



Merry Christmas and Happy New Year 2018

DECEMBER 2017

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Merry Christmas

Unionville Residents Association, Unionville Villager Association, South Unionville Residents Forum and Unionville Business Improvement Association BIA are hosting the annual Christmas Party. Detail below :

Date : Monday December 11, 2017 from 7:00 PM – 9:00 PM

Venue : Old Country Inn (198 Main Street Unionville)

Features : Food, beverage, Music and good cheers

We cordially invite to join us and celebrate the season.

New Board of Directors

- President : Alick Siu
- VP : Reid McAlpine
- Secretary : Gene Genin
- Treasurer : Donna Day
- Past President : Peter Miasek
- Membership : Karen Lui
- Directors : Adam Poon
Geoff Pyne
Joska Zerczi
Kanthini Rajakanthan

York Downs Redevelopment Discussions

Stakeholder and Unionville Subcommittee meetings were held in September/October, where the proponents presented their modestly revised development plan. At each of these, URA presented its concerns, as summarized in our October/November newsletter. We are hoping for additional meetings with the proponents to continue discussions on concerns and potential changes.

This proposal is before the OMB. At a prehearing conference on November 7, the Developer and City indicated that discussions were continuing and requested a second prehearing conference for May 16, 2018, which was granted. URA was granted Party status, which allows us to bring evidence from expert witnesses and to cross examine other witnesses.

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York University Plans are Progressing

York University recently held a Neighbourhood Plan Consultation for various stakeholder groups, including URA. With full funding now in place, there has been good progress on various fronts. The Community Engagement Hub (“Y Space”) at 189 Enterprise is operational. Site design is well underway, and a site plan application will be submitted to Markham in January. The first phase will be one, 10-story building (400,000 SF) accommodating 4,500 students by 2021-2022. The final buildout grows to four buildings and 1 million square feet, accommodating 10,000 students.

The key URA concerns are housing and traffic which we raised both at the meeting. On housing, York expects 75% of students to commute from home. They expect that student housing will be accommodated by the local condo market and will be talking to the condo management companies to ensure students are safe and supported. This approach is like that taken by Seneca College for their students.

As for traffic, the 3,000 daily student commuters will largely need to be accommodated by transit, as there are only 1,000 parking spaces planned.



Update on Redevelopment of 4031-16th Avenue (Hughes Farm)



A community information session was coordinated by Councillor Hamilton, in October, to discuss the revised proposal, first unveiled in July (6 very large homes plus retention of the heritage home). Residents raised numerous concerns including urgent maintenance of the heritage house, tree retention, visitor parking, snow and garbage removal and construction management.

URA was granted Participant status, which allows us to make a statement at the hearing, if one occurs.

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More Snow This Winter

According to Accuweather, the Toronto area is expected to have more snow than average this winter with major snow events in January and February. The La Niña atmospheric condition may create conditions favourable for precipitation in Eastern Canada. The Prairies provinces will be hit by Artic air causing temperatures to plummet.

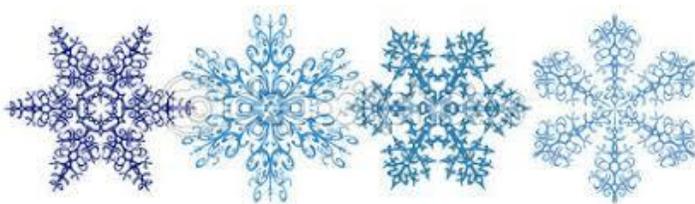
Earlier last week Mayor Frank Scarpitti and City staff kicked off the winter road season with 44 winter road maintenance trucks. Once snow reaches 7.5 cm snow cleaning will start. Road maintenance trucks have equipment to measure temperature to adjust the level of salting. Residents who registered for snow windrow removal last year will be automatically renewed.

For up-to-date driving conditions, you can listen to FM105.9 on your radio or follow Markham on Facebook or Twitter. The Access Markham App also allows users to track the progress of road and sidewalk clearing during storms. Try out the link below:

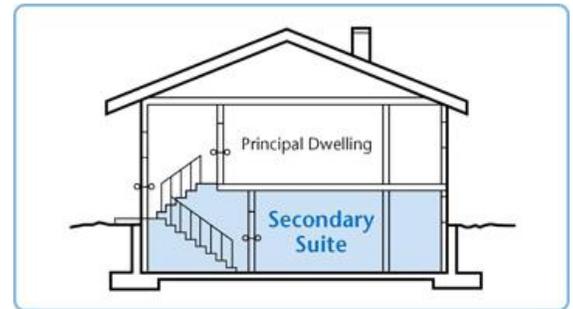
<http://www.aatracking.com/markham/wintermaintenance.html>

Access Markham Apps also provide information on parks, arts, waste pick up schedules, and sport & fitness programs. You can also use your mobile phone camera to take a GPS-tagged photo to report maintenance issues. To download the Access Markham Mobile App visit:

<https://www.markham.ca/wps/portal/Markham/MunicipalGovernment/HowCanWeHelp/MobileApp>



Secondary Suites, Rooming Houses and Short-Term Accommodation – an update



As noted in the October/November issue of the Newsletter, the final staff report and recommendations on “shared accommodations” was scheduled to be presented to the Development Services Committee (DSC) for approval on December 4th. This meeting has been cancelled!

The next meeting will be late January 2018, when an “Interim Final” report will be presented to DSC. The “Final” report will be presented sometime in February 2018. At which Council will have to make a decision. Interestingly, the Committee of Adjustment (CofA) has been approving most applications for secondary suites/basement apartments for the last couple of years!

The City of Toronto is proposing that secondary suites will not be allowed to be rented as STAs. This could be added to our local staff report to assist Markham Council in coming to a decision.

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Preserving Tree in Markham



On May 30, 2017 Bill 68 (Modernizing Ontario's Municipal Legislation Act) was declared which requires Ontario municipalities to develop and maintain policies regarding "the manner in which the municipality will protect and enhance the tree canopy and natural vegetation in the municipality".

Currently in Markham, tree preservation is supported by the followings with the preserve, replant and compensate principles:

- Markham Official plan greenway system is defined as land with natural heritage comprising of trees on both public and private property, fabricating urban forest where development and site alteration are restricted
- Markham tree preservation bylaw requires property owners and infill applicant to apply for a permit before cutting any tree in Markham with a trunk diameter of 20cm or more, and a height of 1.37 meters, except when the tree is removed through site planning or subdivision development application
- Markham trees for tomorrow initiative will make sure adequate replacements and increased number of new tree plantings occur when the city approves site plans and subdivision development applications
- Markham's Greenprint's tree canopy and vegetation coverage target for its urban forest strategy is 30% however currently we are only at 18%.

Residents and council members are concerned with the increased tree cutting incidents in Markham. In 2014 - 2016, there were 53 trees destroyed without permit. Recently we have also had the high-profile tree cutting issue at 51 Gainesville and 4,000 trees intended to be removed by the York Down Golf Redevelopment. In May 2017, a tree preservation workshop was conducted and a few improvements have been made ensuring it is the owner's and arborist's responsibility of the tree cutting and the compensation thereafter.

Contact Information info@unionvilleratepayers.com

A Heritage Approach

The tree preservation workshop has not touched upon heritage trees which could potentially add to the urban forestry strategy depending on how the bylaws evolve. Heritage Trees are defined as being associated with a historic person, event, or may be growing on land that is historically significant. Heritage Trees are evaluated with form, shape, beauty, age, colour, size, rarity, genetic constitution or other distinctive features. However, historical or cultural significance plays a substantial role as well as if it is a prominent community landmark.

Currently, Heritage trees can be designated through the Markham heritage bylaw or recognized by the heritage tree program of forest Ontario. The heritage status can be given to tree in a heritage conservation district or individual property which may be critical to preserve tree in an older neighbourhood where infill applications prevail.

As per the official plan, section 2.5 heritage conservation, council should encourage preservation of mature trees and other vegetation of heritage significance. Trees along the streets, roads and existing landmark trees should be encouraged to be maintained by council except where removal is necessary due to diseases or damage. We believe there is an opportunity to refine bylaws to encourage more heritage tree and landmark trees to be preserved.

To promote preserving heritage trees and to celebrate Canada 150, Forest Ontario is open for heritage tree nomination with criteria based on historical and cultural significance, species rarity, prominence, age, condition problems, expected longevity and form. The second round of nomination is due December 31, 2017. For more detail, please go to

<https://www.forestsonario.ca/community/in-the-spotlight/heritage-trees/>



<http://www.unionvilleratepayers.com/>