

# URA UNIONVILLE RATEPAYERS ASSOCIATION

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**URA General Membership Meeting Minutes**  
**Monday, September 9, 2013**  
**Varley Art Gallery**

***Directors present:*** Jeff Morris, Peter Miasek, Brian Brewer, Gene Genin, Reid McAlpine, Alick Siu, and David Wilson

***Regrets:*** Donna Day

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

***Attendance:*** approximately 25 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 ill and not able to chair the meeting. Peter welcomed members, elected officials, and guests.

Peter advised that the URA website had recently been updated to include additional content.

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

## **APPROVAL OF PREVIOUS MEETING REPORT**

The meeting report for the last Members Meeting was made available on the website but had not been distributed directly to the members. As such, most members had not reviewed the report.

Approval of the meeting report was deferred until the next Members Meeting.

## **TREASURER'S REPORT**

A Treasurer's Report was presented at the meeting.

Our current financial position is: operating fund \$10,329, heritage fund \$ 1,639 for a total of \$11,968.

Motion: That the September 9, 2013 Treasurer's Report be approved.

Bil Trainor made the motion. Ken Ackles seconded the motion. Motion carried.

## **MEMBERSHIP REPORT**

A Membership Report was not presented at the meeting.

Peter confirmed that there were approximately 300 members on our circulation list; approximately half have paid up.

## **COMMITTEE REPORTS/FOCUS TOPICS**

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

### **28 Main Street**

A new development is planned on a 5 ac site in the northwest quadrant of the Main Street/Enterprise Boulevard.

The developer has approached the City to obtain an Official Plan and Zoning Bylaw Amendment for a proposal to build three buildings (9-, 19, and 27-storey condominiums) and a parkette.

The URA has been actively involved in supporting the community on this project, including a deputation to Council, a meeting with the developer, and participation in a Unionville sub-committee meeting.

Primary concerns associated with the proposed development include traffic impacts and the height of the buildings. Next steps will be determined once City Staff releases their recommendation report to Council.

### **MSECC Arena**

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

URA met with Graeme Roustan in July at his request to discuss the arena project. The 1 ½ hour meeting did not yield significant new information to URA. It was reiterated by Mr. Roustan that the GTA Centre would be viable with 130 events booked per year with an average attendance of 6,000. However, it was confirmed that the economics of the facility would only work with City involvement in a public-private partnership arrangement, which included the City borrowing the \$325 M required to build the Centre at preferential rates. Mr. Roustan advised that his financial plan was premised on the expectation that full tax rates would be applied to all commercial activities in the Centre (i.e. his economics were not based on the Centre being a tax-free municipal building). He also advised that he expected the final memorandum of understanding (MOU) to include 13 full public use dates a year for City use (note: URA has not confirmed this with the City).

URA re-issued its previously announced position to Mr. Roustan that strongly opposes any municipal involvement in the project as an owner, financier, or developer.

URA was invited to meet again with Mr. Roustan in the near future to further discuss the arena project. The Association respectfully declined.

The status of the memorandum of understanding (MOU) for the financial framework is unknown.

Deputy Mayor Jack Heath announced in August that he will put a motion forward to Council at the September 24, 2013 Council Meeting, for a vote at the October 8, 2013 Council meeting 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.

### **Draft Official Plan**

Peter Miasek and Brian Brewer provided an update.

URA reviewed the draft OP and submitted a letter to the City on April 19, 2013 highlighting our position on several issues. The key comments included:

- transportation
  - development needs to be phased in to suit the mobility opportunities that can be accommodated by currently-available transportation modes
- parkland
  - parkland should be set aside at a rate of 1 ha/300 residents
- land use
  - building heights need to be clarified – heights shown should be maximums instead of desirable guidelines
  - need to ensure policy alignment between the various levels of planning (OP, SP, etc.)
  - specific URA concerns include:
    - incompatible in-fill development
    - full consultation needed if/when York Downs property develops
    - protection for existing neighbourhoods, particularly related to parking, as home businesses, secondary suites, and share-housing are expanded
    - mixed use development proposed for the Verclaire Gate to GO tracks segment.

Staff met with URA representatives on August 20, 2013 and responded positively to almost all our comments. The parkland matter is controversial and up to Council to decide. A revised draft OP will be issued in the Fall.

#### **Stiver Mill**

Ward 3 Councillor Don Hamilton provided an update.

The restoration work on the interior is presently underway. The project is essentially on-time and on-budget. Some community concerns were expressed when trees on the property were recently removed. A meeting was held with local residents to address their concerns.

#### **Varley Plaza Redevelopment**

Brian Brewer and Reid McAlpine provided an update.

The developer has opened its presentation centre. A September 2016 move-in date was quoted.

URA and UVA representatives attended a meeting with the City to review site plan approval. Based on City staff input, the developer has improved the facade of the building. It was confirmed that the outdoor signage on the frontage will not be illuminated. Issues that remain unresolved include fencing type and landscaping on the south side.

The Toronto Region Conservation Authority (TRCA) had intended to launch an appeal of the Ontario Municipal Board (OMB) ruling but it did not receive needed support from the Ministry of Municipal Affairs and Housing (MMAH).

#### **Toogood Pond Improvements**

Peter Miasek provided an update.

The City has finalized its plan and intends to commence construction in the Fall. The \$80k project will be funded by the City and TRCA contributing \$50k and \$30k, respectively.

Planned improvements include a 1m high fence on the west side of the pond, and shrubs and plants for beautification and goose-deterrence. Three viewing platforms will also be provided on the west side. A fence will not be provided on the east side at this time. Original plans contemplated to provide noise-makers for goose deterrence have been abandoned.

A separate project will pave the pathway.

### **Traffic Calming**

Peter Miasek and Ward 3 Councillor Don Hamilton provided an update.

The City has commended with the pavement milling operation on Carlton Road. This will remove the existing traffic calming features. The resurfaced pavement will be restriped to create narrow lanes (the traffic calming feature). The remaining pavement on the outside (will look like a shoulder) will operate as informal bicycle lanes (not marked as bike lanes) but will also be available for on-street parking.

### **Emerald Ash Borer**

Peter Miasek provided an update.

The URA Board, alarmed by the now obvious signs of infestation in our area, asked the City whether it would be beneficial to accelerate its ash tree program to remove/replace dead or dying trees and treat the healthier ones. The City's Jeff McMann advised in response that the program is on track and that there is no need to accelerate it. The City plans to treat 1,000 trees in 2013 and remove 2,000 trees this winter. Only trees that are dead or those very near that stage will be removed.

Following discussion, it was agreed that URA would re-contact Mr. McMann to explore the opportunity and benefits of removing trees now that are certain to die in (say) the next 2-3 years, to accelerate the inevitable replanting program.

### **Highway 7 North**

Peter Miasek provided an update.

The OMB approved the 1,180 unit development as submitted by the three developers and agreed to by the City. URA's recommendations to reduce the size of the development to 700 units and to phase development with planned transit improvements were ignored.

## **COUNCIL AND REGION ISSUES UPDATE**

### **Local Issues**

Not discussed.

### **Regional Issues**

Not discussed.

### **NEW BUSINESS**

Not discussed.

### **ADJOURNMENT**

Meeting adjournment proposed by Bil Trainor and seconded by Wes Rowe at 8:15pm.

Next meeting will be held at 7:00 pm on Monday, October 7, 2013 at the Varley Art Gallery, 216 Main Street, Unionville.

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### **SPECIAL GUEST PRESENTATION – Unionville Master Plan Vision**

Christie Day and Robert Hyland, communications consultants for the Main Street Unionville Precinct Plan, presented an overview and update of the master plan study.