

INFORMATION SHEET

“STANDING UP FOR UNIONVILLE”

www.unionvilleratepayers.com

TOPIC: UPPER UNIONVILLE

LAST UPDATE: September 10, 2011

URA CONTACTS:

Peter Miasek (dmiasek@rogers.com) Committee Chair

Brian Brewer, John Cabrelli, Joe Cimer, Roy O'Neil -committee members

BACKGROUND:

Upper Unionville is a new development planned for the former Beckett Farms, at the north east corner of Kennedy Road and 16th Avenue. Although this development is not within the URA boundaries, its close proximity means that URA members will be significantly impacted.

The current Berczy Village Secondary Plan designates the majority of the subject lands as Urban Residential - Low Density. This designation permits detached, semi-detached, linked duplex and street town houses. The net site density is required to be within the range of 17 - 37 units/hectare.

The site is 93 hectares (205 acres). The proposal consists of 748 single detached, 298 semi-detached and 594 townhouse units for a total number of 1640 units. It contains two elementary schools, parkland and two storm water management ponds. The two heritage buildings on the site are being retained on their original sites and incorporated into the proposal. The net site density is approximately 34 units/hectare, which is consistent with the Sec Plan.

A special study area has been identified for the 7 hectare corner of 16th/Kennedy. A study will be undertaken by the applicant to investigate the possibility of mixed commercial and residential uses and higher densities in this area. This would require an OP amendment and would increase the above unit totals.

The lead applicant, TACC, has kept URA well informed as this project has evolved. TACC presented their plans at a URA meeting in March, 2010.

CURRENT ISSUES:

A statutory Public Meeting was held on December 13, 2010. URA made a deputation with the following highlights

- URA has no official position on this project, but members that spoke at our meeting were generally supportive, recognizing that the lands are slated for development and that Places to Grow encourages higher density.
- The fine road grid network, continuous collector roads and short block lengths are consistent with good contemporary urban planning
- We would like to understand the traffic impact on arterial roads (Kennedy, 16th) and request a copy of the Transportation Impact Study. These roads are already highly congested and solutions are needed. Some community members have suggested a subsidized GO shuttle.
- We recognize the concern of some of our members about additional traffic infiltration onto Longwater Chase and request an engineering study to mitigate
- Bicycle and trail connections to existing trails to the south and west need to be addressed

Numerous members of the public from the Longwater area also spoke about the current issues with traffic infiltration, and expressed concern that this would worsen. Alan Brown (Markham Engineering Manager) indicated that infiltration can be controlled, eg "no left turn restrictions", but needs enforcement.

In March, 2011, the Town conducted a survey of Longwater residents and concluded that the majority did favour infiltration control. The survey report has been sent to the Region for consideration by their Transportation Services committee.

In May, 2011, the Town approved the draft plan of subdivision and the zoning bylaw amendment for all but the special study area.

HOW TO LEARN MORE:

Contact committee members.

URA OFFICIAL POSITION:

None at this time.

NEXT STEPS:

The developer is doing earthworks and utility construction in 2011. He will apply for building permits in 2012. Home construction will start at the eastern end of the site.