

# URA UNIONVILLE RATEPAYERS ASSOCIATION

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## URA General Membership Meeting Minutes Monday, October 7, 2013 Varley Art Gallery

**Directors present:** Peter Miasek, Donna Day, Reid McAlpine, Alick Siu, and David Wilson

**Regrets:** Brian Brewer, Gene Genin, and Jeff Morris.

**Elected officials present:** Councillor Don Hamilton (Ward 3)

**Attendance:** Approximately 60 members and guests attended

### PRESIDENT'S INTRODUCTION

The meeting was called to order in the Varley Art Gallery meeting room by Peter Miasek, Vice President, representing Jeff Morris, President, at 7:10pm. Jeff was away on business and not able to chair the meeting. Peter welcomed members, elected officials, and guests.

Peter advised that David Wilson, Secretary, would chair the meeting.

Peter, noting that several new members were in attendance, provided a brief overview of URA's mandate.

It was confirmed that a quorum was achieved, thus enabling the Association to business.

### APPROVAL OF PREVIOUS MEETING REPORT

Members reviewed the previous meeting report from June 3, 2013. No revisions were requested.

Motion: That the June 3, 2013 meeting report be approved.  
Gord Mah made the motion. Donna Day seconded the motion. Motion carried.

Members reviewed the previous meeting report from September 9, 2013. No revisions were requested.

Motion: That the September 9, 2013 meeting report be approved.  
Alick Siu made the motion. Paul Morrison seconded the motion. Motion carried.

### TREASURER'S REPORT

A Treasurer's Report was not presented at the meeting.

### MEMBERSHIP REPORT

A Membership Report was not presented at the meeting.

### COMMITTEE REPORTS/FOCUS TOPICS

The activities of the Association's committees and focus topics were presented:

#### **MSECC Arena**

Peter Miasek, representing Brian Brewer, Co-Chair of the Arena Committee, provided an update.

Peter reminded attendees of URA's position on the Markham Sports Entertainment and Cultural Centre (MSECC) as defined by the Association's November 2012 motion:

That the Unionville Ratepayers Association is strongly opposed to any involvement by the City of Markham in the ownership, development, and financing of the Markham Sports Entertainment and Cultural Centre (MSECC).

Deputy Mayor Jack Heath had previously announced in August that he would put a motion forward to Council at the September 24, 2013 Council Meeting, for a vote at the October 8, 2013 Council meeting (subsequently moved back to October 15, 2013) to:

- have Council rescind its previous approval of the proposed financial framework
- direct staff to stop all work and negotiations on operating and cost-sharing agreements
- encourage the proponents and others to explore private funding for the building along the lines of the site plan already approved.

A new financial framework was announced by GTA Sports and Entertainment (GTASE) in September 2013. URA reconfirmed its position that strongly opposes any municipal involvement in the project as an owner, financier, or developer by rereleasing the November 2012 motion on September 23, 2013. URA has not seen the details of the new financial framework proposed by GTASE but has requested a meeting to review it. The meeting has not been set up to-date.

The City's MSECC subcommittee met on October 7, 2013 to discuss the arena project. Mike Gannon and Bill Trainor, Co-Chair and member of URA's Arena Subcommittee, respectively, as well as Peter Miasek, attended the meeting. Copies of the meeting handout were available for review. The basics of the new deal (as presented by the handout slides) are:

- GTASE now supported by two investment banking firms (Canacord Genuity and Jeffries LLC)
- Private sector would pay \$162.5M upfront rather than finance through City debentures
- City still responsible to contribute maximum \$162.5M; all capital costs beyond this paid by private sector
- City share would no longer involve Section 37 funds
- Negotiations currently focusing on securing prepayments and guarantees from the development community and working towards eliminating the special levy

The City has deferred the Heath motion by 45 days to permit review of the new financial framework.

#### **Unionville Main Street Master Plan Status**

Peter Miasek provided an update.

Peter represented URA at last week's progress meeting. The consultants are focussing on three hubs and one landmark. A public meeting is proposed for November 7.

#### **GO Train Horn**

Paul Morrison provided an update.

The City is actively looking at this issue. Municipalities have successfully dealt with similar excessive noise complaints by physically separating trains from other modes of transportation (barriers, bridges, etc.). Some solutions are potentially applicable in Unionville.

A working group has been struck (Peter Miasek, Paul Morrison, three councillors, staff) to address the GO train horn issue focusing on two avenues – reducing the sound level of the horn used and eliminating the horn signaling altogether. A consultant has been selected by the City to monitor to sound level of the train horns and confirm a

baseline. Meetings are planned with City staff and also with the City's Main Street Revitalization consultant (Michael Morrissey) to discuss any potential heritage aspects.

#### **Carlton/Village Parkway Cell Tower**

This issue emerged as a topic of interest at URA within the last few weeks. Ward 3 Councillor Don Hamilton was requested to provide an update.

Bell Canada has proposed to install a 14.9 m cell tower (designed to look like a taller light pole) in the parking lot of the neighbourhood plaza in the northeast corner of the Carlton Road/Village Parkway intersection. The 14.9 m height is significant. Cellular communications falls under federal jurisdiction (Industry Canada); wireless providers must conduct full public consultation programs for tower installations 15 m or taller. This proposed installation only warrants Bell to consult with land owners within a 120 m radius of the site.

The City had provided Bell with the names of all residents and business in the area and encouraged a more comprehensive consultation process. It appears that Bell utilized the minimal (less-inclusive) consultation approach by only contacting legal owners or condo boards. Most residents in the area remained unaware of the cell tower proposal until very recently. Only two residents attended the public information meeting held by Bell.

Local residents submitted a petition (over 100 signatures) and emails (over 150) to the City expressing their concerns regarding the project specifics and the consultation process, even though the City does not have the final word on the outcome of the project. The City advised Bell, in light of broadening interest and concerns raised, that a new meeting was needed for the project. Bell responded that they had heard the concerns of the community and would be discussing the viability of proceeding with the project with Industry Canada.

#### **COUNCIL AND REGION ISSUES UPDATE**

##### **Local Issues**

Not discussed.

##### **Regional Issues**

Not discussed.

##### **NEW BUSINESS**

Not discussed.

##### **ADJOURNMENT**

Meeting adjournment at 7:50 pm, in order to hear the special guest presentations.

Next meeting will be held at 7:00 pm on Monday, November 4, 2013 at the Varley Art Gallery, 216 Main Street, Unionville. The Annual General Meeting will be held as well.

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#### **SPECIAL GUEST PRESENTATION – Update on Markham Centre – Planning and Transportation Aspects**

Richard Kendall and Brian Lee, City of Markham, Planning and Transportation Departments, presented an update of Markham Centre.