



**MINUTES**  
**UNIONVILLE SUBCOMMITTEE / VARLEY VILLAGE INFILL**  
**April 11, 2012**  
**Ontario Room**

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**Members**

Councillor Don Hamilton  
Councillor Alan Ho

**Staff**

Jim Baird, Commissioner of Development Services  
Tom Villela, Senior Project Coordinator  
Kitty Bavington, Council/Committee Coordinator

**Absent**

Regional Councillor Jim Jones

**Guests**

Christine Bergauer-Free  
James Clarke  
David Huntley  
Jason McCauley  
Barry Raine  
Pam Scarrow  
David Wakeham  
Elaine Wilton

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The Unionville Subcommittee meeting convened at 4:35 PM in the Ontario Room with Councillor Don Hamilton in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None Disclosed**

**1. Minutes – December 2, 2011**

Moved by: Jason McCauley  
Seconded by: David Wakeham

That the minutes of the Unionville Subcommittee – Varley Village meeting, held December 2, 2011, be adopted.

CARRIED

**2. Proposed Survey of Residents**

Tom Villella provided background information on the development of the survey and reviewed the working group meetings that have been held. The draft was e-mailed to Committee members in March 2012. The key features and unbiased position of the survey were highlighted. The covering letter will also provide information links to the Town's website for additional background information.

The Committee read through the draft survey and discussed various points.

Moved by: David Huntley  
Seconded by: Jason McCauley

That the Unionville Sub-Committee Varley Village Working Group accept the survey wording as agreed to on April 11, 2012.

Carried

(Agreed wording):

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Dear Varley Village Resident:

Varley Village is currently undergoing change as homes are being redeveloped to meet the needs of today's market for larger homes and new designs. The issue under consideration by Markham Council is whether an infill by-law is required, or whether the existing zoning by-law is sufficient to manage this change.

The existing zoning by-law would continue to allow the pattern of development currently seen in the neighbourhood. An infill by-law would add regulations which would reduce the maximum size of new homes and additions.

Below you will find a chart showing examples of how these regulations could apply to properties of various sizes.

***\*Square footage includes all garages, and includes basements that are more than 50% above grade***

<b>Size of the Lot</b>	<b>Approximate Maximum size of dwelling under existing by-law*</b>	<b>Approximate Maximum size of dwelling under infill by-law*</b>
50' x 125'	4165 sq ft	3310 sq ft
60' x 125'	5000 sq ft	3975 sq ft
70' x 125'	5830 sq ft	4305 sq ft
80' x 125'	6665 sq ft	4635 sq ft

Please take a moment to review the background information including the Town Staff Report dated March 29, 2011 (File 10-118360), all available on the Town of Markham website at: <http://xxxxxxx>. For those without internet access or who prefer to have a paper copy, please contact one of the Councillors below and their office will be pleased to provide one to you.

Please complete and return the attached survey **before May 14, 2012**. Your views are important. Individual responses will remain confidential. The overall survey results will be analysed by Markham's staff and provided to the Sub-Committee's working group for review, to assist them in providing recommendations to Markham's Council on future actions.

**For further information please contact:**

**Regional Councillor Jones at 905-479-7757**

**Ward 6 Councillor Ho at 905-479-7758**

**Ward 3 Councillor Hamilton at 905-415-7549**

**Please Note: One Survey per Household Only**

Based on your knowledge of the Varley Village area, the information contained in this letter, and the information on the Town of Markham Website, please answer “**Yes,**” “**No**” or “**No Opinion**” to the following question by placing a checkmark in the appropriate box.

**Do you support an infill by-law that would limit the maximum size of new homes and additions in Varley Village?**

☐

**YES**

☐

**NO**

☐

**NO OPINION**

Please return **THIS PAGE ONLY** to the Town of Markham using the envelope provided. Thank you for your cooperation. If you have any questions with respect to this survey, please contact Regional Councillor Jones 905 479-7757, Ward 6 Councillor Ho 905 479-7758, or Ward 3 Councillor Hamilton 905 415-7549.

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Moved by: David Huntley

Seconded by: David Wakeham

**CARRIED**

The Unionville Subcommittee adjourned at 6:15 PM.