

Birrell, Sheila

From: Unionville BIA [unionvillebia@bellnet.ca]

Sent: Monday, June 09, 2008 2:12 PM

To: Birrell, Sheila; Scarpitti, Frank; Wong, Tony; Landon, Gord; Jones, Jim; Heath, Jack; Shapero, Erin; Burke, Valerie; Horchik, Dan; Virgilio, Joseph; Moretti, Carolina; Webster, John; Kanapathi, Logan; Chiu, Alex

Subject: Main floor offices on Main St Unionville

Your Worship and members of Council:

At the most recent meeting of the Unionville B.I.A., our members reconsidered the issue of maintaining Main Street, Unionville as a traditional shopping environment, which has been the raison d'être of the Unionville B.I.A.; its marketing, promotion, streetscape improvements, etc..., since its inception.

After discussion about the economic impact of replacing ground floor retail space with office space; and, considering the offer made by Royal LePage at the most recent Unionville Sub Committee meeting as inadequate; and, considering the success of the existing bylaw which has been in place for almost twenty years; the Unionville B.I.A.'s position has not changed. Members present included those from the real-estate industry who have offices on the upper level.

To reaffirm our position the following motion was adopted:

The Unionville B.I.A. ask that the Town of Markham enforce its bylaw prohibiting offices on the ground floor along Main Street, including 161 Main Street, Unionville.

Motion Carried unanimously.

Meeting of the Unionville B.I.A. held Wednesday, 28 May 2008.

Regards

Greg McCormick
Chairman
Unionville BIA

6/9/2008

The Unionville Ratepayers Association
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27th May 2008

Councillor Joseph Virgilio
Chair, Unionville Sub-Committee
The Town of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, Canada, L3R 9W3

Via email
(2 Pages)

Dear Joe:

RE: PROPOSED CHANGE OF BY-LAW 161 MAIN STREET UNIONVILLE

Although I think the suggestion RLP made last night at the Unionville Sub-Committee is very interesting, I do not think it is something that can be rushed through as it needs a lot of careful analysis and wording before it can be approved. If not; who knows what will come out of Pandora's Box from other applicants once we lift the lid of the 20 year old by-law? As I understand it the following three points were approved in principal by the Unionville Sub-Committee last night.

1: Areas A, B & C

To be retained as retail.

2: Areas D & E

To be retained with an underlying retail zoning (in keeping with the by-law) but office use to be permitted for RLP only (i.e. both areas must revert to retail when RLP vacates).

3: Area F (not shown on the attached)

A new retail building to be built in the courtyard fronting on Main Street (but behind the mature tree).

My concern, like Dan's, is how do we make the maths work? Ideally RLP's new proposal should increase the amount of retail on the street or, at the very least, retain the status quo. As Dan pointed out, I don't think it can do that. If I understand Regan's calculations correctly Areas A, B, C, D & E are all zoned retail.

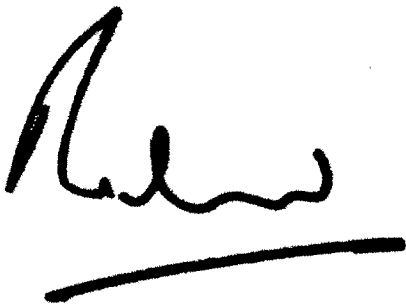
This means that currently 161 Main has zoned as retail "A + B" @ +/- 795 sq. ft., "C" @ 154 sq. ft., "D" @ 398 sq. ft. and "E" @ 996 sq. ft. for a total retail zoned area of +/- 2,343 sq. ft. and this is the amount of retail that will remain on the books and which will be returned to retail in perpetuity once RLP vacates.

However, in Regan's on-street inventory, Area E has been classified as non-conforming "Other" (i.e. offices). So the total retail currently provided by 161 Main St. is "A + B" @ +/- 795 sq. ft., "C" @ 154 sq. ft. and "D" @ 398 sq. ft. for a total retail current retail use area of +/- 1,347 sq. ft.

Now, RLP's new proposal would temporarily convert "D" to office so, if the new replacement retail building "F" is to maintain the status quo of the retail inventory it must be at least the same size as "D" @ 398 sq. ft. However Dan reckons it will be only +/- 50% of that so my suggestion last night was for RLP to expand "A" and/or "C" into either "D" or "E" to make up the shortfall. Since both "D" & "E" are currently non-conforming uses this should not be a problem.

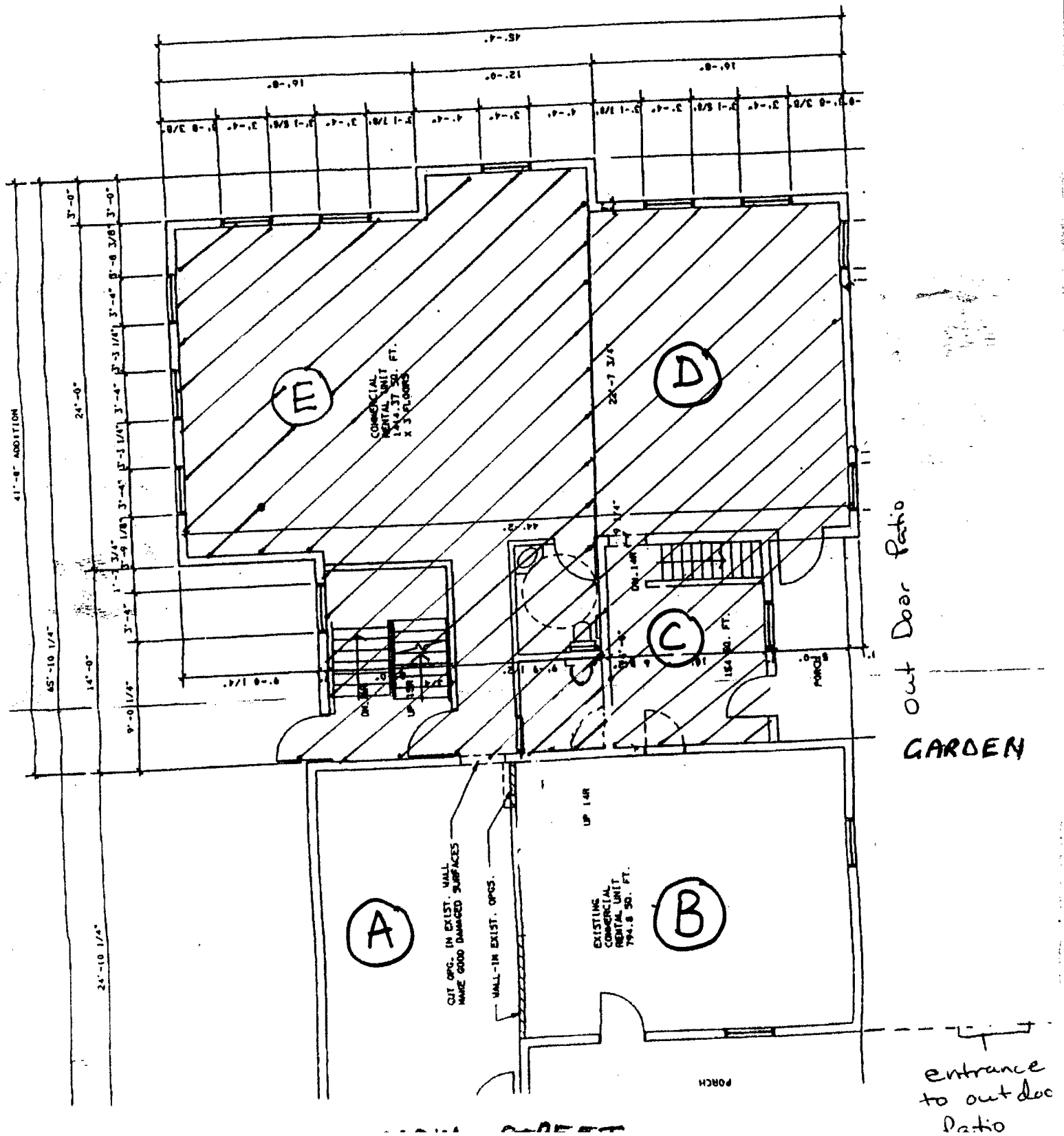
As I repeated several times last night, my next major concern is one of timing. Currently the URA motion is "no conversion of retail to office" so any new proposal will need to be approved at an URA meeting. URA holds its last meeting before the summer on Monday 2nd June (i.e. next week) and any proposal I present will require Heritage Markham approval as to design and Council approval as to wording (or iron-clad assurances thereof). Can this be realistically achieved by next Monday. As I said last night, what is the rush? RLP have already converted the space to offices and are occupying them. I think all this should be done very carefully and correctly by the applicant and staff over the summer and brought back in September.

Yours sincerely:

A handwritten signature in black ink, appearing to read 'Richard', followed by a horizontal line.

Richard D. B. Talbot
President

PARKING



Hau, Lucy

Subject: FW: 161 Main St. Royal LePage Zoning Change Application

-----Original Message-----

From: Unionville Villagers Association [mailto:peterwales@unionvillevillagers.com]

Sent: Monday, June 09, 2008 10:19 PM

To: Birrell, Sheila; Burke, Valerie; Chiu, Alex; Heath, Jack; Hutcheson, Regan; Horchik, Dan; Kanapathi, Logan; Landon, Gord; Moretti, Carolina; Scarpitti, Frank; Virgilio, Joseph; Webster, John; Shapero, Erin

Cc: Barry & Anne Laxton; Kimberley Kwan; URA; UBIA; Antonoglou, Marina

Subject: 161 Main St. Royal LePage Zoning Change Application

Please be advised that at the Unionville Villagers Association (UVA) meeting this evening, June 9, 2008, the UVA membership voted overwhelmingly to oppose the Royal LePage (RLP) compromise relative to 161 Main St. Unionville. That is to say that the compromise presented at the Unionville Sub Committee Meeting on May 27, 2008 by Royal LePage is not an acceptable alternative to RLP's contravention of the long standing Town of Markham bylaw that prohibits street-level office use on Main St., Unionville.

UVA strongly recommends that Council support this Markham by-law and proceed accordingly with whatever action is necessary to have the space at issue, returned to retail use with whatever penalties may be deemed appropriate.

Regards,

Peter R. Wales
President UVA