



**JANUARY 2018**

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## **January 2018 Members Meeting**

We would love for you to attend our first members meeting for 2018.

**Date** : Monday January 15<sup>th</sup> 2018 from 7:00 PM – 9:00 PM

**Venue** : Markham Pan Am Center

**Address** : 16 Main St Unionville, Unionville, ON L3R 2E4

Our Agenda for the evening will include:

- York University Markham Campus Design:
  - Speaker: Representative of York University Development Corp
- UBIA – 2018 strategy
  - Speaker: Tony Lamanna, UBIA president
- York Region Police District Community Liaison Committee
  - Speaker: Dave McBeth, Markham Liaison

## **York Downs Redevelopment**

The revised proposal for redevelopment of the York Downs Golf course was presented to DSC on December 11th. This represents the final submission for City review pending further agency comments from York Region, TRCA, and MNR. Overall density remains similar to Beckett Farm with 2,371 new households at 19.4 units per hectare. There is no funded solution to the huge amount of new traffic to be generated despite nearby intersections deemed to be already at capacity. Nearly 4,000 mature trees are still being destroyed. The "Red Block" across from the Normandale community remains in place, with modest improvements, but also with a new concept drawing showing a 500 feet long block of 44 feet tall townhouses right along 16th Avenue where the golf course is now.

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## York Downs Redevelopment (cont'd)

This was not a decision-making meeting; however, a few Councilors did speak out about these concerns. Most however were quietly awaiting a staff report. Despite this proposal being on the table for nearly a year, there was no direction from Council on dealing with the major issues described above. The next step will likely be a staff report sometime in early summer. If Council does not find a way around the City Solicitor's guidance on matters before the OMB, this report will not be available to residents. It's not clear if a Council decision can take place before the next scheduled OMB prehearing on May 16<sup>th</sup>.

In a meeting with Kylemore and Gatzios Planning on December 6th, the URA received the following additional information:

1. The "Red Block" on 16th Ave is still a concept and can be changed as long as it conforms to the requested OPA (Official plan Amendment) and Zoning ByLaw changes. Here are the changes from last time:
  - - Reduced the Commercial/Retail by half to 3,700 sq metres.
  - - Changed the OPA to limit the overall red block to 4 stories.
  - - Changed the Zoning to limit the height at the front half of the red block on 16th Ave to 13.5 meters.
2. Existing developments to the North and East are deemed to be truly bordering and adjacent and have been accommodated with a built form transition of like to like. As 16th Ave is a barrier to the South, any transition to the Normandale area is not considered to be a concern by the developer.

The revised plan uses window streets plus a park to border Kennedy Rd. Window streets run parallel to main roads, with visible tree barriers. The developer appears unwilling to adopt the same for 16th Ave.

## Local Planning Appeal Tribunal now in Force

As discussed in our September newsletter, the Province intends to replace the Ontario Municipal Board (OMB) with a new Local Planning Appeal Tribunal (LPAT). The September article shows that this has the potential to radically change the planning regime in Ontario for the better. Bill 139, the Act to implement the LPAT process, received Royal Assent on December 12, 2017. A transition regulation posted by the Province states that all new appeals, complete applications and municipally-initiated amendments made after December 12 must follow the new process. A New Year's toast to the LPAT and here's to hoping it works out well!

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## Christmas Peak in Break & Enters

Just before Christmas on December 22<sup>nd</sup>, 3 people from Montreal broke into and entered two houses in the Carlton and Manhattan neighborhood in the early evening. However, they were caught red handed by York Region Police. In the last month, there were 4 break and enters in that same area as well as 4 in the Gainesville neighborhood, for a total of 12 break and enters in Unionville. Christmas time is usually a peak time for break and enters as many residents are away on vacation during the holiday season.



There is no perfect deterrent to protect your home against a burglar, however, statistics show the chance of having your home broken into is significantly reduced with a 24-hour monitored alarm system. The majority of break-ins are conducted by amateur burglars that rely on concealment, speed and force to gain entry through a basement, ground floor door or window. Secure your house by closing blinds and curtains, and locking all doors and windows. Protect your valuables by taking inventory for insurance and not keeping them in the master bedroom as that is often the first-place burglars visit. Try to make your home appear to be occupied by leaving the radio or TV on and ensuring the house lights are on.

York Region Police has launched 'Shine a Light' campaign to encourage residents to light up their houses when absent, lock their windows,

keep valuables out of the master bedroom, install security alarms and cameras, close all doors, use a lock bolt and trim trees or shrubs so that they will not obstruct windows or doors.

For more crime prevention information, please visit <http://www.yrp.ca/en/crime-prevention.asp>

## Markham Campus 'An Innovation Edge'

In November 2017, York University's Board of Governors approved a 10-story building design at the southeast corner of Enterprise & Ravis and a \$253 million budget for their new Markham Campus. In January 2018, York University's Development Corporation will submit a site plan application to the City of Markham with the expectation of construction to begin by the end of 2018. We have presented a sneak preview of the design in the previous newsletter and have invited York University Development Corporation to provide a design presentation to our member in our next Member's meeting scheduled for Monday January 15<sup>th</sup> 2018.

The URA participated in a November community session where it was revealed that Innovation York has augmented the YSpace which is essentially a York University community engagement hub in the same building as the new Markham Cineplex at Enterprise and Birchmount.

The YSpace provides:

1. A maker space with digital fabrication facilities including a 3-D printer, scanner, laser cutting, CNC router for product prototyping and;
2. Co-working space for entrepreneurs, startup companies on a drop in, monthly hoteling or dedicated desk basis.

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## Markham Campus 'An Innovation Edge' (Cont'd)



In November 2014, York University started the LaunchYU/AccelerateUP Program which is a 4-month entrepreneurial engineering program. The program provides youth an opportunity to receive cash awards of up to \$8,000, and access to resources such as a collaborative working space, legal advice, investor meet-ups and industry connections. At the end of the program, participants will make a pitch to investors, corporate executives and successful entrepreneurs.

The LaunchYU was rebranded earlier this year to add IgniteUP to mentor youth ventures through one on one sessions and RevUP to help youth bring venture ideas to reality through 5 workshops. The original 4 month LaunchYU program will become AccelerateUP. This program will also be one of the 22 programs to be offered at the Markham Campus. This will reinforce the existing Markham Convergence Centre's role in accelerating entrepreneurship which is a critical catalyst in creating youth jobs.

For more about the new Markham Campus, please attend our January 15<sup>th</sup>, 2018 URA members meeting.

## 1600 More Units at Warden and Highway 7

On December 5, 2017 an official public meeting of the City's Development Services Committee (DSC, essentially all of City Council) was held to consider a proposal from the Times Group. This was relative to a requested increase in density and height for the balance of their development on the south side of Highway 7, immediately east of Warden Avenue.

The current plan, approved by the Ontario Municipal Board after an appeal by Times in 2010, allows for 4500 units in several buildings, many rising to about 20 stories. Much of this development is already built or under construction. In May of 2017, Times received permission from the City (and from Transport Canada relative to their regulation of Buttonville Airport) to increase the height of one building, already under construction at the time, from 18 to 29 stories. Readers may also recall that on the north side of Highway 7 Times converted a planned midrise building at the northwest corner of Highway 7 and Village Parkway to town houses. (This too after they had already fought for the midrise building at the OMB.) Times agreed to transfer the density lost at that site to the south side of Highway 7.

The latest Times proposal amounts to 1600 additional units on the unbuilt portion of their Warden and Highway 7 site, of which 350 were transferred from the townhouse site at Village Parkway and Highway 7 – so 1250 net new units. Times is proposing to accommodate this increase in density by reconfiguring their plan for the eastern portion of the site to include 11 towers, 7 of which would be over 20 stories, including buildings at 25, 28, 35, 42 and 45 stories.

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## 1600 More Units at Warden and Highway 7

At the DSC meeting the URA made a deputation that suggested that no changes be made to the current 2010 plan until much more information is available and further planning is done. The URA essentially supported City staff in their concerns outlined in their preliminary report to the DSC on the subject. The URA's concerns include:

- Lack of a publicly-available traffic impact study
- Insufficient public transit connectivity to the Unionville GO Station
- No Yonge Subway extension yet funded to ensure a real destination for the Highway 7 Viva bus line and therefore greater transit use (and less car use) by residents along Highway 7
- Lack of data regarding public transit use among current residents of Times buildings, in keeping with a prior agreement with Times, and meant to impact phasing of construction
- Lack of increased accommodation for more jobs in the new proposal. (Current plans for Markham Centre suggest an equal balance among residents and jobs.)

- No need for this extra density to meet provincially mandated 2041 density targets.
- Lack of a new secondary plan for all of Markham Centre – funded in the 2018 City budget – to accommodate 80,000 residents and jobs instead of the 40,000 under the currently in force 1997 secondary plan.

This DSC meeting was conducted before the complete analysis of the Times proposal was completed by City staff and other affected organisations, including York Region. Also, the height proposed will require approval from Transport Canada. Yet the redevelopment of Buttonville Airport has been significantly delayed and it is not clear whether the airport will continue to operate. Therefore, much remains to be considered by the DSC and City Council. The URA will be watching closely.

