

ADVISORY GROUP Minutes of Meeting – February 24, 2011

Members Attending

Jeff Morris - Unionville Ratepayers Assoc.
Gord Mah – Unionville Ratepayers Assoc.
Neil Banerjee – Unionville Villagers Assoc
Reid McAlpine – Unionville Villagers Assoc.
Michelle Lynch - Unionville Resident
Brent Mersey - Markham Environmental Advisory Committee(MEAC)
Philip Ling - Markham Environmental Advisory Committee(MEAC)
Duncan MacAskill – York Region
Richard Jarrell – York University
Bob Hunn – Markham Accessibility Cttee
Jessica Peake – YRDSB
Peter Ronson – District Energy
Randy Peddigrew – Remington Group

Guests

Peter Swinton, PMG Planning Consultants
Harry Edwards, Aryeh Construction Ltd.
Sheldon Levitt, Quadrangle Architects

Staff Attending

Biju Karumanchery – Senior Development Manager
Ronji Borooah – Town of Markham Architect
Richard Kendall – Manager, Central District
Scott Heaslip – Sr. Project Coordinator, Central District
Don Hamilton – Councillor, Ward 3
Marina Haufschild – Urban Design
Wendy Bond – MC Administrator

Regrets

Alan Graf – Unionville Resident
Tracy MacKinnon – Unionville BIA
Charles Sutherland - Markham at Large – (Milliken)
Ted Spence – Markham Res. at Large (Markham Village)
Richard Cunningham – Markham Board of Trade
Christine Hyde - YRCSB

The Markham Centre Advisory Group meeting convened at 6:00 PM with Philip Ling in the Chair. An appreciation dinner was served to thank the members of the Advisory for their dedication and hard work over the past year.

The Minutes of the Markham Centre Advisory Group meetings held on November 25, 2011 were adopted.
CARRIED

Members were requested to email their intent to remain a member of the Markham Centre Advisory Committee to Wendy Bond.

1. Aryeh Construction Ltd.

Scott Heaslip, Senior Project Co-ordinator, Central District provided a brief introduction to the application. Peter Swinton, PMG Planning Consultants presented the proposal. The development is located at 8293 & 8303 Warden Ave., south of Hwy.7. It is part of the Centre North Precinct which consists of lands owned by Times Group Inc. and Aryeh Construction Ltd. Aryeh's Master Plan consists of 4 – 19 storey point towers on 6 storey podiums accommodating 796 residential units. The point towers frame the Paterson Heritage Home and form Warden Gateway into the Centre North Precinct. Rooftop amenity spaces, and passive green roofs are proposed.

The applicant's Transportation Demand Management Plan (TDM) includes bicycle storage facilities, car share program, purchased parking spaces, membership with Smart Commute.

Storm water is proposed to be stored in tanks in each development block and will be used for irrigation of roof top and at grade landscaping.

Discussion:

- The applicant's representative was asked if the project would be LEED® certified. He advised that the Town's requirements for LEED® certification was part of an OMB Appeal and could not comment further. The Advisory strongly recommended that LEED® Certification or equivalent standards be demonstrated in the project.
- The proposed density is similar to that of Times Group, unit sizes were not available. Elevator access is proposed to the passive rooftop amenities. Members of the Advisory expressed concern about increased traffic in the area. The applicant's representative advised traffic studies have been submitted to the Town and have been accepted. Clegg Road extension (Rouge Side Promenade) will be 4 lanes wide to assist traffic flow. An average of 0.86 residential spaces per unit is proposed, which is consistent with the Markham Centre Parking Bylaw of 1.0 spaces per unit.
- The Advisory encouraged the applicant to provide additional landscaping, artwork, and amenity elements at the Warden Ave. entrance of the project. With this being a Gateway to the community, the entrance should have a sense of presence. Section 37 is one of the issues before the OMB, the consultant could not comment further.
- All trees on site will need to be removed to accommodate parking structure
- The parcel of land between Aryeh's land and the Rouge Valley, are being dedicated to the Town by the Times Group as parkland. Ground floor units will face the parkland.
- A 12m setback is planned between the Aryeh application and the school site located on the east side.
- Bike lanes are located on the south boulevard of Rouge Side Promenade, and on the road adjacent to the curb on the north.
- The Advisory would like to have a better understanding of the proposed building materials
- Staff indicated that the application is consistent with the Times Group proposal with regards to height and setbacks.
- The applicant has appealed their applications to the OMB, questioning the need for LEED® certification, parkland dedication and cost sharing requirements.

A Markham Centre Performance Measures Checklist had been completed by the applicant. The Advisory did not feel adequate information was available through the checklist or the presentation to complete the Markham Centre Report Card review of the application. The Advisory expressed concern that the project does not embrace the Markham Centre vision.

2. Remington Group, Downtown Markham Retail, Blocks CA6 & CA7

- Sheldon Levitt of Quadrangle Architects Ltd. presented Remington Groups proposal for Block CA6 & CA7, buildings J, K, L, and M of the Retail Precinct located corners of Enterprise Blvd. & Birchmount Rd. Buildings L & M (retail & entertainment on the southeast corner) will be constructed as Phase 1 of the first Phase and buildings J & K (hotel & residential on the northeast corner) is Phase 2 of the first phase. The retail precinct is located within a 10 minute walk of the Unionville Mobility Hub recognizing the importance of the intermodal transit station. The project includes retail, restaurant uses, cinema, a hotel, and residential.

Servicing is designed to be internal to the site, surface parking will become structured parking in the future as the balance of the site builds out. Heights within the structures need to accommodate the height of accessible vehicles. Loading and unloading, garbage pickup over a 24 hour pickup will happen within the complex, with lay by lanes at street level for waiting trucks. Traffic flow has been taken into consideration.

A LEED® consultant has been retained; the residential component will be LEED® Silver. The consultant will assist Remington Group in establishing a standard to be used in all commercial/retail buildings. The applicant is encouraging the Cinema owners to build a LEED® standard building.

Discussion:

- The application is considered to be in line with the vision for Markham Centre and the Advisory was impressed with the details received. Information was not provided for the built form, public space sizing, etc. Remington is committed to LEED® construction and District Energy. The Advisory could not formally rate the application, additional information is required, ie: materials to be used, public amenities and size, and how the large blank walls will be addressed.

3. Other Business:

Warden Ave West Precinct Plan

- Scott Heaslip presented the original precinct plan submitted by Liberty Investment a number of years ago overlaid on the H & W Development to help the Advisory understand massing and building height in the area.

Adjournment: Motion to adjourn was made.

Adjournment – 8:15pm

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