



EDUCATION CENTRE – AURORA

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APPENDIX C

By Email

rhutcheson@markham.ca

December 12, 2014

Regan Hutcheson
Planning and Urban Design Department
City of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

Dear Mr. Hutcheson

RE: Main Street Unionville Community Vision Plan

Staff have reviewed the Main Street Unionville Community Vision Plan (Version 3.1) and it is noted that the report provides for the following:

1. The Vision plan proposes the connection of Fonthill Lane to Fonthill Boulevard to provide a secondary ingress and egress to Main Street Unionville with the use of removable bollards to restrict traffic at specific times over School Board lands at Parkview Public School. This will impact the operation of the school since Fonthill Lane connects directly into the parking lot of Parkview Public School. Any proposal to install removable bollards at this location must be made in consultation with the school community and require approval of the Board. The School Board has no plans to modify existing circulation at Parkview Public School and recently completed an expansion and renovations at the school to serve the local community.
2. The Vision plan proposes infill buildings at the rear lots of existing Main Street properties between Parkview Public School and Crosby Community Centre. It is unclear from information provided how total parking requirements will be met to serve the proposed units and Main Street businesses. All parking requirements and traffic circulation will need to be accommodated without utilization of Board lands at Parkview Public School.
3. It should be noted that Parking spaces at Parkview Public School are to serve the school community only unless otherwise arranged with and agreed upon by the Board.

If further information or clarification is required, please contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jane Ross'.

Jane Ross
Senior Manager
Property & Planning Development Services

June 10, 2014

Via Mail and Email (rhutcheson@markham.ca)

Mr. Regan Hutcheson
Manager of Heritage Planning
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

APPENDIX C

Dear Mr. Hutcheson:

Re: Main Street Unionville Precinct Master Plan

Toronto and Region Conservation Authority (TRCA) staff were pleased to be invited by City staff to actively participate in the discussions with Torti Gallas and Partners Inc. and Michael Morrissey to develop a strategic vision that would guide the future development and revitalization of Main Street Unionville as part of the Precinct Master Plan process.

To reiterate our previous discussions, the study area is located within the Unionville Special Policy Area (SPA). SPAs are a designation by the Province of Ontario (MMAH and MNR) which recognizes the unique circumstances of historic communities that existed in flood vulnerable areas prior to the implementation of a provincial flood hazard planning policy, and where the one zone approach may result in significant socio-economic impact. As such, this designation was introduced, of which the intent was to provide for the continued viability of these historic communities. It is clear in the Provincial Policy Statement (2005 and 2014) that the *"Special Policy Area is not intended to allow for new or intensified development and site alteration, if the community has feasible opportunities for development outside of the floodplain."*

To provide a greater understanding of the unique physical character of the area, TRCA presented a brief history and identified the opportunities and constraints from a flood risk perspective to the consultants, City staff, and local residents at the design charrette/workshop held in June 2013. In our presentation, TRCA provided slides containing mapping and cross sections illustrating a number of areas which would be impacted by flooding during a regulatory event. In particular, TRCA staff noted that the Unionville parking lot (abutting the Rouge River Valley, east of Main Street) is impacted by flooding during a regulatory event ranging from 3-5 meters in depth. TRCA staff conveyed real development constraints from a Provincial, Regional and local policy perspective, as well as the technical constraints from our regulatory role under the Conservation Authorities Act.

When TRCA staff received the results of the study in March 2014, we were disappointed to discover that the concepts proposed by the consulting team included development within the existing at-grade Unionville parking lot. Furthermore, additional buildings were also proposed within areas of the Floodplain. These areas are anticipated to be at the greatest depth (3-5 metres) within the Unionville Area, which TRCA staff had noted at the charrette as options which would not be supportable from a Provincial Policy and TRCA Regulatory perspective. We immediately contacted the City of Markham upon receipt of this information to convey our concerns.

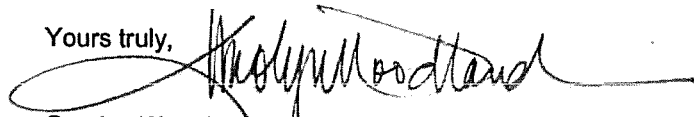
The boundary of the Unionville SPA was updated and approved by the Province in 2008 to reflect new flood plain mapping for this area prepared in 2004, which remains applicable. TRCA staff recommended that this parking lot be excluded from the Special Policy Area boundary based on the technical criteria evaluation that this area is highly constrained by more significant flood depths and therefore would be more appropriately managed from a public health and safety perspective by placing it in a one zone, which would preclude the area from new development. Notwithstanding TRCA's concerns, the inclusion of the parking lot was supported by Markham Council. However, acknowledging the significance that the Unionville parking lot provides with respect to the economic viability of the area, TRCA staff committed to work cooperatively with Markham staff to consider minor improvements to the area, such as minor grading and drainage improvements. TRCA provided our support of the municipality's decision to retain this area with the Special Policy Area to the Ministries, based on the continued use of this area as an at grade parking lot only. Furthermore the municipality was advised that the Unionville parking lot is highly constrained for any new development and that reduction and remediation of the flood hazard would be necessary prior to consideration of any proposed change in use or new development on the parking lot. This was documented in TRCA's report to the Authority Board dated April 20, 2007, meeting number #1/07 which has been attached for your information.

As such, TRCA staff have significant concerns with the parking platform proposed by the consulting team, as it does not heed our technical advice and concerns, nor is it in keeping with our discussions and presentation TRCA staff provided at the Unionville Charrette. At this time, a parking structure and the introduction of new buildings into the flood plain as proposed cannot be supported by TRCA from a policy or regulatory perspective. Furthermore, MMAH and MNR (in consultation with the TRCA) are currently reviewing the proposed SPA policies within the new City of Markham Official Plan from the perspective of the degree of flood risk and associated land use designations.

TRCA are aware of the unique character of Historic Main Street Unionville, and are supportive of the preservation of cultural heritage of this historic area. We will continue to provide our commitment to work with the landowners and the City to explore other options to revitalize the historic neighbourhood, while respecting provincial policy and not intensifying the level of risk that currently exists.

Should you have any further questions or comments, I would be happy to meet with you to discuss the matter further.

Yours truly,



Carolyn Woodland, OALA, FCSLA, MCIP, RPP
Director, Planning and Development
Ext. 5214

dc/lr/cw

Email copy to: Kimberly Kitteringham, City Clerk
Jim Baird, City of Markham
Lilli Duoba, City of Markham
Deputy Mayor Jack Heath, City of Markham
Sybelle VonKursell, MMAH
Jackie Burkhart, MNR

Attached: Authority Report from Meeting #1/07, Markham Special Policy Area

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TO: Chair and Members of the Watershed Management Advisory Board
Meeting #1/07, April 20, 2007

FROM: Carolyn Woodland, Director, Planning and Development

RE: TOWN OF MARKHAM SPECIAL POLICY AREA
Updated Rouge River Flood Plain Mapping

KEY ISSUE

The Town of Markham is updating the boundary of the Special Policy Area through amendments to their Official Plan (OPA No. 153) and implementing Zoning By-laws to reflect adjustments arising from Toronto and Region Conservation Authority's Rouge River flood plain mapping update.

RECOMMENDATION

THE BOARD RECOMMENDS TO THE AUTHORITY THAT the request by the Town of Markham to amend the boundary of the Special Policy Area designation, as described within Official Plan Amendment No. 153, and the associated implementing Zoning By-law Amendments be supported for approval by the Ministry of Natural Resources (MNR) and Ministry of Municipal Affairs and Housing (MMAH);

THAT Toronto and Region Conservation Authority (TRCA) staff work with the Town of Markham, where appropriate, in the planning and development review process, to investigate opportunities to reduce the flood risk through flood remediation measures within the Special Policy Area;

AND FURTHER THAT MNR, MMAH, the Region of York and the Town of Markham be so advised.

BACKGROUND

The Province of Ontario has a one zone policy approach to managing flood risk through the planning process which essentially requires that no new development be permitted within the flood plain. The Province of Ontario provides a mechanism known as a "Special Policy Area" designation to recognize the unique circumstances of historic communities that existed within flood vulnerable areas prior to the implementation of a provincial flood hazard planning policy and where the application of the one zone approach would result in a significant socio-economic impact. This special approach to flood plain management was introduced by the province as a policy option in the 1988 Provincial Flood Plain Planning Policy Statement and associated Implementation and Technical Guidelines. Special Policy Areas (SPAs) are defined in the current Provincial Policy Statement as:

"an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain".

The policies and boundaries of a SPA are determined through a consultative process between the municipality, the conservation authority, MNR and MMAH, and implemented through amendments to a municipality's Official Plan and Zoning By-law.

In 1990, the Town of Markham was granted approval by MNR and MMAH, to implement a Special Policy Area approach to the Unionville area through Official Plan Amendment No. 100 (Special Policy Areas) and an implementing Zoning By-law. The SPA designation was supported by TRCA. At that time a partial deferral was incorporated into the Amendment to permit an update to the flood plain mapping in the Fonthill area. The deferral was subsequently approved in 1993.

In 2000, TRCA commenced a project to update the hydrologic and hydraulic modeling for the Rouge River watershed. The intent and scope of the project was to update the existing flood plain mapping for the entire watershed to address current land uses, existing road crossings, establish storm water management requirements and incorporate new modeling software. The modeling exercise generated new flood plain mapping for the Rouge River watershed in 2004. The new mapping identified variances to the flood plain boundaries resulting from the ability to produce a finer scale of mapping and accurate modeling software to account for flood plain influences within the watershed, including lands subject to the town's approved SPA designation. The change to the flood plain mapping generated a need to revise the SPA boundaries to ensure the mapping at the Town of Markham is consistent with the mapping used by TRCA. As a result of the update, the proposed revisions will result in a reduction to the SPA designation by approximately 19.45 hectares.

Public Consultation Process:

On June 22, 2004, Town of Markham Council directed their staff to initiate a technical Official Plan and Zoning By-law amendment process to adjust the Special Policy Area boundaries to reflect the updated flood plain mapping. Town of Markham staff met with MNR, MMAH and TRCA on November 17, 2004 and June 14, 2005 to discuss the flood plain boundaries and the approval process required by the province.

The Town of Markham held a public meeting on June 13, 2005 to present the updated flood plain mapping produced by TRCA and a revised proposed Special Policy Area boundary consistent with the new flood plain mapping. A public meeting was held on May 16, 2006 for public review and comment of the draft Official Plan and Zoning By-law amendments to implement the boundary adjustments to the SPA. A further opportunity for public input was provided prior to the Council meeting on June 13, 2006. TRCA staff attended all three public meetings and responded to questions from the public and members of Council related to technical and flood plain management issues.

RATIONALE

The updated flood plain mapping created variances to the flood plain boundary on lands currently designated SPA. TRCA's updated mapping and the provincial criteria for the designation of Special Policy Areas has been used to determine appropriate adjustments to the lands designated SPA in the Town of Markham. This is the first comprehensive technical update to the boundary of the SPA since the original approval of the SPA by MNR and MMAH in 1990. There are no revisions to the town's Special Policy Area policies as part of this update. The SPA policies will be reviewed in the context of the Official Plan Environmental Policy Review and Consolidation exercise that the Town of Markham is currently undertaking, in consultation with TRCA.

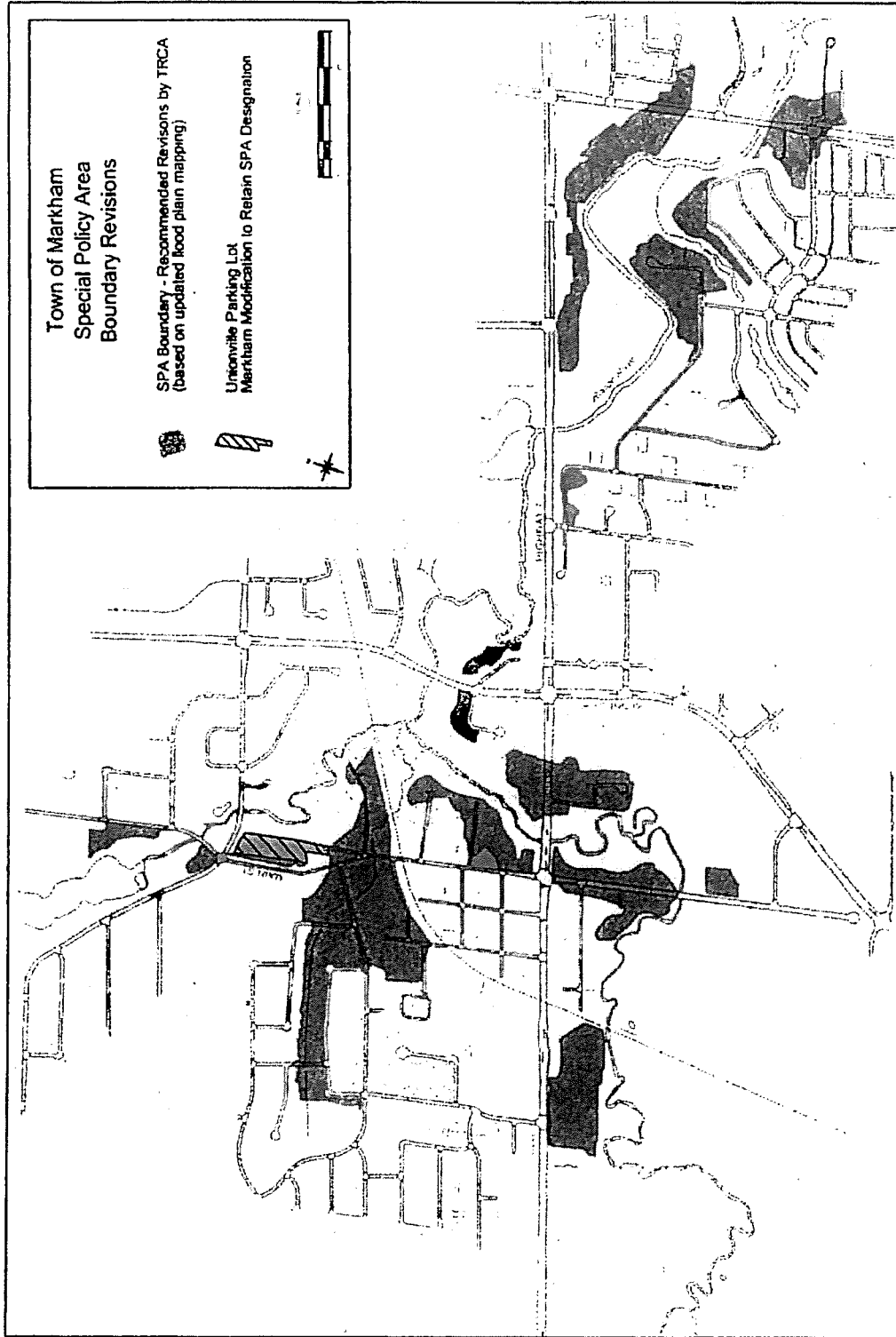
On the basis of provincial technical criteria, including depth of flooding, velocity of flow, the feasibility of floodproofing new development, the appropriateness of other flood plain management measures such as the one zone approach, etc., TRCA staff in consultation with Town of Markham staff, recommended adjustments to the boundary of the SPA, as per Attachment 1. These recommended changes were supported by Town of Markham Council. However, Council did raise a concern about TRCA's recommendation to remove the Unionville parking lot from its current SPA designation. TRCA's rationale to recommend removal of the parking lot area from the SPA designation was based on the technical criteria evaluation that this area is highly constrained by more significant flood depths and therefore more appropriately managed for this flood risk by the one-zone approach. In a report to Markham Council dated June 13, 2006, town staff noted that the Unionville parking lot serves a significant parking need in support of the residents and businesses in Main Street Unionville and the proposed removal of the SPA designation on the parking lot could potentially impact future options for modifications to the parking lot. As such, town staff recommended that the SPA designation as currently approved be retained to ensure Council is afforded the flexibility in addressing future parking matters on these lands.

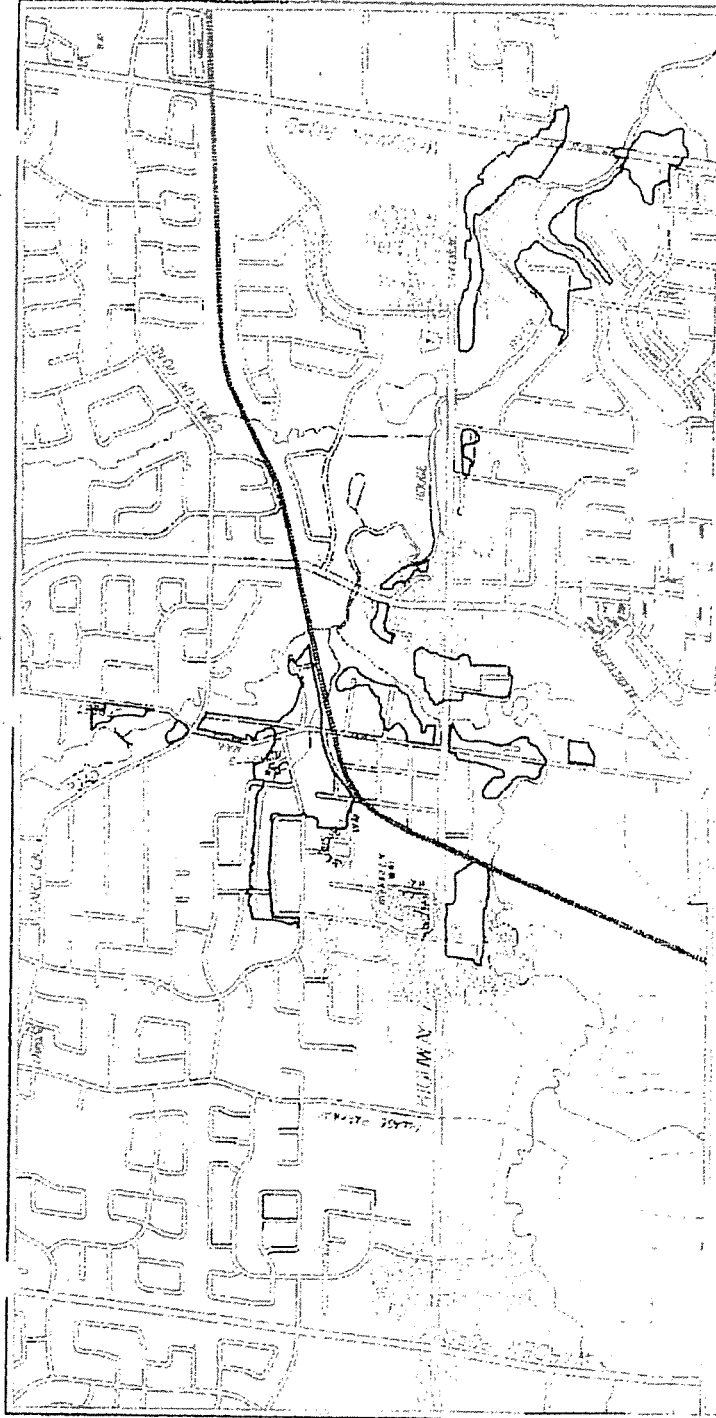
On June 13, 2006, Markham Council adopted Official Plan Amendment No. 153 to amend the SPA boundary as per Attachment 2, which includes the boundary adjustments recommended by TRCA and the retention of the SPA designation on Unionville parking lot. TRCA recognizes the significance that the Unionville parking lot provides in terms of servicing the economic viability of the businesses and residents in Main Street Unionville. It is currently an at grade parking lot and TRCA would work cooperatively with Markham staff regarding any improvements to better serve the community, such as minor grading or drainage improvements. Based on the continued use of this area as an at grade parking lot, TRCA would be supportive of retaining the SPA designation. However, the Town of Markham should be advised that the Unionville parking lot is highly constrained for any new development and that reduction and remediation of the flood hazard would be necessary prior to consideration of any proposed change in use or new development on the parking lot.

SUMMARY

On June 13, 2006, the Town of Markham Council adopted Official Plan Amendment No. 153 to amend the boundary of the Special Policy Area to reflect TRCA's updated Rouge River flood plain mapping. As a result of the revisions, the SPA designation will be reduced from approximately 65.63 ha to 46.18 ha. OPA No. 153 adopted by Council is awaiting provincial approval from MNR and MMAH. As part of the provincial approval process, a resolution from the Authority on the revisions to the SPA boundary has been requested by the MNR and MMAH.

Report prepared by: Laurie Nelson, extension 5281
For Information contact: Laurie Nelson, extension 5281
Date: April 17, 2007
Attachments: 2





AMENDMENT TO SCHEDULE 'F' - SPECIAL POLICY AREA TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

BOUNDARY OF AREA COVERED BY THIS AMENDMENT
SPECIAL POLICY AREA



DEVELOPMENT SERVICES COMMISSION

SCHEDULE 'B' TO OPA No. 1 of 3

DRAWN BY CPW

SCALE

DATE

INCHES

CHECKED BY: ID