



## **ADVISORY GROUP**

### **Minutes of Meeting – September 23, 2010**

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#### **Members Attending**

Harry Eaglesham- Unionville Ratepayers Assoc.  
Gord Mah – Unionville Ratepayers Assoc.  
Neil Banerjee – Unionville Villagers Assoc  
Reid McAlpine – Unionville Villagers Assoc.  
Tracy MacKinnon – Unionville BIA  
Ted Spence – Markham Res. at Large (Markham Village)  
Brent Mersey - Markham Environmental Advisory Committee(MEAC)  
Philip Ling - Markham Environmental Advisory Committee(MEAC)  
Duncan MacAskill – York Region  
Richard Jarrell – York University  
Gilbert Luk - YRDSB  
Peter Ronson – District Energy

#### **Staff Attending**

Ronji Borooah – Town of Markham Architect  
Richard Kendall – Manager, Central District  
Scott Heaslip – Sr. Project Coordinator, Central District  
Wendy Bond – MC Administrator

#### **Regrets**

Michelle Lynch - Unionville Resident  
Alan Graf – Unionville Resident  
Charles Sutherland - Markham at Large – (Milliken)  
Richard Cunningham – Markham Board of Trade  
Bob Hunn – Markham Accessibility Ctte  
Jessica Peake – YRDSB  
Christine Hyde - YRCSB  
Randy Peddigrew – Remington Group  
Don Hamilton – Councillor, Ward 3

#### **Guests**

Jeff Guiler – Unionville Village Assoc.  
Nick Pileggi – MPG  
Simon Ko – Kirkor Architects  
Dave Richardson – MMM  
Bob Dragicevic – Walker, Nott, Dragicevic  
Sol Wassermuhl – Page + Steele Architects  
Sal Crimi – L.C.Land Management Corp.  
Brian Sickie -IBI  
Brad Chase -IBI  
Ron Shieh – Ron Shieh Architects  
Fred Wang – H & W Developments  
Eddy Li – H & W Developments

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The Markham Centre Advisory Group meeting convened at 6:00 PM with Philip Ling in the Chair.

The Minutes of the Markham Centre Advisory Group meeting held on May 20, 2010 were adopted.  
CARRIED

### **1. Times Group Corporation – Uptown Markham**

Scott Heaslip, Sr. Project Coordinator for the Central District presented a brief introduction to the project, outlining the location, timing in which the applicant wants to begin and staff concerns on the proposed built form as outlined in the September 21, 2010 DSC staff report. The concerns are:

#### **Mixed Use Development:**

- Break up the massing of the building along Hwy.7 into smaller components
- Emphasize and differentiate live work units on the ground floor level
- Differentiate the character of the Hwy.7 building from the Rouge Valley building

- Vary the exterior building materials, architectural detailing and colours of the podium/bases and the towers along Rouge Valley
- Mitigate any areas of blank façade walls which are visible from public streets and spaces.

**Commercial:**

- The buildings along Birchmount Road and Hwy.7 need to incorporate active street facades, including main entrances to the businesses from the streets, and to provide views into the buildings.
- The public realm along Hwy.7 and Birchmount Road needs to provide additional elements including outdoor patios, landscaping, pedestrian scale lighting, bicycle parking and street furniture
- Further details of the service areas (loading and garbage) are required. These areas must be located away from public streets and main pedestrian circulation routes and be screened by structures and landscaping. Convenient and safe north south and east west pedestrian connections need to be provided across the site. Rows of shade trees should be provided along these connections
- The impact of the extensive surface parking needs to be mitigated by generous landscaped areas.
- The architecture and exterior building materials need to include a greater variety of detailing and materials, within an overall and unified architectural concept
- The height and massing of the buildings along Birchmount Road needs to relate to the height of the podium of the proposed mixed use building on the opposite side of Birchmount Road.

Proposed refinements for the Mixed Use Development and the Commercial Development are to be incorporated into the project plans before they are endorsed by staff. As well, the proposed developments were to be reviewed by the Markham Centre Advisory Group and concerns from the Advisory would also be addressed in the final plan.

Copies of the DSC reports can be found as part of the September 21<sup>st</sup> agenda on the Town of Markham website:

<http://www.markham.ca/markham/ccbs/indexfile/html/planning/agenda/pl100921.htm>

Nick Pileggi of Malone Given Parsons Ltd. presented the Times Group proposal for the construction of three blocks, a mixed use - Block 6, includes 581 residential apartment units and over 10,000 sq. ft. of commercial space at grade (Live/Work units), built to LEED® Gold. And a commercial development on Blocks 7 & 8 that includes over 140,000 sq.ft. of retail and office space, built to LEED® Certified. These blocks are located on the eastern portion of the Times property, with Hwy.7 to the north, Street C to the south, the property line shared with Sheridan Nurseries on the east and Street F on the West. Birchmount Rd. separates Block 6 from Blocks 7 & 8. Connections and open space are consistent with the precinct plan.

Simon Ko of Kirkor Architects continued the presentation providing details of the two site plans, ie: green roofs covering loading service areas, each of the block street edges have been designed with a different use, retail is planned for Birchmount Rd. Small open space plazas are interspersed throughout the plan. The applicant would like the Birchmount Rd Bridge crossing the Rouge Valley constructed and open for residential occupancy. The bridge will be constructed by the Town of Markham.

A Markham Centre Performance Measures Checklist was completed by the applicant.

## **Discussion:**

1. The comprehensive project is expected to be completed over the next 15-20 years; a block(s) constructed approximately every 5 years.
2. The Birchmount Rd. Bridge crossing the Rouge Valley is not required at this time; the applicant is encouraging the Town to build prior to Phase 1 occupancy. Discussions with TRCA and the EA are progressing.
3. Three YRT stops exist on Hwy. 7 between Warden Ave. and Scribarras Rd., the applicant is proposing an additional stop between blocks 4 & 5.
4. Open Space south of Street C is planned in Phase 1 development, once the precinct plan has been approved, the Town can begin plans for that space. Small plazas are planned for Block 7. Green roofs are planned for non active uses and will require little maintenance.
5. Dedicated bike lanes are planned for Birchmount Rd., with informal bike paths through the park.
6. Initially construction traffic will use Hwy. 7; once Birchmount Rd. is constructed it would be available for truck traffic. Street C should also be built to reduce the amount of traffic on Hwy.7.
7. Many of the Advisory were concerned with the lack of design and street face for the Commercial development on Birchmount Rd. Permanent built form was encouraged as this retail space represents one of the Gateways to Markham Centre and should be constructed with the same quality of design and materials suggested for the mixed use side of Birchmount Rd.
8. Members suggested the Commercial plan should be LEED® Silver versus Certified. The applicant will continue to strive for LEED® Silver but reminded the members that this would be the first commercial development in Markham with LEED® certification and this is seen as an accomplishment, the members agreed but indicated that Silver was preferred.
9. The Advisory was concerned with the application being considered at the September 21<sup>st</sup> DSC prior to being presented to the Advisory. Consideration was given to the applicant because of the election schedule, endorsement was given in concept, and a staff report condition was included the requirement the application be reviewed by the Markham Centre Advisory.
10. Report Cards were completed:
  - Commercial development was “Not on Target” The members felt the applicant did not meet the Markham Centre Vision. Built Form expectations should be consistent within the development and the Towns vision.
  - Mixed Use development was “On Target”
    - Built Form rated Silver
    - Public Spaced rated Silver
    - Greenland’s rated Silver – Section 37 should be used for valley land restoration (possible \$2million) Staff indicated there was a strong desire to restore the valley land as soon as possible. Members suggested the construction of Street C would promote the use of the valley land.
    - Transportation rated Gold – long term potential transportation plan seen as good, ie: YRT, GO, internal shuttles, good location for transit stops, small blocks promote a walkable environment. The short term was seen as a potential problem. Complete Street C through the plan and Birchmount Rd. to remove construction traffic from Hwy. 7.
    - Green Infrastructure rated Gold
    - General Comments: Street C benefits the community as a whole; it will define valley land space.

## **2. H & W Developments**

Scott Heaslip, Sr. Project Coordinator for the Central District and Sal Crimi, principal of L.C. Land Management Corp. presented a brief introduction to the project. Bob Dragicevic, principal from Walker, Nott, and Dragicevic presented the application. The property is located in the southeast corner of South

Town Centre Blvd. and Clegg Rd. The pre consultation and a series of meetings with staff began in 2008; the application was first presented to the Advisory in October 2009. A report card was completed, the Advisory making the following comments:

- *Members considered the application On Target considering the zoning.*
- *Lack of details on elevations, facade, etc. led to no voting of the evaluation indicators*
- *Floor plate size too large, podium is a concern, question regard optional facades, 2 level above grade parking unacceptable, more details required*
- *Should raise height of 1<sup>st</sup> floor to accommodate potential future commercial*
- *Need to see master plan for whole site*
- *Recommended to continue with application, but would like H&W to represent an updated application with greater detail to the Advisory when available*

H&W presented an update to the Advisory, and completed a revised Performance Measures Checklist. The project is LEED® Silver and a LEED® consultant has been retained to look for improvements. The current application is for the West Block, consisting of 663 residential units in buildings ranging in height from 8 to 16 storeys on 6 storey podium bases. All buildings include retail space, approx. 6000 sq. ft. in the form of Live/Work units. Rezoning is required to permit additional commercial space; H & W is agreeable to including more commercial in their project. Primary entrances face the street, the project has limited surface parking, parking accommodated through underground and structured parking.

The development is located on VIVA transit route. Allocation is available for 386 units, the applicant would like to begin marketing the project Spring 2011 with an 11 and 16 storey building located on South Town Centre Blvd. Additional allocation is expected in 2011/2012, to complete the second phase. The private internal courtyard covers approx. 25% of the West Block site, but is fully accessible to the public and is connected to a municipal park that divides the West and East Blocks.

The East Block will be similar in design and construction to the West Block with increase height as a possibility. A new street will be constructed on the west side of the municipal park as part of Phase 1; the municipal park will abut against the East Block when constructed as part of Phase 2. With the requested increase in density and height, section 37 is open for negotiation.

### **3. Other Business:**

- The Advisory requested staff to provide an update on the design plan along Clegg Rd at a future meeting.
- October 21, 2010 Advisory Agenda:
  - Tour Remington Group, Downtown Markham. The meeting will begin at the Civic Centre at 6:00 pm; dinner will be served and over dinner, staff to provide an update on Times Group and H & W Development application outcomes. The Advisory will meet at the Remington Group's Presentation Centre at 6:30pm.

**Adjournment:** Motion to adjourn was made.  
Adjournment – 8:30pm