

October 3rd Members' Meeting



Our next members' meeting will be on **October 3rd, 2016 (Monday) 7:00 pm** at the **Markham Pan Am Centre Committee Room 2**.

We have invited Richard Tripodi of Tripodi Development Consulting and David Butterworth of Kirkor Architects to present **the plan for two large condo towers planned for 28 Main Street**.

We look forward to seeing you on Monday October 3rd meeting.

Unionville Festival Needs Volunteers

The annual Unionville Festival is always a community highlight. Planning for the 2017 festival is already underway. It will be the 48th festival and will coincide with Canada's sesquicentennial (150th). The 2017 Unionville Festival promises to be the best ever.

Volunteers are always needed to help organize the many events at the Festival. New ideas and suggestions are always welcome too. So if you would like to join the organizing committee or help organize a particular event, please don't hesitate to contact:

president@unionvillefestival.com.

Court supports Richmond Hill on Parkland Dedication

The question of parkland dedication policies for newly-built high density developments has been an issue for URA since at least 2013. These policies establish the amount of parkland (either as land or as cash-in-lieu) that a developer must provide per new resident. The Planning Act establishes 1 ha per 300 dwelling units, or a lesser rate as determined by the municipality. During the 2013 Markham Official Plan development, the City proposed a sliding scale that significantly under-provided parkland if the dwelling unit is an apartment. As part of our submission to the City on the proposed Official Plan, URA argued that the City policy should be an across-the-board 1 ha per 300 units, regardless of unit size.

URA also urged the City to support Richmond Hill, which had implemented the across-the-board rate of 1 ha per 300 units. Developers successfully appealed this at the OMB, which directed Richmond Hill to set a lower rate. However, Richmond Hill appealed the OMB decision in court. We urged Markham to support our neighboring municipality.

Happily the divisional court has agreed with Richmond Hill and struck down the OMB directive. The court stated that the OMB cannot overrule Richmond Hill council. This has important implications, not only for parkland, but for other cases where a municipality or province sets policy that developers disagree with. The developer group will be appealing this court decision, so a final definitive ruling is still some time away.



Historic Unionville Community Vision Committee Update



The committee, which includes representatives from URA, had its first meeting on June 15, 2016. Members were debriefed on administrative rules and terms of reference. Rob Kadlovski was elected committee chair and Harry Eaglesham was elected committee vice chair.

Regan Hutchison, Manager of Heritage Planning provided the following updates:

- Council has endorsed the Main Street Unionville vision plan, in principle, as a guideline for a future secondary plan.
- Council has directed staff to undertake a secondary plan for the area which generally reflects the concept/goals of the vision plan.
- The City met with the TRCA in April 2016 regarding a parking structure in the valley-land. TRCA did not support the idea and suggested the city look at other options. TRCA did agree to identify a listing of all studies and reports it would need to consider such a concept.
- Consultations on an east side parking lot consolidation plan, as an interim solution, have not been productive to date.
- Discussions continue between the City and York Region District School Board regarding occasional vehicular access through Parkview Public School to west side parking lots for special events on Main Street
- City planning department has prepared a implementation chart which summarizes the 18 recommendations and action plans in each focus area

A number of key items were brought up in the first meeting including

- Main Street public washroom
- Streetscape Improvement proposal
- Impact of enhanced train service on neighborhood

The above items were discussed at the second committee meeting on September 21, 2016 with much focus on the **east side parking**.

The City attempted in 2009 to integrate the various east side parking lots between 175 and 189 Main Street into one large lot. The total cost of construction was \$750,000, with the city contributing \$350,000 and the remainder by the owners. The City made another proposal in 2012 for \$119,000 to resurface the parking lots with asphalt without integration. Both attempts failed due to lack of support by the property owners. As cited above, a third attempt to consolidate the lots was made in 2015 but again failed, as only two owners supported the plan. Also as cited above, TRCA has recommended a number of studies for flood remediation and a parking structure.

Shanta Sundarason, a committee member, brought up the issue of illegal business signs, unsightly garbage bins out on street all evening for garbage pickup the next day, and the lack of maintenance of many buildings, including Mckay House. City by-law manager Chris Alexander was advised to take immediate action for any by-law violation. UBIA president Tony Lamanna will go back to BIA members with more by-law education. Wes Rowe of UVA brought up the fact that there was a \$10,000 donation from UVA to Mackay house for front yard improvements and a \$5,000 donation from UHS to Mackay House for a rose garden, and he was not sure where the donations stood.

The committee moved to endorse the following items in the 2017 Markham budget:

- public washroom
- increase bylaw staff
- parking optimization
- streetscape study
- highway 7 gateway study
- secondary plan
- increase heritage funding to support building maintenance

Next meeting: October 19, 2016

Secondary Suites, Rooming Houses, Short Term Accommodation (STA) Open House Oct 11, 2016 6:00 PM

Markham new comprehensive zoning bylaw project team presented preliminary recommendations for Rooming House and Short Term Accommodation (STA) to Development Service Committee on September 19.

Definition of Rooming Houses were recommended:

- (1) "rooming house small scale" being "a building that does not exceed 3 storeys where lodging is provided in 3 or more dwelling rooms, but not more than 8 dwelling rooms, in return for remuneration or the provision of services (or both); and where dwelling rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants."
- (2) "rooming house large scale" similar to "rooming house small scale" except the building with more than 8 dwelling rooms

A rooming house is distinguished from other forms of housing by the presence of self-contained units with either a cooking or bathroom facility, but not both.

There are 3 options for a Rooming House bylaw :

1. no change to zoning bylaw with rooming house continue not to be permitted
2. no "as of right" zoning permission anywhere in the City. Site specific zoning permitted
3. permission in selected zones such as major arterials where other multi-unit dwellings are already permitted

A definition of STA was introduced as "a dwelling or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for not more than 4 bedrooms to the travelling public for overnight accommodation for any period less than thirty (30) consecutive calendar days, throughout all or part of a calendar year".

Examples of STA are the homes listed on AirBnB.

There are also 3 options a STA bylaw :

1. no change to zoning by-law meaning STA is not allowed in Markham except bed and breakfasts in some heritage areas
2. introduce STA definition and permit city-wide, as use would be small scale with little impact to neighborhoods
3. introduce STA definition but restricted to permit only in high density residential

A Public Open House has been scheduled for October 11, 2016 at the Markham Civic Centre with informal discussions starting at 6:00 PM and a formal presentation at 7:00 PM. We encourage you to attend.

Markham Sign By-law FAQ

City Bylaw Manager Chris Alexander presented Sign bylaw FAQ at our September meeting.

- (1) Can a real estate Open House or commercial sign be placed on the boulevard?
Open House signs can be placed on boulevard and no commercial signs are permitted on boulevard
- (2) Can a real estate Open House sign be placed at an intersection?
Yes, provided they do not obstruct traffic or pedestrian sight-lines and are not on the center media of the roadway,
- (3) Can real estate Open House sign be more than 5 km away from the Open House?
No, real estate Open House signs to be erected on corners of roads directly leading to property for sale
- (4) Is the enforcement of the Sign By-law on a complaint basis, or does staff acts proactively?
It is done both by complaint and proactively
- (5) Q: How many complaints do you get a year?
9,985 signs were removed from City property 2015
- (6) Q: How do I report a violation?
Contact the Contact Centre at (905) 477-5530 during business hours or email customerservice@markham.ca



Is it legal to fly a drone in your neighborhood ?



Recently a resident flew a large drone in Carlton Park. The question arose if it is legal to fly a drone in a neighborhood.

Currently, if your drone is used for recreation or weighs 35 kg or less, you do not need special permission but still are required to fly your drone safely such as:

- fly your drone at day time and in good weather free from cloud or fog
- keep your drone on eye sight
- respect privacy by avoiding flying over private property and not taking photos or videos without permission
- don't fly within 9 km from airport
- don't fly higher than 300 feet
- don't fly closer than 500 feet from people, vehicles or buildings
- don't fly in populated area such as festival, concert, firework event
- don't fly near moving vehicle, busy road, bridge, highway or anywhere that can distract a driver
- don't fly near a military base, controlled air space, prison, forest fire, emergency response unit

New Federal regulation for non-recreational drone are being prepared as follows:

- drone weighs 2 kg will not need special permission "Special Flight Operation Certificate" SFOC
- drone weighs 2 - 25 kg will not need special permission SFOC but owner must notify Transportation Canada of the contact, drone model, description of operation and Geographic boundary of operation
- drone weigh more than 25 kg will require to apply special permission SFOC with 20 days lead time

For more info, refer to
<https://www.tc.gc.ca/eng/civilaviation/opssvs/getting-permission-fly-drone.html>

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 relevant topics
- ✓ Ensures that residents' views are known and communicated to local, regional and provincial government officials
- ✓ Maintains a website that contains information on active issues
- ✓ Organizes special events, such as candidates' meetings, during elections

Join Us!!

Together Our Voice
Is Stronger

Membership information can found at:

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