



Heritage Markham Committee Agenda

January 8, 2020, 7:15 PM

Canada Room

The First Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2020.

Alternate formats are available upon request.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. PART ONE - ADMINISTRATION

- 3.1 APPROVAL OF AGENDA (16.11)

- A. Addendum Agenda
- B. New Business from Committee Members

Recommendation:

That the January 8, 2020 Heritage Markham Committee agenda be approved.

- 3.2 MINUTES OF THE DECEMBER 11, 2019 HERITAGE MARKHAM
COMMITTEE MEETING (16.11)

5

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on
December 11, 2019 be received and adopted.

- 3.3 2019 YEAR END REVIEW

Presentation to be provided by staff.

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the presentation be received as information.

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATION 13

50 PETER STREET, INDIVIDUALLY DESIGNATED DELEGATED APPROVALS: HERITAGE PERMITS (16.11)

FILE NUMBER: HE 19 141611

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on the heritage permit approved by Heritage Section staff under the delegated approval process.

5.2 BUILDING AND SIGN PERMIT APPLICATIONS 14

377 MAIN STREET NORTH 10720 VICTORIA SQUARE BOULEVARD DELEGATED APPROVALS: BUILDING PERMITS (16.11)

FILE NUMBERS:

- 19 132299 AL
- 19 138150 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

5.3 CORRESPONDENCE (16.11) 15

Extracts: R. Hutcheson, Manager of Heritage Planning

That the following correspondence be received as information:

- a. Ministry of Heritage, Sport, Tourism and Culture Industries:
Organizational Realignment

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION 16

1 BEECH STREET (16.11)
FILE NUMBER: A 159 19

Extracts:

R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Planner

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit (0) additional parking spaces for the existing accessory dwelling unit at 1 Beech Street.

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

22

105 AND 107 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

COMMERCIAL PARKING LOTS (16.11)

FILE NUMBERS:

- A 16 19
- A 151 19

Extracts:

R. Hutcheson, Manager of Heritage Planning
J. Leung, Secretary, Committee of Adjustment

Recommendation:

That Heritage Markham has no comment from a heritage perspective on Minor Variance applications A/16/19 and A/151/19 affecting 105 and 107 Main Street, Unionville.

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2020
- b) Heritage Week, February 2020
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2019)
- f) Update to Markham Village Heritage Conservation District Plan (2020)
- g) New Secondary Plan for Markham Village (2020)
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

**December 11, 2019, 6:15 PM
Canada Room**

Members	Graham Dewar, Chair Ken Davis Doug Denby Evelin Ellison Anthony Farr Shan Goel	Councillor Keith Irish Councillor Reid McAlpine David Nesbitt Jennifer Peter-Morales Paul Tiefenbach
Regrets	Maria Cerone	Councillor Karen Rea
Staff	George Duncan, Senior Heritage Planner Regan Hutcheson, Manager, Heritage Planning	Peter Wokral, Senior Heritage Planner Victoria Hamilton, Committee Secretary (PT)

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 6:28 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

- Commemorative Plaque, Thornhill Community Cemetery

Recommendation:

That the December 11, 2019 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE NOVEMBER 13, 2019 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and noted that under Item 4 - Financial Matters, 2020 Heritage Markham Budget - the Recommendation amount would be corrected to \$10,420. He advised that this figure was the total of the line items reviewed by the Committee and was the amount forwarded to the Director of Planning and Urban Design.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on November 13, 2019 be received and adopted, as amended.

Carried

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 DEATH OF FORMER HERITAGE MARKHAM MEMBER (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He advised that Staff would send a sentiment of condolence to the family of G. Wojna on behalf of the Heritage Markham Committee.

Recommendation:

That the Heritage Markham Committee extends its condolences to the family of Gwyn Wojna recognizing her past accomplishments in assisting in the protection and preservation of Markham's cultural heritage resources, especially her work in historic Thornhill.

Carried

5.2 HERITAGE PERMIT APPLICATION

38 EUREKA STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

DELEGATED APPROVALS: HERITAGE PERMITS (16.11)

FILE NUMBER: HE 19 141023

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on the heritage permit approved by Heritage Section staff under the delegated approval process.

Carried

5.3 TREE REMOVAL APPLICATIONS

38 PETER STREET, MARKHAM VILLAGE HCD

107 MAIN STREET, UNIONVILLE HCD

DELEGATED APPROVALS: TREE REMOVAL PERMITS (16.11)

FILE NUMBERS:

- 19 137820 TREE
- 19 138787 TREE

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on the tree removal permits approved by Heritage Section staff under the delegated approval process.

Carried

5.4 BUILDING AND SIGN PERMIT APPLICATIONS

20 WATER STREET, MARKHAM VILLAGE HCD

190 MAIN STREET NORTH, MARKHAM VILLAGE HCD

DELEGATED APPROVALS: BUILDING AND SIGN PERMITS (16.11)

FILE NUMBERS:

- 19 136024 AL
- 19 136866 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

Carried

5.5 THORNHILL IDENTIFICATION MARKERS (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

D. Plant, Senior Manager of Parks, Horticulture and Forestry

Recommendation:

That Heritage Markham Committee has no objection to the installation of the Thornhill identification markers at the specified intersections on Yonge Street within the Thornhill Heritage Conservation District.

Carried

5.6 CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the following correspondence be received as information:

- a. Markham Historical Society: Remember Markham Newsletter, Winter, 2019 and letter from Sue Smitko, President of MHS. (Staff has fully copy)
- b. Community Heritage Ontario: CHO News, Fall, 2019. (Sent to Members via email)
- c. Ontario Historical Society: OHS Bulletin Newsletter, October 2019. (Staff has full copy)

Carried

6. PART FOUR - REGULAR

6.1 BUILDING PERMIT APPLICATION

6031 HIGHWAY 7, MARKHAM VILLAGE HCD (16.11)

FILE NUMBER: 19 138374 AL

Extracts:

R. Hutcheson, Manager of Heritage Planning
M. Ryan, Facility Engineer

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

A Committee member commented that safety regulations have changed significantly since the building was built, and it was sensible to have the safety equipment installed.

Recommendation:

That Heritage Markham has no objection to the proposed safety equipment for the exterior of the Markham Village Library on the condition that the metal ladders be painted in an earth tone colour to better blend with the colours of the existing materials on the building.

Carried

6.2 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM 2020-2022 (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the funds were available and that the program had encouraged restoration work to be performed on heritage properties.

Recommendation:

That Heritage Markham Committee supports the continuation of the Designated Heritage Property Grant Program from 2020-2022 based on an allocation of \$30,000 per year for a total commitment of \$90,000.

Carried

6.3 SITE PLAN CONTROL APPLICATION

**269 MAIN STREET NORTH, MARKHAM VILLAGE HCD
PROPOSED THREE DWELLING UNIT RESIDENCE (16.11)**

FILE NUMBER: SPC 19 136761

Extracts:

R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

In response to a query regarding the size of the windows on the addition, P. Wokral stated that the focus was on the division of panes rather than the size of the windows.

There was discussion regarding the existing trees. P. Wokral advised that they would be preserved, and that additional trees would be planted.

In response to a Committee member's inquiry, P. Wokral advised that a rezoning application had been approved and that there was no heritage easement agreement in place.

The Committee recommended that the Applicant enter into a heritage conservation easement agreement.

Recommendation:

That Heritage Markham has no objection to the form, massing, height, scale and materials of the proposed addition, subject to the following revisions to the proposed elevations:

- That the windows of the proposed addition be revised to 6 over 1 single or double hung windows to more accurately reflect the early 20th design of the existing house;
- That the existing windows of the heritage portion of the house found on the west façade be replaced with new wooden windows typical of the early 20th century construction date of the existing house, to the satisfaction of Heritage Section staff;
- That the modern cladding installed on the beam of the front veranda be removed to expose the underlying wood, and the small corbels seen in the archival photo that were removed, replicated and reinstalled to the satisfaction of Heritage Section staff;
- And that the vinyl siding of the dormers be replaced with painted wooden shingles; and,

That Heritage Section staff be delegated final review of the Site Plan Control application for 269 Main Street North, provided there are no significant deviations from the drawings dated September 10, 2019; and,

That the Applicant enter into a heritage conservation easement agreement with the City; and further,

That the applicant enter into a site plan control application with the City containing the standard conditions regarding materials, windows, colours etc.

Carried

6.4 INFORMATION

MARKHAM REMEMBERED PLAQUE TOUR ON CITY OF MARKHAM WEBSITE (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

R. Tadmire, Coordinator, Geomatics/GIS Advocate

George Duncan, Senior Heritage Planner, summarized the details outlined in the memo and noted that the tour was posted approximately one month ago.

Regan Hutcheson, Manager of Heritage Planning, guided the Committee through the City of Markham website to the location of the virtual tour.

In response to an inquiry from the Committee, R. Hutcheson stated that the pictures of the plaques were in colour, however, the historical photos themselves were primarily black and white.

There was discussion regarding how plaques were secured, and Staff noted that it was primarily through development applications.

The Committee discussed the appropriateness of installing interpretive plaques on properties that have received grant funding to assist with restoration projects. Staff advised that currently the requirement was for the grant funds to be spent on restoration.

Staff noted that there were some areas in Markham where community partners participated in funding the plaques.

Councillor McAlpine commented on the range of programs available that implemented plaque installations.

Recommendation:

That Heritage Markham receive this item as information and thank Robert Tadmire of the Geomatics Section of Markham's Planning and Urban Design Department for creating the on-line tour of Markham Remembered plaques, including the work to photograph the plaques as installed.

Carried

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

Unionville Heritage Conservation District Plan Amendments/ Update

In response to Councillor McAlpine's inquiry, Staff provided an update on the current status.

Unionville Core Area Streetscape Master Plan (2019)

A Committee member inquired when this matter would be brought back to the committee. Staff advised that a number of consultations were carried out following the community meeting, and that the next step would be to bring it before the Unionville Subcommittee in early 2020 for review and comment.

8. PART SIX - NEW BUSINESS

8.1 COMMEMORATIVE PLAQUE

THORNHILL COMMUNITY CEMETERY (16.11)

E. Ellison proposed to have a plaque installed at the North East corner of the cemetery to commemorate the burial site of the Langstaff Jail Farm prisoners, using funds from the Heritage Markham 2020 budget.

Staff noted that the 2020 funding for two plaques was previously designated by the Heritage Markham Committee to be used to commemorate industrial sites.

Discussion ensued regarding the allocation of the 2020 interpretive plaque budget.

Recommendation:

That Heritage Markham Committee supports the production of an interpretive plaque to commemorate the Langstaff Jail Farm prisoner burial location at the Thornhill Cemetery using funding from the Heritage Markham 2020 interpretive plaque budget.

Carried

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 7:21 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: January 8, 2020

SUBJECT: Delegated Approvals
Heritage Permits Approved by Heritage Section Staff

The following Heritage Permit was approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
50 Peter Street Individually Designated Property	HE 19 141611	New siding for side bay window.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on the heritage permit approved by Heritage Section staff under the delegated approval process.

File Path:

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MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: January 8, 2020

SUBJECT: Delegated Approvals
Building Permits Approved by Heritage Section Staff

The following Building Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
10720 Victoria Square Boulevard, Victoria Square Community – Listed Heritage Property	19 138150 AL	Interior work: add washroom to chapel.
377 Main Street North Markham Village	19 132299 AL	Interior work – removal of partitions.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.

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**Ministry of Heritage,
Sport, Tourism and
Culture Industries**

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December 16, 2019

MEMORANDUM TO: Culture and Tourism Stakeholders

FROM: Nancy Matthews
Deputy Minister

SUBJECT: MHSTCI Organizational Realignment

As a key stakeholder in the culture and tourism sectors, I am pleased to share upcoming organizational changes within the Ministry of Heritage, Sport, Tourism and Culture that will build our capacity to deliver on the Ministry's key priorities.

The recent renaming of the ministry provided clear focus on the double bottom line of enhancing our cultural fabric while growing the economy. As such, I am pleased to announce the following changes to be effective January 2, 2020.

To build on the shared priorities of the culture and tourism industries and their significant impacts on the province, the ministry will establish a **Heritage, Tourism and Culture Division (HTCD)**, under the leadership of Assistant Deputy Minister Kevin Finnerty. This Division will support a more integrated approach to tourism and culture in Ontario.

This is an exciting time for our ministry. As we implement this new organizational structure, we remain committed to working collaboratively and in partnership with you and your organization.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Matthews".

Nancy Matthews



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: January 8, 2020

SUBJECT: Committee of Adjustment Variance Application
1 Beech Street, Markham Village Heritage Conservation District
A/159/19

Property/Building Description: 2 storey semi-detached dwelling constructed in 2000

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building, or buildings complementary in form and materials that help support the heritage character of the district.

Application/Proposal

- The owner has submitted an application to the Committee of Adjustment seeking approval for (0) additional parking spaces for the accessory basement dwelling unit, whereas the By-law requires (1) additional parking space per accessory dwelling unit.

Background

- In May of 2019, the Committee of Adjustment approved a variance to permit an existing secondary dwelling unit in the basement of the house at 1 Beech Street;
- Heritage Markham had no objection to the requested variance because there was no physical change to the existing building and there appeared to be sufficient parking (See attached Heritage Markham Extract of May 8th, 2019)
- The variance requiring an extra parking space for the accessory dwelling unit was identified as part of a recent Building Permit process, but was not identified in May of 2019;

Staff Comment

- Despite the requirement for a variance to permit (0) additional parking spaces for the existing accessory dwelling unit, there appears to be sufficient existing parking space for 3 vehicles, one being in the garage and two in the driveway, but the variance is required

because one of the driveway parking spaces does not meet the minimum size requirements of the By-law and therefore does not qualify as a parking space;

- However, based on Google Street Views and day to day use, the driveway appears to function without any problems or inconvenience to neighbouring property owners and has existed as-is, since at least 2009;
- Therefore Heritage Section staff has no objection to the requested variance from a heritage perspective.

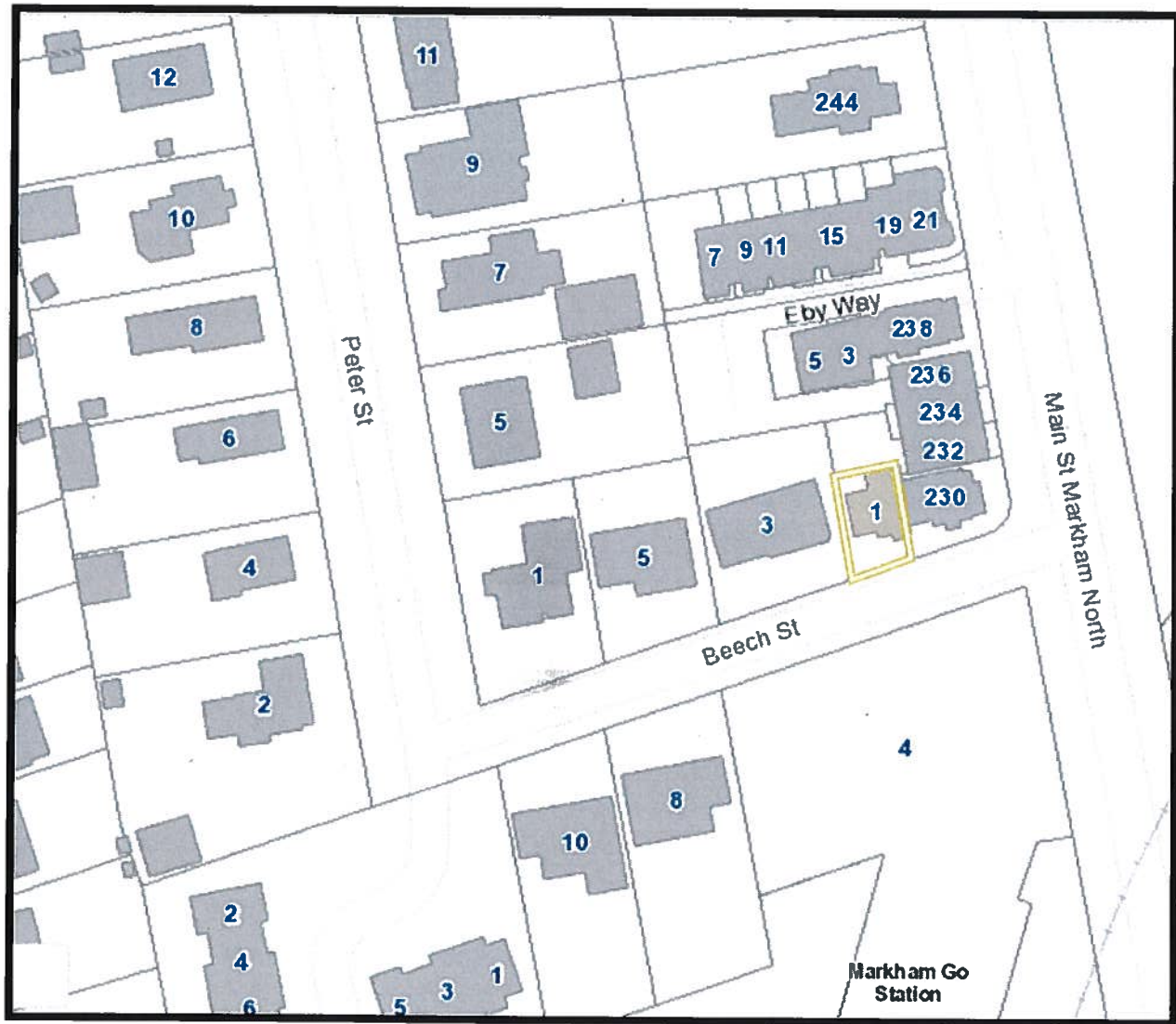
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit (0) additional parking spaces for the existing accessory dwelling unit at 1 Beech Street.

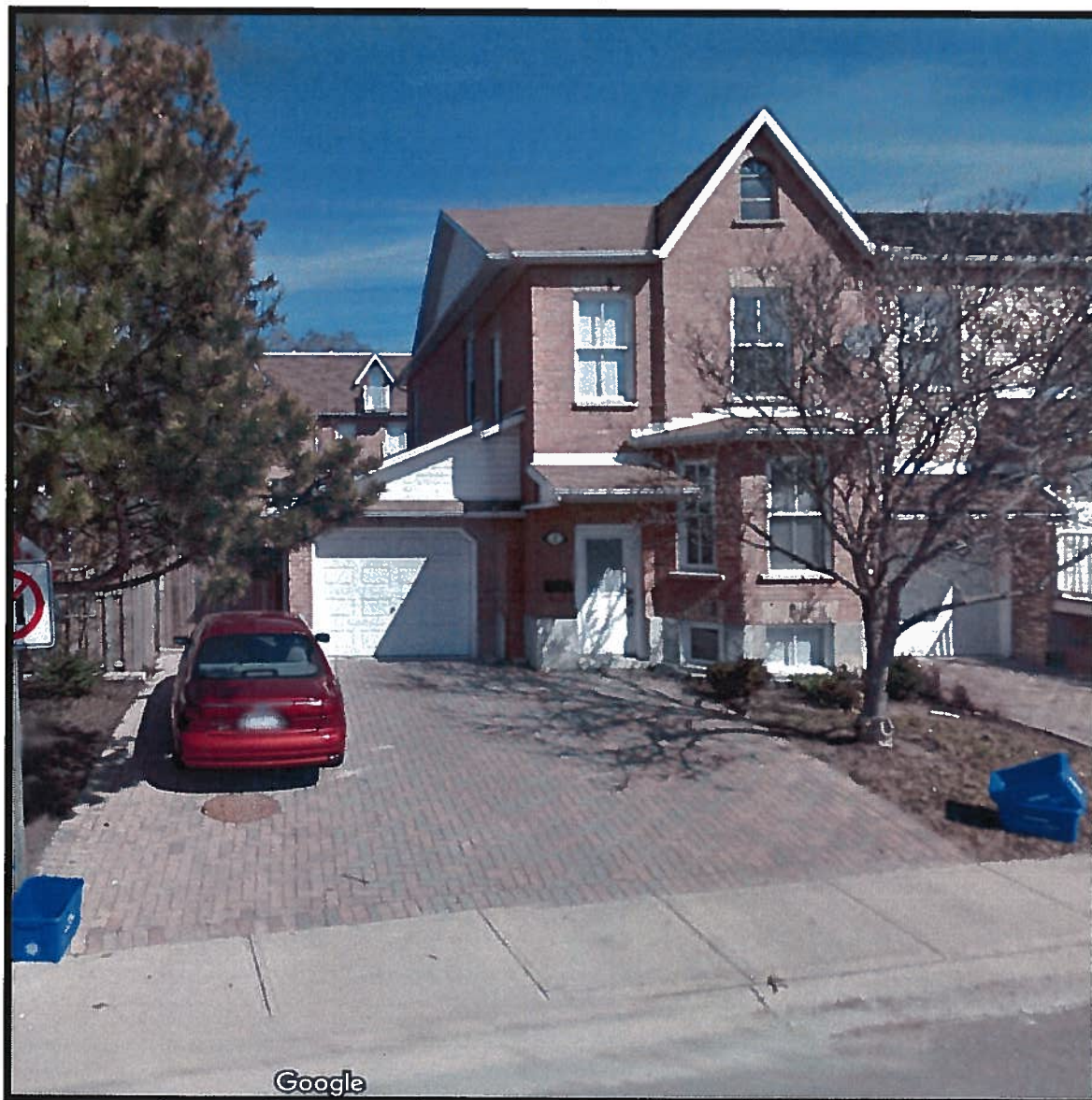
File: 1 Beech Street, Markham Village

1 Beech Street,

1 Beech Street, Markham Village Heritage Conservation District



1 Beech Street
Markham Village Heritage Conservation District



1 Beech Street, April 2009



1 Beech Street, October 2018

File: 1 Beech Street

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**HERITAGE MARKHAM
EXTRACT**

DATE: May 17, 2019

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
J. Leung, Committee of Adjustment

**EXTRACT CONTAINING ITEM #6 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 9, 2019.**

- 6. Committee of Adjustment Variance Application,
1 Beech Street North, Markham Village Heritage Conservation District,
Proposed Basement Second Suite (16.11)
File Numbers: A/35/19
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
J. Leung, Committee of Adjustment**
-

Memorandum

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the application seeking approval and legalization of the existing basement second suite located at 1 Beech Street in Markham Village.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: January 8, 2020

SUBJECT: MINOR VARIANCE APPLICATIONS A/16/19 & A/151/19
Commercial Parking Lots
105 & 107 Main Street
Unionville Heritage Conservation District

Property/Building Description:

- 105 Main Street is a two storey frame building c.1896, a dwelling converted to commercial use, with an addition dating from the 1980s..
- 107 Main Street is a two storey frame dwelling, c.1914.

Use:

- 105 Main Street contains a variety of commercial uses.
- 107 Main Street is residential.

Heritage Status:

- The properties are both located within the Unionville Heritage Conservation District, and are both Group A heritage buildings.

Application/Proposal:

- The Minor Variance applications are intended to legalize an existing commercial parking lot in the rear yard of 107 Main Street, a residentially-zoned property. The applications will also address the number of parking spaces at 105 Main Street, which was affected by the removal of two parking spaces to gain driveway access to the more recent parking lot at the rear of 107 Main Street.
- A/151.19 – 105 Main Street:

Amending By-law 404-84, Schedule A

To permit 21 parking spaces; whereas Schedule A required 23 parking spaces to be located on-site as it relates to a total net floor area of 826.2m² for the permitted uses.

- A/16/19 – 107 Main Street
Section 11.1, By-law 122-72
 To permit a rear yard paved parking area solely for the commercial uses located on 105 Main Street whereas a parking lot in a residential zone is not permitted.
Section 6.2.4.4, By-law 28-97
 To permit rear driveway, parking pad and parking area to be located at 0.61m from the adjoining lot line; 2.68m from the rear lot line; and 5.5m from the rear lot line.
- A site plan is attached, showing the existing parking lot layout.

Background:

- Several years ago, City staff became aware of a commercial parking lot that had been constructed in the rear yard of a residentially-zoned property at 107 Main Street, Unionville, intended to provide additional parking to serve commercial uses on the adjoining property to the south at 105 Main Street. 105 Main Street is a former dwelling converted to commercial uses in the 1980s, and has its own parking area.
- This parking lot did not go through any approval process. City staff were not advised of the site alteration at the time when it occurred. Staff are not aware of any complaints from the public.
- The City's By-law Enforcement officers later investigated the commercial parking lot at 107 Main Street once staff became aware of it, and as a result, the owner is required to bring the property in conformity with the By-law.
- Both 105 and 107 Main Street are owned by the same owner.
- The owner has decided to apply for a Minor Variance to legalize the commercial parking lot at the rear of the residentially-zoned property at 107 Main Street.
- At the same time, it is necessary for the owner to bring the required parking at 105 Main Street into compliance since 2 of the 23 required parking spaces on the commercial site plan were removed to create a driveway linking the parking lot at 105 Main Street with the parking lot at 107 Main Street.

Staff Comment:

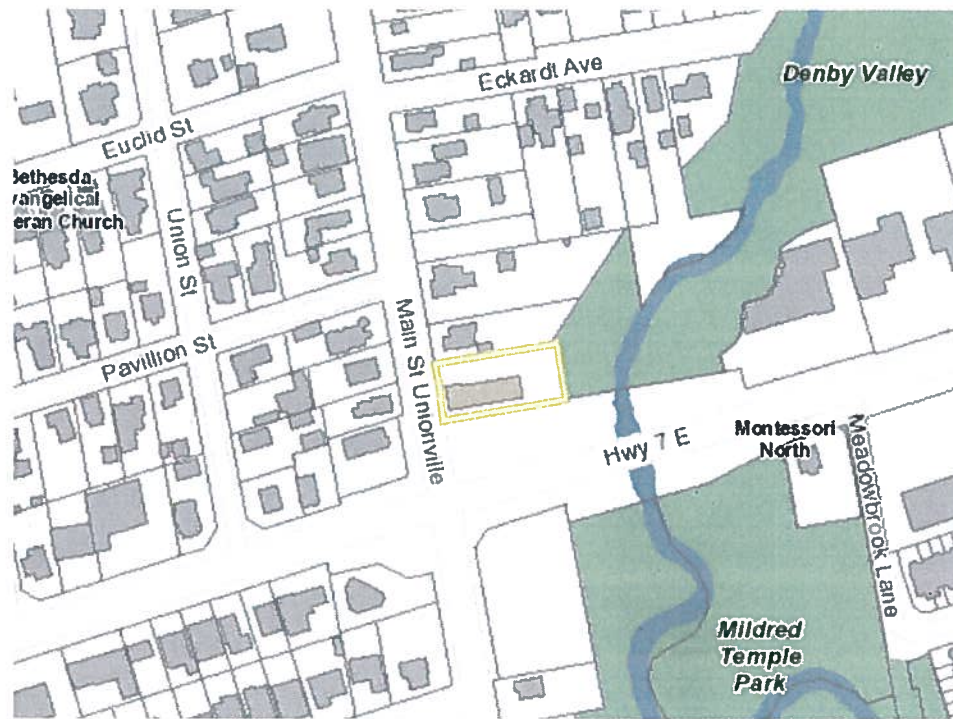
- The parking lots at 105 and 107 Main Street are existing and in use.
- The subject applications will not physically alter the existing parking lots in any way.
- No issues concerning the parking lots have been received, and with respect to 105 Main Street, the view from Main Street retains a residential appearance.
- Staff will be recommending to the Committee of Adjustment that a fence or appropriate vegetative screening be required along the north property boundary and between the residential back yard and parking lot at 107 Main Street.
- Staff recommend that Heritage Markham has no comment from a heritage perspective.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on Minor Variance applications A/16/19 and A/151/19 affecting 105 and 107 Main Street, Unionville.

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Location Map



**Google Street View showing 105 Main Street (foreground) and
107 Main Street (background)**



**Google Street View showing the residential appearance of
107 Main Street, from Main Street Unionville. The parking lots
can be seen from Highway 7 (below)**

