



**MINUTES**  
**UNIONVILLE SUB-COMMITTEE**  
**October 3, 2013**  
**Canada Room**

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**Committee Members**

Regional Councillor Jim Jones  
Councillor Don Hamilton  
Councillor Alan Ho

**Staff**

Richard Kendall, Development Manager – Central District  
Sabrina Bordone, Planner II  
Kitty Bavington, Council/Committee Coordinator

**Applicant**

Patrick Chan, Principal  
Michael Morrissey, Architect  
Peter Smith, Bousfields Inc.  
David Johnston, Consultant  
Chis Tam, MMM Group  
Nixon Chan MMM Group  
David Richardson, MMM Group

**Residents**

Tatiana DiGiacinto, Rockport Group  
Roger Lambert  
Donna Lambert  
Neil Slater  
Nicola Slater  
Norma Kennedy  
Peter Miasek  
Harry Eaglesham  
Brian Brewer  
Gayle Leroux  
Joanne Watt  
Paul Marsh

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The Unionville Sub-Committee convened at 7:35 p.m. with Regional Councillor Jim Jones in the Chair.

**Global Unionville Development Inc. (Sylmatt Investments Inc.)  
Applications for Official Plan and Zoning By-Law Amendment  
to Permit a High Density Residential Development  
28 Main Street Unionville (OP/ZA 12 122739) (10.3, 10.5)**

On June 18, 2013, the Development Services Committee referred this matter to the Unionville Subcommittee and directed that community information meetings be held as necessary.

**1. Disclosure of Interest – none declared**

## **2. Minutes of Unionville Subcommittee, August 27, 2013**

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

That the Minutes of the Unionville Subcommittee meeting held August 27, 2013, be adopted.

CARRIED

## **3. Introductions**

The Chair welcomed everyone and the attendees were introduced.

## **4. Staff Overview of Markham Centre**

Richard Kendall, Development Manager – Central District, gave a brief overview of Markham Centre with respect to development policies and framework, mixed uses, population projections, density, the Downtown core, transit, infrastructure, and the Mobility Hub Study.

Staff responded to questions regarding the impact of the Mobility Hub Study on the subject developments, the road network, allocation issues, and population projections.

## **5. Update on Progress Since Last Meeting**

Michael Morrissey, Architect, advised of the progress on the applications and provided the following updates:

- Shadow study – it has been determined that there will be no significant impacts on the school
- Wind study – no significant impacts
- Urban design/place making – introduction of outdoor plaza/parkette and integration with surrounding uses, including the high school, Rockport Group's development (The Marleigh) and the Pan Am Pool site
- Meetings with School Board – explored the interface for connectivity and traffic circulation
- Bill Crothers – consultants met with Mr. Crothers regarding a sport campus neighbourhood, and he endorses most of what was presented
- Site circulation – subcommittee members and consultants observed traffic circulation on site
- Building height – maximum height has been reduced; Building C is reduced from 27 to 25 stories; neighbouring development could be 29 storeys
- Unit number – reduced from 750 to 718, with a FAR of 3.95
- Massing – transition improvements for the towers have been achieved
- Urban integration – stitching BCSS, retirement residence, residential development and Pan Am facility into a unified neighbourhood
- Neighbourhood retail – 12,000 ft<sup>2</sup> of retail will be provided on Enterprise Blvd. and Crothers Road
- Transit oriented development – short walk to transit, close to 407, VIVA Transit way and GO

The Committee and consultants discussed the shadowing in more detail and reviewed the worst case scenario impacts. Mr. Morrissey advised that the principal and School Board members were satisfied that the impacts were manageable.

## **6. Presentation on Traffic Impact Assessment**

David Richardson, MMM Group, traffic consultant, advised that they have studied this area extensively over the past few months, and he suggested that the proposed enhancements to the road network will provide relief: Birchmount Road, Verclair Gate, Sciberras extension, and completion of construction around Bill Crothers Road.

Discussions included the problem of blocking the bike lane along Enterprise Blvd. for drop-off/pick-up of students, and possible options to mitigate this challenge including utilizing the slivers of municipal land for extended bicycle lanes and drop-off lay-bys. Tatiana DiGiacinto representing the Rockport Group, questioned the options for school drop-off circulation with respect to their shared drive and private driveway.

Traffic congestion in Markham Centre in general was discussed. Parking standards for Markham Centre are a maximum of one space per unit and 0.2 for visitors. The live-work objective of Markham Centre and the availability of transit were emphasised. A suggestion was made to extend Main Street to the YMCA, and other connectivity options. It was noted there are technical challenges to certain of the suggested options and it was clarified that several of the options discussed are the responsibility of the municipality, not the developer.

The traffic study process, including the counts, technical aspects, and timing were questioned. Mr. Richardson confirmed that all current and proposed developments in the area had been included in the study, and he offered to review the details of the study with the residents.

## **7. Next Steps**

The development approval process is not complete and further opportunities for public input will be provided. Staff will continue to work with applicant on the submission of revised applications and will report to Development Services Committee.

## **Adjournment**

The Unionville Sub-Committee adjourned at 9:50 p.m.