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June Members' Meeting

We hope to see you all online at our June Members' meeting.

Date: June 7th 2021 (Monday)

Time: 7:00 PM – 9:00 PM

Venue: Online Zoom meeting

Topics: Councillor updates and more

Guest Presentation:

York Region Lands Assessment and the City's response by guest speaker Margaret Wouters, Senior Manager Policy & Research – City of Markham

Please see upcoming email announcement for the Zoom meeting link closer to the meeting date.



Unionville Main Street Farmer's Market

The Unionville BIA (Business Improvement Association) is opening a Farmers Market every Sunday from June 6th until September 19th, at the Stiver Mill, from 9 am to 2 pm. There will be a wide variety of fresh foods and specialty items from local artisans.

If you are interested in being a vendor, or in supporting as a volunteer, please contact info@unionvilleinfo.com. For more information please visit Unionvilleinfo.com.

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Hilton Markham Suites Hotel Limited - Development Application

The City held a statutory public meeting for this development application on Tuesday May 11. The application involves the reconfiguration of the existing 10.2-acre land parcel at Warden Ave and Highway 7. The site contains the existing landmark 10-storey hotel. The application would retain the hotel but involve the demolition of the long-term stay building along Warden Ave and replacing it with a 3-storey convention centre and high-density mixed-use development across the remaining site consisting of:

- 4 – 55 storey residential towers
- 1 - 45 storey retail, office, residential tower.

The application proposes an excessive density – approximately three times that allowed in the 2014 Official Plan, with massive towers, grossly inadequate parkland and inadequate parking. The URA provided a deputation at the meeting outlining URA concerns – please visit unionvilleresidents.com to see the deputation.

The Development Services Committee instructed staff to review the application and provide an interim report back to Committee with their findings prior to preparing a final Planning Report.



Managing Growth. Losing all Markham's farmlands by 2051

As discussed in detail in our April newsletter, the Region of York is proposing that all of the remaining white belt within Markham will be needed for development by 2051. To get engaged on this important issue, you can join our next meeting on June 7th at 7pm, where Margaret Wouters, Senior Manager Policy & Research, will be our keynote speaker. Margaret is leading Markham's response to this proposal. There is also a community information meeting run by the City on May 27th at 6:30pm.



The URA has been very active on this issue. In April, we made a deputation to DSC entitled "Why is Markham going Backward on Intensification?". It pointed out the benefits of intensification beyond the provincial minimum of 50% and requested that the Region study a range of intensification scenarios, as is being done by other jurisdictions in the Greater Golden Horseshoe.

We followed this up in May with an email to our Regional Council representatives again recommending studying higher intensification levels, such as 55% or 60%. That email has drawn plenty of reaction and we are hopeful that the Region will respond positively.



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Helen Avenue Development

Diagram Development (Helen) Inc Application came before DSC at a statutory public meeting on April 13th 2021. The preliminary staff report, dating back to April 21, 2020, can be found on Markham.ca. The developer is applying for zoning amendments from rural residential one zoning with low rise designation to residential high rise.

The April 21st 2020 preliminary staff report indicates:

- 3 towers with 3 storeys, 6 storeys, and 8 storeys with 301 units resulting in a 3.46 FSI compared to 1.0 FSI in the zoning bylaw.
- 334 parking spaces which is 102 spaces below requirements.
- 0.233 hectare parkland which is 40% of the required park space, located at the south east back of the condo complex.

The application will be built next to the detached house community dwarfing the immediate neighbourhood. During the meeting, City Staff presented the 3 towers 3/6/8 storeys in a U shape block design with the open side of U facing the immediate neighbourhood to the east.

The URA provided a deputation which can be seen on our website at unionvilleresidents.com.

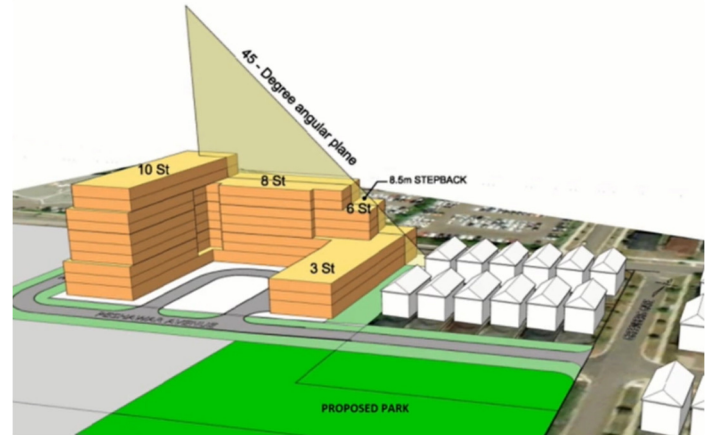
Since the preliminary staff report, the developer has altered the design to:

- 10 stories stepping down to 8, 6 and 3 stories.
- U shape block design with the open side of U facing south to Peshawar Avenue.
- Decrease from 301 units 22,601 sq m GFA to 288 units 21,500 sq m GFA
- increase from 344 parking spaces to 375.

Since the orientation of the structure has an open U facing south, the new design will affect the immediate

neighbourhood on the east side and along Helen and Peshawar Avenue.

DSC members voted to return the application to staff for further consideration and a final recommendation report.



McCown Road Environmental Assessment Completed

A Notice of Completion has been filed by York Region for the Environmental Assessment Study for McCowan Road between Steeles Ave. and Major Mackenzie Drive. As with 16th Avenue and Kennedy Road, the study proposed widening to 6 lanes, with the new lanes being designated for HOV/transit. Improvements to pedestrian and cycling facilities are

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also proposed, as well as an underpass at Centennial GO station.

The report can be viewed at York.ca. A 30-day public comment period is in place, ending June 12, 2021. URA will be reviewing the report and will likely submit comments as we have for 16th and for Kennedy. According to York's 10-year capital plan, construction on the first portion of McCowan, between Bullock Drive and 14th Avenue, will commence in 2026.

New Cell Tower

The image below is of a Rogers cell tower that recently appeared in the York Downs development site, very close to the northern edge of the 16th Avenue roadway, between the 2 Normandale exits onto 16th Ave. It is not clear if all federal regulatory processes were followed, that depends on the upcoming response from the City who were not consulted prior to the move. The City is concerned about lack of prior consultation with both City and residents, and they are following up with Rogers.

The URA is also following up with Rogers, with respect to lack of prior resident consultation, and we are also following up with Kylemore with respect to any possible contravention of settlement agreements with respect to the height and location on York Downs. More to come.

