




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.



SUBJECT LANDS

LOCATION MAP