



**MINUTES
UNIONVILLE SUB-COMMITTEE
January 21, 2014
Canada Room**

Committee Members

Mayor Frank Scarpitti
Councillor Don Hamilton
Councillor Alan Ho

Regrets

Regional Councillor Jim Jones

Staff

Jim Baird, Commissioner of Development Services
Ronji Borooh, City Architect
Alan Filipuzzi, Manager, Community Planning
Brian Lee, Senior Manager, Special Projects
Richard Kendall, Development Manager – Central District
Rino Mostacci, Director of Planning and Urban Design
Michael Sraga, Senior Planner, Urban Design
Kitty Bavington, Council/Committee Coordinator

Consultants

Hilary Holden, Associate Principal, Arup
Annika Hui: Transportation and Land Use Planner, Arup
Anne McIlroy: Principal, Brook McIlroy Inc.
David Sajecki, Brook McIlroy Inc.
Julian Colman: Valuation & Advisory, Cushman & Wakefield
Richard Bickers: Site Development Engineer, Arup (by phone)

The Unionville Sub-Committee convened at 2:08 p.m. with Councillor Don Hamilton in the Chair.

**Markham Centre Mobility Hub Study
Revised Scope of Work (5.14)**

On June 18, 2013, the Development Services Committee referred the following matter to the Unionville Subcommittee:

That Purchase Order PD 11314 issued to Arup Canada Inc. for contract 167-T-11 (Markham Centre Mobility Hub/Station – Consulting Services) be increased by \$290,765.00, inclusive of HST, (from \$369,197 to \$659,962) to cover the proposed expanded scope of work as detailed in this report, and be funded from Capital Account 640-101-5699-10577 (Markham Centre Mobility Hub);

Background/information attached:

- Extract from the June 18, 2013 Development Services Committee Meeting
- Staff Report dated June 18, 2013
- Updated Proposal

1. Disclosure of Interest – None declared

2. Introductions - The participants were introduced.

3. Project update: Mobility Hub Study

Jim Baird, Commissioner of Development Services provided a brief history and the status of this project.

Richard Kendall, Development Manager Central District, gave a presentation on Markham Centre, including the Markham Centre chronology; identification of Markham Centre as an Urban Growth Centre and Regional Centre; the Big Move document; growth forecasts to 2031; and the objectives of the secondary plan.

Ronji Borooah, City Architect, gave a presentation to identify the subject and surrounding lands; the downtown Markham Master plan (2006); the growth plan; intensification; and identification of mobility hubs. A revisioning of the Remington Group's Downtown Markham plan led the City to consider how to coordinate lands in the vicinity of the Unionville GO Station, in the East precinct with the Remington plan. Adamson & Associates were hired to prepare a plan in this regard, and the resulting plan was displayed. The mobility hub study will have regard for the Council endorsed Adamson plan.

Richard Kendall discussed the Terms of Reference for the Mobility Hub Study, endorsed in 2011. Arup was retained at that time. Since then, the Terms of Reference have been refined to address Metrolinx requirements and an expanded public consultation program. The revised scope of work was presented to Development Services Committee in June, 2013, and referred to this subcommittee. The objective of the revised scope of work was described as six phases:

1. Study context and site review
2. Vision and planning design/principles
3. Mobility hub development plan
4. Technical analysis
5. Station area design and layout
6. Implementation and phasing plan.

4. Overview of Latest Proposal

Hilary Holden, Associate Principal, Arup, introduced her team in attendance. A brief summary of their credentials and project experience was provided. The team has extensive experience in design of transit stations and Mobility Hub areas, including a number of successful design projects in Ontario with Metrolinx.

Ms. Holden provided some background on the company and described some of the significant projects they had been involved with, notably Kings Cross and the Olympic Park in London, England. The Kitchener GO Station was presented as a comparison to the Markham project.

The presentation involved discussion on the study area, the Adamson plans, Metrolinx, and the 407 alignment. Ms. Holden described the Metrolinx approach to land surrounding a station using zones and catchment areas. With respect to the study schedule, it was suggested that 12 months would be preferable to the proposed 9 month time frame. The Committee indicated support for the 12 month time frame.

The consultants are proposing that the study will

- Propose a unique destination
- Refine the secondary plan vision and development program
- Frame the case for transit improvements, including two-way all-day service on the Stouffville GO regional rail line
- Detail the open space and transportation networks
- Define the built form and character of urban design
- Integrate the station with the neighbourhood
- Engage the public and stakeholders
- Meet the Metrolinx guidelines for a Mobility Hub study
- Meet the Markham guidelines for a Precinct Plan study

An outline of the action plan for each of the six phases of the study was provided.

Costs:

- Arup	\$263,900
- Arup team disbursements	\$ 29,390
- Brook McIlroy (sub to Arup)	\$108,175
- Cushman & Wakefield (sub to Arup)	\$ 37,600
- Turner & Townsend cm2r (sub to Arup)	\$ 15,600
- Adamson Architects	\$100,000
- Sub Total	\$554,665
- Inclusive of 13% HST	\$626,771
- Not yet allocated	\$ 33,191
- Total approved	\$659,962

Funding will be front-ended by Markham, possibly with co-funding from Metrolinx, and /or an area-specific development charge.

The budget proposal includes an allocation for architectural design services for the Hub study, to be based on further detailing of the design work to date by Adamson Associates for the City in the Markham Centre East Precinct. The specifics of this are to be confirmed by the City, and the City will advise Arup accordingly.

The consultants responded to questions from the Committee and staff regarding the public consultation program, the level of detail in the precinct plan in relation to the secondary plan, and the relationship with Metrolinx with respect to building a financing strategy.

5. Recommendation

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Alan Ho

- 1) That Purchase Order PD 11314 issued to Arup Canada Inc. for contract 167-T-11 (Markham Centre Mobility Hub/Station – Consulting Services) be increased by \$290,765.00, inclusive of HST, (from \$369,197 to \$659,962) to cover the proposed expanded scope of work as detailed in this report, and be funded from Capital Account 640-101-5699-10577 (Markham Centre Mobility Hub) be approved; and,
- 2) That the Unionville Subcommittee be appointed as the Mobility Hub Steering Committee and provide regular updates to the Development Services Committee.

CARRIED

Adjournment

The Unionville Sub-Committee adjourned at 3:48 p.m.

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