory Public Meeting (estimated August 2016).

The fourth and last CLC meetings will occur in September and November 2016, with the last CLC meeting held earlier than the quarterly interval to provide an additional forum prior to Staff's final recommendation report being reviewed at DSC, which we estimate will occur in December 2016. As well, a final Unionville Sub-Committee meeting will be held before the December DSC meeting.

Additional CLC meetings may be held after approval, if determined to be required.

6.2 Planning Approvals Process – Zoning By-law Amendment and Site Plan

A final preferred concept plan will be selected following the Design Charrette in preparation for a Pre-Consultation Meeting with Staff at the end of January 2016. Following the completion of the necessary studies and reports, it is our assumption that development applications will be submitted in April 2016.

We further estimate that the statutory public meeting will likely occur in August 2016. Prior to the statutory public meeting, a Public Information Meeting should also be conducted by the applicant to fulfill York Regional requirements.

It is anticipated that the proposed redevelopment will be reviewed by the Development Services Committee in December 2016. If recommended for approval, City Council may consider these applications in their Council Meeting in December as well.

As mentioned, the proposed timeline is based on ensuring the new York Region affordable housing building will be constructed by 2020. Therefore, we anticipate the York Region construction period will occur from 2018 to 2020 after which Heritage Village occupants will be relocated. The Minto construction period will occur from 2020 (after the seniors building is occupied) to 2022.

Should you wish to discuss this letter in greater detail, please feel free to contact me at (905) 513-0170.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP

President

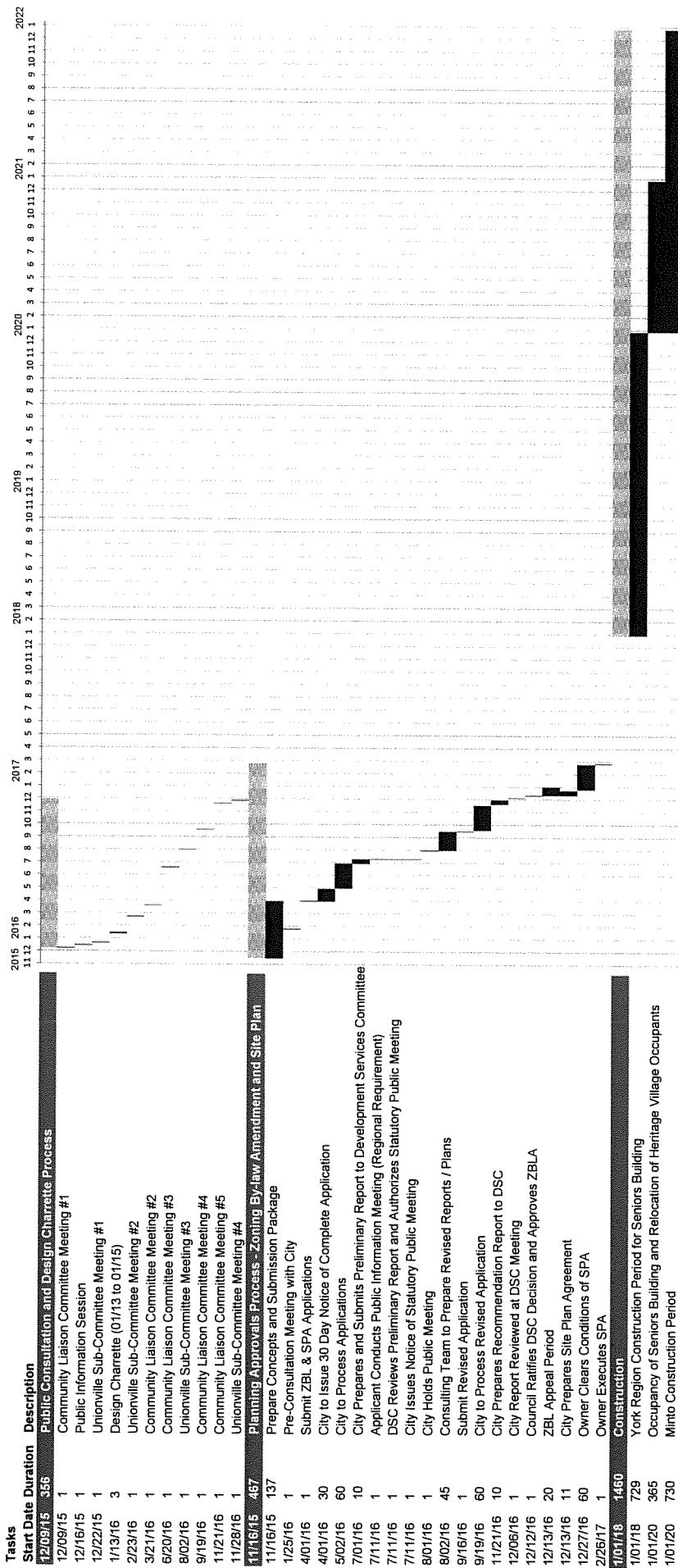
dgiven@mgp.ca

cc: Members of Markham Council
Mr. Jim Baird, City of Markham
Minto Communities Canada
Unionville Homes Society

Attachments

1 – UHS - Planning Approvals Timeline

Unionville Homes Society and Minto Communities - Public Consultation and Approvals Timeline
DRAFT FOR DISCUSSION PURPOSES ONLY



*NOTE: 2016 Committee / Council Schedules are not available at this time. Dates provided are approximate.