

# URA UNIONVILLE RATEPAYERS ASSOCIATION

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**URA General Membership Meeting Minutes**  
**Monday, March 3, 2014**  
**Varley Art Gallery**

***Directors present:*** Peter Miasek, Alick Siu, Gene Genin, Keing Li, and Reid McAlpine

***Regrets:*** Brian Brewer, Donna Day, Jeff Morris, and David Wilson

***Elected officials present:*** Deputy Mayor Jack Heath, Regional Councillor Jim Jones, Regional Councillor Joe Li, and Councillor Don Hamilton (Ward 3)

***Attendance:*** Approximately 20 members and guests attended

## **PRESIDENT'S INTRODUCTION**

The meeting was called to order in the Varley Art Gallery meeting room by Peter Miasek, President, at 7:10pm. Peter welcomed members, elected officials, and guests.

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

## **APPROVAL OF PREVIOUS MEETING REPORT**

Members reviewed the previous meeting report from February 3, 2014. No revisions were requested.

Motion: That the February 3, 2014 meeting report be approved.

Peter Miasek made the motion. Ken Ackles 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 selected focus topics were presented.

### **Main Street Unionville**

Peter Miasek presented an update.

The Association is part of the steering committee for the Main Street Unionville study that will define a 30-year vision for the Unionville Core District. Revisions to the Unionville Secondary Plan and Zoning by-laws were presented at a statutory public meeting on February 4, 2014. URA made a deputation to the City supporting the staff report recommending approval of additional restaurant floor space and permitting additional uses. City staff submitted a second report seeking additional feedback. A subsequent meeting was held at DSC on February 25,

2014 with one deputation supporting the revised staff report. The report was submitted to Council for approval at the March 5, 2014 meeting.

The Master Plan study is currently wrapping up with some details still to be reviewed. A comprehensive analysis and proposal is expected. The City expects to release the report by March 19, 2014.

Michael Morrissey (author) is scheduled to present the study results at the combined URA/UVA meeting scheduled for April 7, 2014.

#### **York Downs Golf & Country Club Redevelopment**

Peter Miasek presented an update.

Members of York Downs Golf & Country Club have voted to pursue offers for the property. Two unsolicited offers had already been received prior to the vote. YDGCC has a protocol in place to evaluate potential offers and members agreed to follow the protocol and openly solicit other potential offers. Elected officials addressed zoning related questions and confirmed that the City expected the YDGCC lands would be candidate site for redevelopment.

#### **Cell Phone Tower at Village Parkway and Carlton**

Don Hamilton provided an update.

The plaza owner has agreed not to pursue installation of a cell tower on the property. The City's Committee of Adjustment has recently approved pre-school for vacant plaza unit.

As discussed at the last Members Meeting, a 44m tower is planned next to St. Phillips Church on Kennedy north of 16<sup>th</sup>. Health Canada has been requested to assess potential health risks. Another tower is planned for the Highway 407/Kennedy Road area. These towers are intended to strengthen the wireless network backbone needed to provide better cell phone coverage and meet expected future demand. For example, it was noted that approximately half of all new homeowners do not use land-lines for their voice and data communications. The new towers are intended to help serve this evolving market.

#### **Litchfield Developments**

Peter Miasek presented an update.

Three development notices have been posted on the properties on the north side of Highway 7 east of the Volvo dealership. A total of 50 townhouses are proposed. Although development applications were submitted, they have been deferred for two months because City staff did not provide sufficient lead-time. The City has met with the developers in order to resolve parkland allowance and service vehicle access.

Don Hamilton agreed to schedule a community meeting regarding the proposed development.

#### **Hildebrand Property (2310601 Ontario) at 3912/3928 Hwy 7**

Peter Miasek presented an update.

City staff have raised many issues and residents have expressed concern related to the proposed development including four- and eight-storey condos and stacked townhomes. Density and heights are key issues and that plans developed by the three developers (Lee, Peak and 2310601) do not readily coordinate with each other. Previous OMB rulings have established a precedent for the density so the City's influence is limited to site planning; they are seeking a compromise between objectors and developers to address the concerns. It was noted that the Lee and Peak properties are for sale. There is the potential for better designs and coordination with the new owners.

#### **GO Transit Stouffville Railway Corridor Expansion/Improvements**

Peter Miasek presented an update.

Metrolinx has initiated an environment assessment (EA) to twin the GO tracks from Scarborough Junction to Unionville Station in order to increase train frequency.

GO is also planning to test electric car chargers at Centennial Station and institute carpool programs at Unionville, Centennial and Markham stations.

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

#### **Local Issues**

Highway 7/Main Street Signal

The City will address comments received and modify the traffic signals at the Highway 7/Main Street intersection to add a northbound advance left-turn phase (green arrow).

#### **Regional Issues**

Not discussed.

### **NEW BUSINESS**

Not discussed.

### **ADJOURNMENT**

Meeting adjournment proposed by Peter Miasek and seconded by Wes Rowe at 8:25pm.

Next meeting will be held at 7:00 pm on Monday, April 7, 2014 at the Varley Art Gallery, 216 Main Street, Unionville.

### **SPECIAL GUEST PRESENTATION**

Peter Miasek presented "Section 37 Funds and Potential Projects".