



## MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT:Official Plan Amendment & Zoning By-law Amendments Applications4261 Highway 7 EastFILE:25 110915 PLAN

Property/Building Description:	One-storey plaza with surface parking ("Shoppes of
	Unionville")
<u>Use</u> :	Commercial
<u>Heritage Status:</u>	4261 Highway 7 East is not municipally recognized for its
	cultural heritage value but is considered adjacent (within
	60m) of the western boundary of the Unionville Heritage
	Conservation District (the "UHCD" or the "District").

### **Application/Proposal**

Official Plan Amendment (OPA) & Zoning By-law Amendment (ZBA)

- The City has received concurrent OPA and ZBA applications for the property municipally known as 4261 Highway 7 East (the "Development Site"). Refer to Appendix 'A' for location maps.
- The applicant is proposing a mixed-use complex consisting of two towers of 30 and 35-storeys located at the southern end of the Development Site joined to an 8-storey podium fronting Highway 7. Refer to Appendix 'D' for a copy of the site plan and elevation drawings of the proposed development.
- The OPA and ZBA applications are required to permit the proposed height and density.

Context

- The Development Site is located on the south side of Highway 7 and is bound by a Metrolinx-owned rail corridor to the east, the Rouge River to the south, vacant residential properties to the west, and a mixture of residential and institutional properties to the north.
- While the Development Site is considered *adjacent* to the UHCD as defined in the City of Markham Official Plan (2014), it is not contiguous with any property designated under either Part IV or Part V of the <u>Ontario Heritage Act</u>.

### Policy Direction

#### UHCD Plan & City of Markham Official Plan

- While the UHCD Plan does not contain policies or guidelines concerning new construction adjacent to the District, Section 4.5.1.1 of the 2014 Official Plan (the "OP") directs Staff to review any application for development approval on lands adjacent to *cultural heritage resources* to maintain the integrity of those resources. This review includes Minor Variance applications;
- Section 4.5.3.3 of the OP notes it is the policy of Council "to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource";
- Section 4.5.3.11 of the OP indicates that the municipality will review applications for *development approval* and *site alteration* on *adjacent lands* to an individually designated property or a heritage conservation district to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected".

#### Main Street Unionville Community Vision Plan, 2015 ("Vision Plan")

- The Vision Plan presents concepts for enhancing the historic Unionville community unfolding in a series of focus areas and themes including the Highway 7 corridor within the UHCD. There are no guidelines provided regarding adjacent areas.
- The plan for Highway 7 indicated redevelopment potential of mixed-use buildings (retail with office or residential above) with preferred heights of 2.5 to 3.5 storeys in the east with a possible 4-5 storeys near the railway tracks.

#### Staff Comment

- Heritage Section staff ("Staff") have reviewed the OPA and ZBA applications and find that the proposed development does not have an adverse impact on the cultural heritage value of the UHCD (refer to Appendix 'D' for a description of the "District Character" excerpted from Section 2.1 of the UHCD Plan).
- This Staff position is supported by the absence of heritage resources contiguous with the Development Site, the suburban character of Highway 7 within and adjacent to the UHCD, the existence of the rail corridor separating the Development Site from the UHCD, and the absence of policies and guidelines within the UHCD Plan concerning new construction on lands considered *adjacent* to the District.

### Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Official Plan and Zoning By-law Amendment applications for 4261 Highway 7 East.

ATTACHMENTS:	
Appendix 'A'	Location Maps
Appendix 'B'	Images of the Development Site
Appendix 'C'	UHCD District Character
Appendix 'D'	Proposed Site Plan and Building Elevations

File Path: Q:\Development\Heritage\PROPERTY\HWY7\4261 (not heritage but adjacent)\HM Memos & Extracts

## Appendix 'A'

Location Maps



The Development Site (outlined in blue) (Source: City of Markham)



#### 60m Buffer from the UHCD

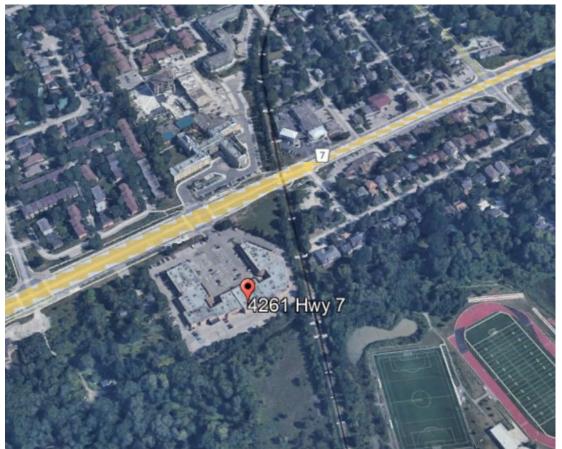
(Source: City of Markham)

## Appendix 'B'

Images of the Development Site



The Development Site as seen from Highway 7 (Source: Google)



An aerial image of the Development Site (Source: Google)

## Appendix 'C'

UHCD District Character

#### 2.1 District Character

The Unionville Heritage Conservation District retains many aspects of a nineteenth century rural Ontario village.

Most buildings date from the latter half of the nineteenth century. There are also some Georgian, Regency, and early twentiethcentury buildings and some more recent structures. Historically and architecturally significant buildings of both wood and brick construction survive. The southern portion of the District is predominantly residential. The northern portion contains the typical nineteenth century village features of a blacksmith shop, hotel, train station, a number of stores and three churches.

The crooked main street - a rarity among Ontario's straight line surveys - is lined with a compact arrangement of detached, wellpreserved houses and other buildings on deep lots. Many of the houses north of Victoria Avenue have been converted to commercial use. On the east side of Main Street, the properties slope down to the Rouge River flood plain.

Even with conversions and intensification, the commercial section of Main Street retains its former residential scale and ambience which lends much to its attractiveness and character. This is further intensified by the delicate relationship between the buildings and the open space between, behind and particularly in front of the structures.

The flood plain, an important natural resource in the region, is abundantly treed as are some of the District's residential streets. Well-tended gardens and flowering shrubs accent the area's historical architecture. An absence of curbs and gutters along a number of streets, reinforces the village appearance. A complete analysis of the District's history and character can be found in the District Study published under separate cover.

Unionville Heritage District Plan\_



Main Street Unionville, c.1897

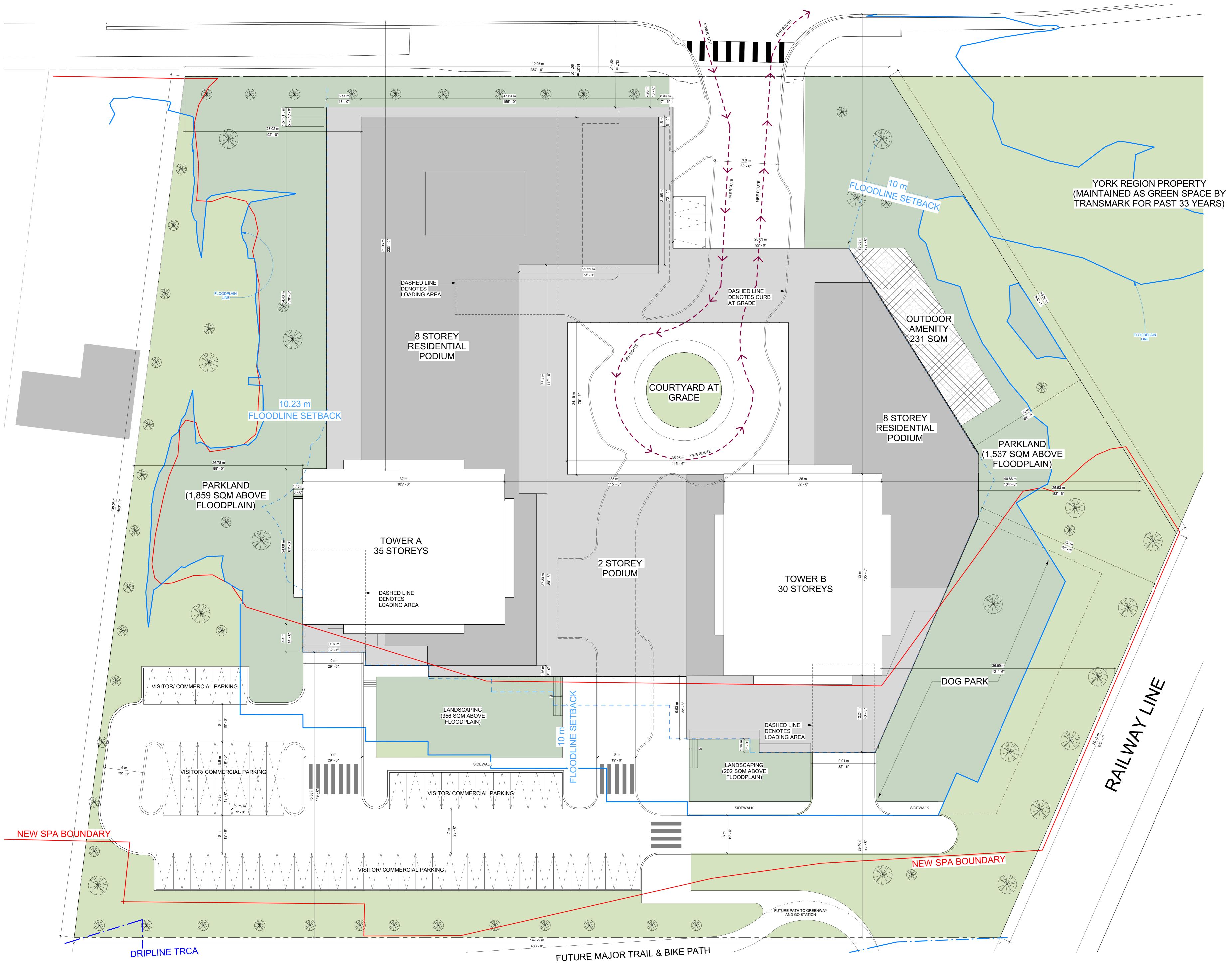


Main Street Unionville, 1997

## Appendix 'D'

Proposed Site Plan and Elevation Drawings

HWY 7

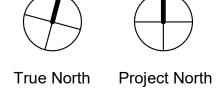


HWY 7



<u>KEY PLAN</u> 1:50

- General Notes 1. ALL DIMENSIONS IN MILLIMETRES.
- 2. VERIFY ALL DIMENSIONS.
- 3. DO NOT SCALE DRAWINGS. 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
- 5. USE THE LATEST REVISED DRAWINGS ONLY. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
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8	Issued for OP & ZA Amendments	2024-02-13
7	Revised by SSA	2024-11-27
No	Issue	Date



Project SHOPPES OF UNIONVILLE

-----Drawing

# SITE PLAN

Project number	278.01
Date	2023-03-03
Drawn by	RC, AS
Checked by	DS
A1.	3

## Scale

As indicated

## SITE STATISTICS MC-D2 / MU-HR1

ZONING: LOT AREA LOT FRONTAGE LOT COVERAGE GROSS FLOOR AREA FLOOR AREA RATIO LOT COVERAGE

SETBACKSFRONT YARD (NORTH)4.93 mREAR YARD (SOUTH)29.46 mSIDE YARD (EAST)20.0m / 30.0mSIDE YARD (WEST)26.78 m

PARKING RESIDENT VISITOR/COMMERCIAL

72,181 sq.m. 357% 7,407 sq.m. (36.58%) 579

20,247 sq.m. 112.03 m

LANDSCAPING AREASOFT LANDSCAPING7,466.94 sq.m. (36.88%)HARD LANDSCAPING5,373.06 sq.m. (26.54%)

130

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				L <u>EVEL 0</u> 2 6.50 m
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			MECH PH (30) 96.00 m
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	Ε ε	10'- 0"	LEVEL 29 /90.00 m
	ш з	10'- 0"	LEVEL 28 /87.00 m
	E	10' - 0"	LEVEL 27 /84.00 m
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	E	0" 10'-0"	LEVEL 10 33.00 m
	E	0" 10'-0"	LEVEL 09 30.00 m
	E	5" 10'-0"	L <u>EVEL 08</u> 27.00 m
	3.2 m	10'-6"	L <u>EVEL 07</u> 23.80 m
		10' - 6" 	L <u>EVEL 06</u> 20.60 m
	3.2 m	10' - 6"	L <u>EVEL 05</u>
	3.2 m	10' - 6"	LEVEL 04 /14.20 m
	3.2 m	10' - 6"	LEVEL 03 /11.00 m
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		<b>~</b> —	LEVEL 02 6.50 m
	6.5 m	21' - 6"	
		<b>-</b>	LEVEL 01 0.00 m

## Scott Shields Architects Inc. 317 King Street West, Toronto, Ontario M5V 1J5 T +1 416-924-2177 F +1 416-924-7398 scottarch.ca Project SHOPPES OF UNIONVILLE -----Drawing

General Notes

1. ALL DIMENSIONS IN MILLIMETRES.

4. CHECK DRAWINGS AGAINST SPECIFICATIONS.

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8 Issued for OP & ZA 2024-02-13

6 Revised by SSA 2024-11-07

Date

Amendments

Issue

No

2. VERIFY ALL DIMENSIONS. 3. DO NOT SCALE DRAWINGS.

BEFORE PROCEEDING.

## EAST ELEVATION

Project number	278.01
Date	2023-03-03
Drawn by	Author
Checked by	Checker

1:150

A4.4



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				LEVEL 12 /39.00 m
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				LEVEL 03 11.00 m
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			6.5 m 21' - 6"	
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E	17			

General Notes

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## 8 Issued for OP & ZA 2024-02-13 Amendments Revised by SSA 2024-11-07



Project SHOPPES OF UNIONVILLE

Drawing

## WEST ELEVATION

278.01 Project number 2023-03-03 Date Author Drawn by ...... Checked by Checker

A4.3

1:150

2117.00 m, T.O. ROOF	*	32 m 105' - 0"		35 m 15' - 0"	 25 m 82' - 0"	¥		
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27.00 m LEVEL 08							E	L <u>EVEL 08</u> 27.00 r
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0.00 m <u>LEVEL 01</u>								LEVEL 01 (0.00 m)

 $1 \frac{\text{South Elevation}}{1 : 150}$ 

#### General Notes 1. ALL DIMENSIONS IN MILLIMETRES.

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## 8 Issued for OP & ZA 2024-02-13 Amendments 6 Revised by SSA 2024-11-07 Date No Issue



Project SHOPPES OF UNIONVILLE

-Drawing

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# SOUTH ELEVATION

Date	2023-03-03
Drawn by	Author
Checked by	Checker

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\_\_\_\_\_

1 : 150

..... Scale

# $\underbrace{1 \quad North \ Elevation}_{1 : 150}$

				32 m 105' - 0"		
						T.O. <u>ROOF_117.00 m</u>
					9 - E	MECH PH 111.00 m
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					3 3 10:-0 -	LEVEL 34 ,105.00 m
102.00 m. T.O. BOOF (30)	*	25 m 82' - 0"	35 m 115' - 0"		0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0	LEVEL 33 102.00 m
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<u>90.00 m</u> _ L <u>EVEL 2</u> 9 E					3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	L <u>EVEL 29 _90.00 m</u> _
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<u>78.00 m</u> L <u>EVEL 2</u> 5					200 	L <u>EVEL 25 _78.00 m</u>
<u>75.00 m</u> L <u>EVEL 2</u> 4						L <u>EVEL 24 _75.00 m</u>
<u>72.00 m</u> <u>LEVEL 23 </u>						LEVEL 23 72.00 m
<u>69.00 m</u> L <u>EVEL 2</u> 2						L <u>EVEL 22 69.00 m</u>
L <u>EVEL 2</u> 1					е е е	L <u>EVEL 21 66.00 m</u>
63.00 m LEVEL 20	•     • <td></td> <td></td> <td></td> <td></td> <td> L<u>EVEL 20 63.00 m</u></td>					L <u>EVEL 20 63.00 m</u>
60.00 m_ L <u>EVEL 1</u> 9	5 6					L <u>EVEL 19 60.00 m</u>
LEVEL 18	2 2 3					LEVEL 18 57.00 m
<u></u>					0"BUILDING	L <u>EVEL 17 54.00 m</u>
LEVEL 16						LEVEL 16 _51.00 m
48.00 m LEVEL 15	100 312:-0 312:-0 					L <u>EVEL 15 _48.00 m</u>
45.00 m\ LEVEL 14						LEVEL 14 _45.00 m
42.00 m LEVEL 13						L <u>EVEL 13</u> _42.00 m
29.00 m LEVEL 12						L <u>EVEL 12 39.00 m</u>
<u>36.00 m</u> L <u>EVEL 1</u> 1						L <u>EVEL 11 36.00 m</u>
<u>33.00 m</u> _ L <u>EVEL 1</u> 0						L <u>EVEL 10 33.00 m</u>
<u>30.00 m</u> L <u>EVEL 0</u> 9					3 <sup>3</sup> <sup>3</sup> <sup>3</sup> <sup>3</sup> <sup>3</sup>	L <u>EVEL 09</u> 30.00 m
27.00 m L <u>EVEL 0</u> 8					10-0 3 a	L <u>EVEL 08</u> 27.00 m
23.80 m L <u>EVEL 0</u> 7					3.2 m 10' - 6"	L <u>EVEL 07</u> 23.80 m
20.60 m L <u>EVEL 0</u> 6					3.2 m 10'- 6"	LEVEL 06 \_20.60 m
E	00-00-00-00-00-00-00-00-00-00-00-00-00-				3.2 m 10' - 6"	
<u>17.40 m</u> L <u>EVEL 05</u>					3.2 m 10'- 6"	L <u>EVEL 05 /17.40 m</u>
<u>14.20 m</u> L <u>EVEL 0</u> 4					<u>у</u> -е	L <u>EVEL 04 /14.20 m</u>
م <u>ر 11.00 m</u> L <u>EVEL 0</u> 3						L <u>EVEL 03 /11.00 m</u> _
6.50 m L <u>EVEL 0</u> 2						L <u>EVEL 02 6.50 m</u>
	2 <sup>7</sup> .				6.5 m 21' - 6	
0.00 m LEVEL 01						LEVEL 01 0.00 m

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T.O. ROOF	,117.00	m

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		ME <u>CH PH</u> 111.00 m
E E		LEVEL 35 ,108.00 m
E E		LEVEL 34 105.00 m
E E		LEVEL 33 102.00 m
		LEVEL 32 /99.00 m
E E		LEVEL 31 96.00 m
E	<b>-</b>	L <u>EVEL 30 93.00 m</u>
E		L <u>EVEL 29 /90.00 m</u>
E		LEVEL 28 /87.00 m
E		LEVEL 27 /84.00 m
E		LEVEL 26 /81.00 m
		LEVEL 25 /78.00 m
E		L <u>EVEL 24</u> 75.00 m
E		LEVEL 23 72.00 m
	- 	LEVEL 22 69.00 m
	<b>-</b>	L <u>EVEL 21 66.00 m</u>
		L <u>EVEL 20</u> 63.00 m
	<b>-</b>	LEVEL 19 60.00 m
		LEVEL 18 /57.00 m
111 m 3 m 3 m 3 m 3 m		L <u>EVEL 17 54.00 m</u>
		LEVEL 16 /51.00 m
		L <u>EVEL 15 48.00 m</u>
	<b>-</b>	L <u>EVEL 14 45.00 m</u>
	10'- 0"	LEVEL 13 42.00 m
	5	
	<b>_</b>	LEVEL 12 /39.00 m
		L <u>EVEL 12</u> 39.00 m
E 	10 <sup>.</sup> - 0"	
	10' - 0" 10' - 0" 10' - 0" 10' - 0"	L <u>EVEL 11 /36.00 m</u>
	10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0" 10'-0"	L <u>EVEL 11 36.00 m</u>
	10'- 6" 10'- 0	LEVEL 11 36.00 m LEVEL 10 33.00 m LEVEL 09 30.00 m
32 33 33 33 33 34 35 35 35 35 37 37 37 37 37 37 37 37 37 37 37 37 37	10'-6" 10'-6" 10'-0" 10	LEVEL 11 36.00 m LEVEL 10 33.00 m LEVEL 09 30.00 m LEVEL 09 27.00 m
	10'-6" 10'-6" 10'-0" 10	LEVEL 11 $36.00 \text{ m}$ LEVEL 10 $33.00 \text{ m}$ LEVEL 09 $30.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$
32 33 33 33 33 34 35 35 35 35 37 37 37 37 37 37 37 37 37 37 37 37 37	10'-6" 10'-6" 10'-0" 10	LEVEL 11 $36.00 \text{ m}$ LEVEL 10 $33.00 \text{ m}$ LEVEL 09 $30.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 07 $23.80 \text{ m}$ LEVEL 06 $20.60 \text{ m}$
	10'-6" 10'-6" 10'-6" 10'-0" 10	LEVEL 11 $36.00 \text{ m}$ LEVEL 10 $33.00 \text{ m}$ LEVEL 09 $30.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 07 $23.80 \text{ m}$ LEVEL 06 $20.60 \text{ m}$ LEVEL 05 $17.40 \text{ m}$
32m 32m 32m 32m 32m 32m 32m 32m 32m 32m	10'-6"     10'-6"     10'-6"     10'-0"     10'-0"       10'-10"     10'-0"     10'-0"     10'-0"	LEVEL 11 $36.00 \text{ m}$ LEVEL 10 $33.00 \text{ m}$ LEVEL 09 $30.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 07 $23.80 \text{ m}$ LEVEL 06 $20.60 \text{ m}$ LEVEL 06 $17.40 \text{ m}$ LEVEL 04 $14.20 \text{ m}$
	10'-6"     10'-6"     10'-6"     10'-0"       10'-0"     10'-0"     10'-0"	LEVEL 11 $36.00 \text{ m}$ LEVEL 10 $33.00 \text{ m}$ LEVEL 09 $30.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 07 $23.80 \text{ m}$ LEVEL 06 $20.60 \text{ m}$ LEVEL 06 $17.40 \text{ m}$ LEVEL 04 $14.20 \text{ m}$
45m       32m       32m       32m         32m       32m       32m       32m	10'-6"     10'-6"     10'-6"     10'-0"       10'-0"     10'-0"     10'-0"	LEVEL 11 $36.00 \text{ m}$ LEVEL 10 $33.00 \text{ m}$ LEVEL 09 $30.00 \text{ m}$ LEVEL 08 $27.00 \text{ m}$ LEVEL 07 $23.80 \text{ m}$ LEVEL 06 $20.60 \text{ m}$ LEVEL 06 $20.60 \text{ m}$ LEVEL 05 $17.40 \text{ m}$ LEVEL 03 $11.00 \text{ m}$

# \_\_\_\_\_ -----\_\_\_\_\_ \_\_\_\_\_ A4.1 -1 : 150 Scale

# Scott Shields Architects Inc. 317 King Street West, Toronto, Ontario M5V 1J5 T +1 416-924-2177 F +1 416-924-7398 scottarch.ca -----Project SHOPPES OF UNIONVILLE

General Notes

1. ALL DIMENSIONS IN MILLIMETRES.

4. CHECK DRAWINGS AGAINST SPECIFICATIONS. 5. USE THE LATEST REVISED DRAWINGS ONLY.

REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.

7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

8 Issued for OP & ZA 2024-02-13

6 Revised by SSA 2024-11-07

Date

Amendments

Issue

No

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2. VERIFY ALL DIMENSIONS. 3. DO NOT SCALE DRAWINGS.

-----Drawing

# NORTH ELEVATION

Project number	278.01
Date	2023-03-03
Drawn by	Author
Checked by	Checker

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