

April 4th Members' Meeting

Our next members' meeting will be on **Monday, April 4, 2016 at 7:00 pm at the Markham Pan Am Centre**. We will present an overview of the Markham Zoning By-law review project including:

- (1) Current Markham zoning by-law issues
- (2) Infill by-law issue – Hughes Farm example
- (3) Minor variance issue – “monster” house example

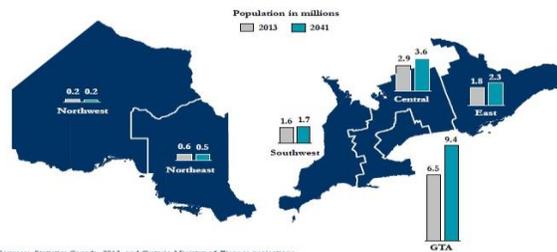
We look forward to seeing you on Monday, April 4th.

Managing Growth in Markham 2041 Public Information Session

Markham Council recently adopted a new official plan that accommodates population and employment growth to 2031. York Region is now planning for 2041. Population and employment growth numbers have been assigned to the region through the provincial growth plan for the Greater Golden Horseshoe area. The public meeting will be held on:

**April 11, 2016 (Monday) 7:00 PM
Markham Civic Centre - Council Chamber**

Chart 8
Population of Ontario regions, 2013 and 2041



Source: Statistics Canada, 2013, and Ontario Ministry of Planning projections.

Transportation Update



URA members received an excellent presentation on York Region’s Transportation Master Plan from York Region staff at the March meeting. The presentation provided a concise overview of York’s transportation challenges and ambitious plans. The presentation will be posted on the URA website.

Meanwhile, there are numerous changes underway for completion in the near term. Regarding transit, construction has started on twinning the GO rail line between Unionville and Scarborough Junction. A public meeting on this project is scheduled for March 29. Also, in June, York Region Transit is planning to upgrade rush hour bus service on Woodbine Ave and Major Mackenzie to 15-minute intervals. Additional routes, including 16th Ave and Warden are slated for 15-minute service interval upgrades in 2017.

Regarding roads, work continues on Highway 7 with completion planned for 2017. Construction of a Verclaire Gate bridge, across the Rouge River, has also started. Furthermore, York Region is about to start the Environmental Assessment work for Kennedy and McCowan road widening. URA will continue to monitor relevant transportation initiatives.

Times Group Down-Zoning & Up-Zoning On Highway 7



Members will recall Times' controversial proposal to down-zone their 393 apartment proposal at the NE corner of Village Parkway and Highway 7 to 42 townhouses. Times subsequently agreed to transfer the 350 "downsized" units to their development on the south side of Highway 7, with the density transfer registered on the title. URA members narrowly voted to oppose the down-zoning application, but dropped their objection once the density transfer was proposed - see URA May, 2015 newsletter. Markham Council subsequently approved the proposal in June 2015.

In March 2016, contrary to staff advice, York Region also agreed to the down-zoning and density transfer. The key determining factor was Times' application, in February, to increase the number of units on the south side of Highway 7 from 4,500 to 6,100, an increase of 1600 units! The 350 "downsized" units would be part of this increase. The revised plans include 40 story buildings. Based on this large increase in total corridor density, the north side down-zoning was approved.

Staff are reviewing this large up-zoning application and will report back in April or May. URA will continue to monitor and update.

Hughes/Briarwood Farms (Normandale Road and 16th Ave. Redevelopment)

Markham has received an application to redevelop the 5-acre, former farm, into 13 single-family dwellings, with the balance of the lands reverting to the City for parkland. Neighbours have numerous concerns that include overall density (sub-minimum setbacks), tree preservation, storm water management and a high-risk relocation of the heritage farm house.

The established Normandale subdivision consists of detached houses ranging from 2600 to 3400 square feet. The lot sizes have a minimum 60' width (18.3 meters) and a minimum depth of 125' (38.1 meters).

The lots created in the concept plan are 11.4 meters wide (37.4') with an average depth of approximately 30 meters (98.5'). Compatibility with adjacent properties is also a concern.

18 months of construction access from Normandale Road would place a burden on the residents by way of heavy truck traffic, noise, dirt and damage to the freshly asphalted road.

This issue will be discussed in more detail at our upcoming members meeting.



Markham Zoning Issues Analysis Report



Markham staff will be presenting a "zoning issue analysis" report of zoning by-law review project to the Development Service committee on March 29, 2016. The report has summarized the key issues of the 20 by-law discussion papers and resident feedback gathered during the November and December 2016 open house sessions.

Below are some of the zoning issues identified by Markham staff:

- ✓ Rooming housing is operating illegally and additional tenant is adding strain on community facilities.
- ✓ What is a rooming house, secondary suite or dwelling unit?
- ✓ York University shall provide student campus housing
- ✓ What is a minor variance and why should resident have to defend building standard at committee of adjustment?
- ✓ How is floor area ratio calculated in in-fill? Is the requirement of open space for in-fill consistent across Markham?
- ✓ What is a home occupation? Should welding operated in garage be considered as home occupation?
- ✓ Is a golf course allowed in a Greenway?
- ✓ Should employment area be permitted for mixed use?
- ✓ Is a place of worship prohibited in employment area?
- ✓ Homes rented for weekend parties cause problems
- ✓ Medical marijuana production facilities, adult entertainment should be restricted near schools
- ✓ Does Markham need an addiction and recovery centre?

The zoning issue analysis report marks the end of Phase 1 and the start of Phase 2 - Strategic Direction. Phase 2 is scheduled for endorsement by Development Service Committee by June, 2016. This will guide the new comprehensive zoning by-law in Phase 3 scheduled to be started in the fall of 2016. In the meantime, the City has also appointed Gladki Associates to develop new zoning and licensing for short-term accommodation, rooming housing and secondary suites. Completion planned by the end of 2016. Stay tuned.

What is the URA?

A non-partisan association of the residents of Unionville

- ✓ Boundaries: Warden Ave. to McCowan Rd. and Sixteenth Ave. to Hwy 407
- ✓ Founded in 1974 to protect the interests of the community
- ✓ Registered with the Province of Ontario and the City of Markham

What does URA do?

- ✓ Stays current on events, activities and issues in Unionville
- ✓ Keeps our members informed through regular email broadcasts and monthly meetings (with guest speakers on hot topics)
- ✓ Ensures our residents' views are known and communicated to local, regional and provincial government officials and representatives
- ✓ Provides information on our website on active issues
- ✓ Organizes special events (e.g. All-Candidates meetings) during elections

Join Us!!

Together Our Voice
Is Stronger

For more membership info, please go to our web site

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