



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: May 14, 2025

SUBJECT: Official Plan Amendment & Zoning By-law Amendments Applications
4261 Highway 7 East

FILE: 25 110915 PLAN

Property/Building Description: One-storey plaza with surface parking (“Shoppes of Unionville”)

Use: Commercial

Heritage Status: 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 Ontario Heritage Act.

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.

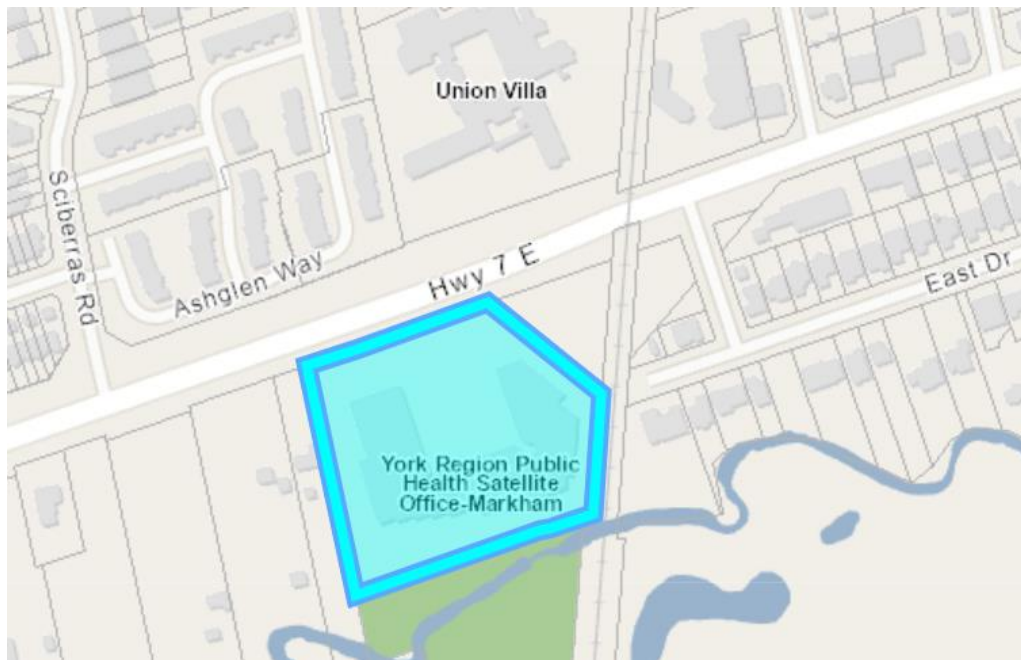
ATTACHMENTS:

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

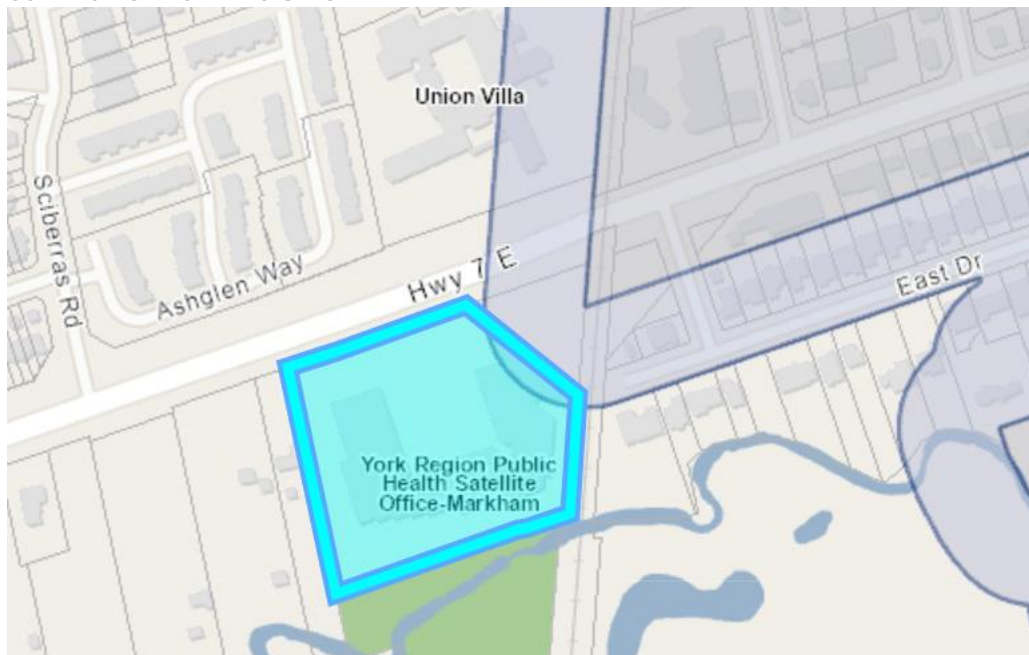
Appendix 'A'

Location Maps



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

60m Buffer from the UHCD



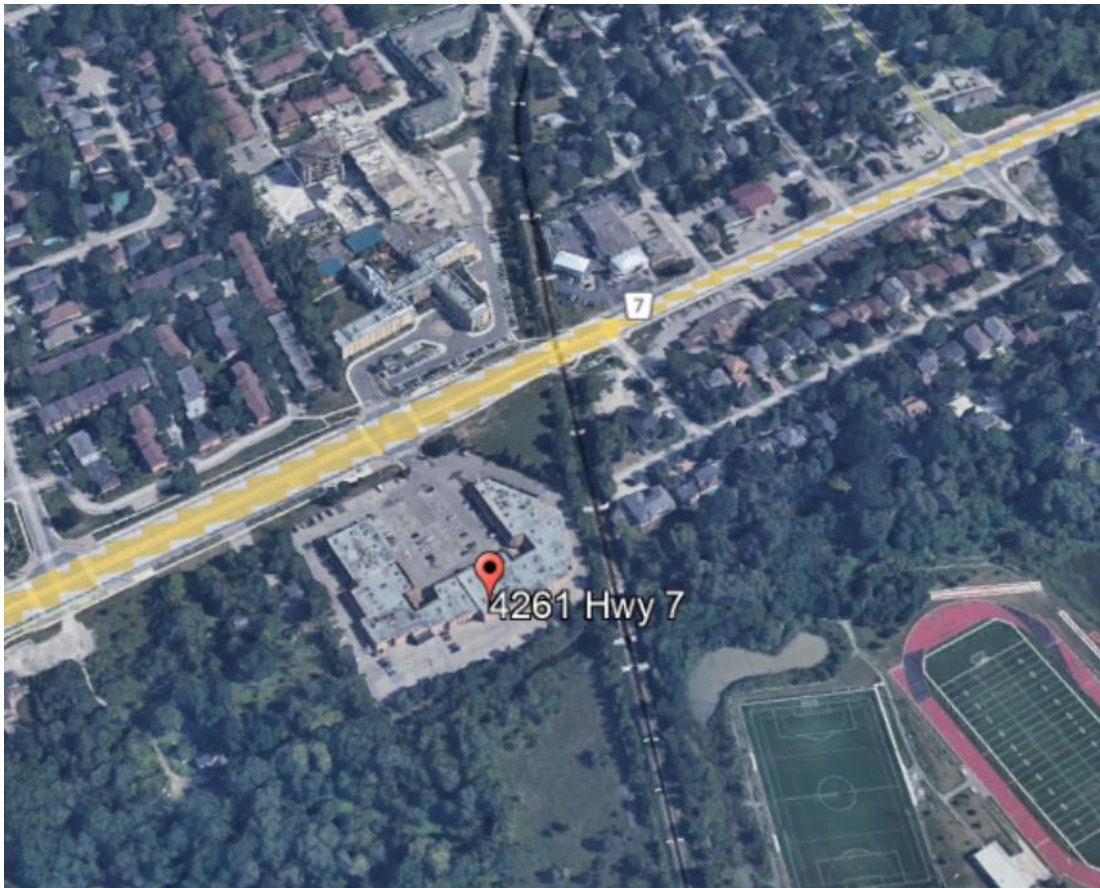
(Source: City of Markham)

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 twentieth-century 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, well-preserved 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.



Main Street Unionville, c.1897



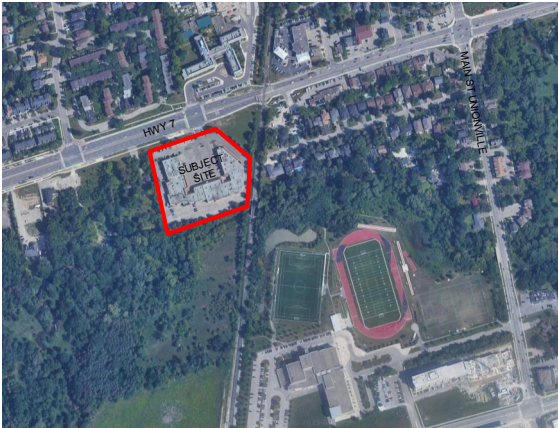
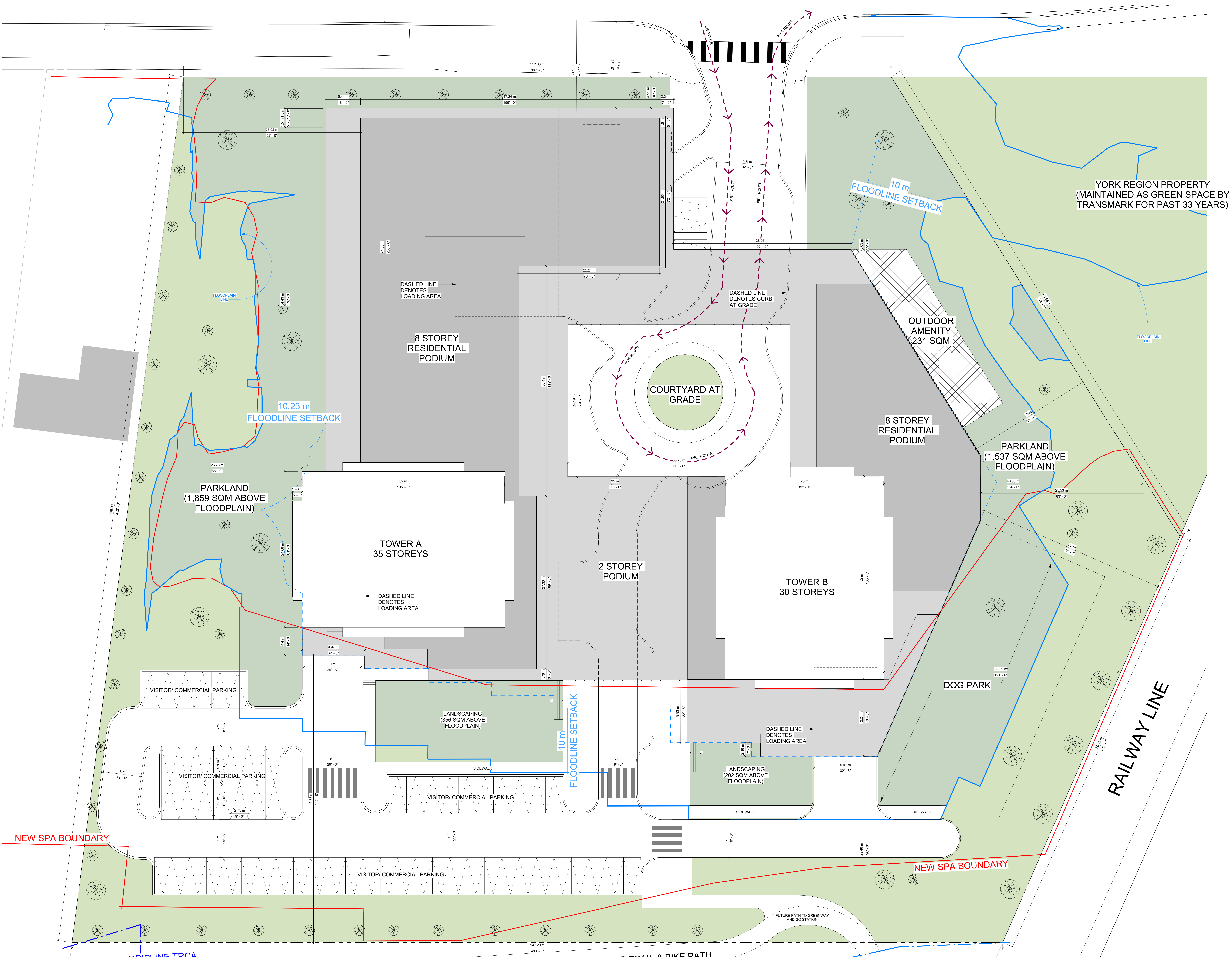
Main Street Unionville, 1997

Appendix ‘D’

Proposed Site Plan and Elevation Drawings

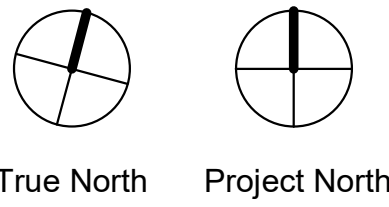
HWY 7

HWY 7



KEY PLAN
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.
 6. 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
Amendments

7 Revised by SSA 2024-11-27

No Issue Date

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Project
**SHOPPES OF
UNIONVILLE**

Drawing

SITE PLAN

Project number 278.01

Date 2023-03-03

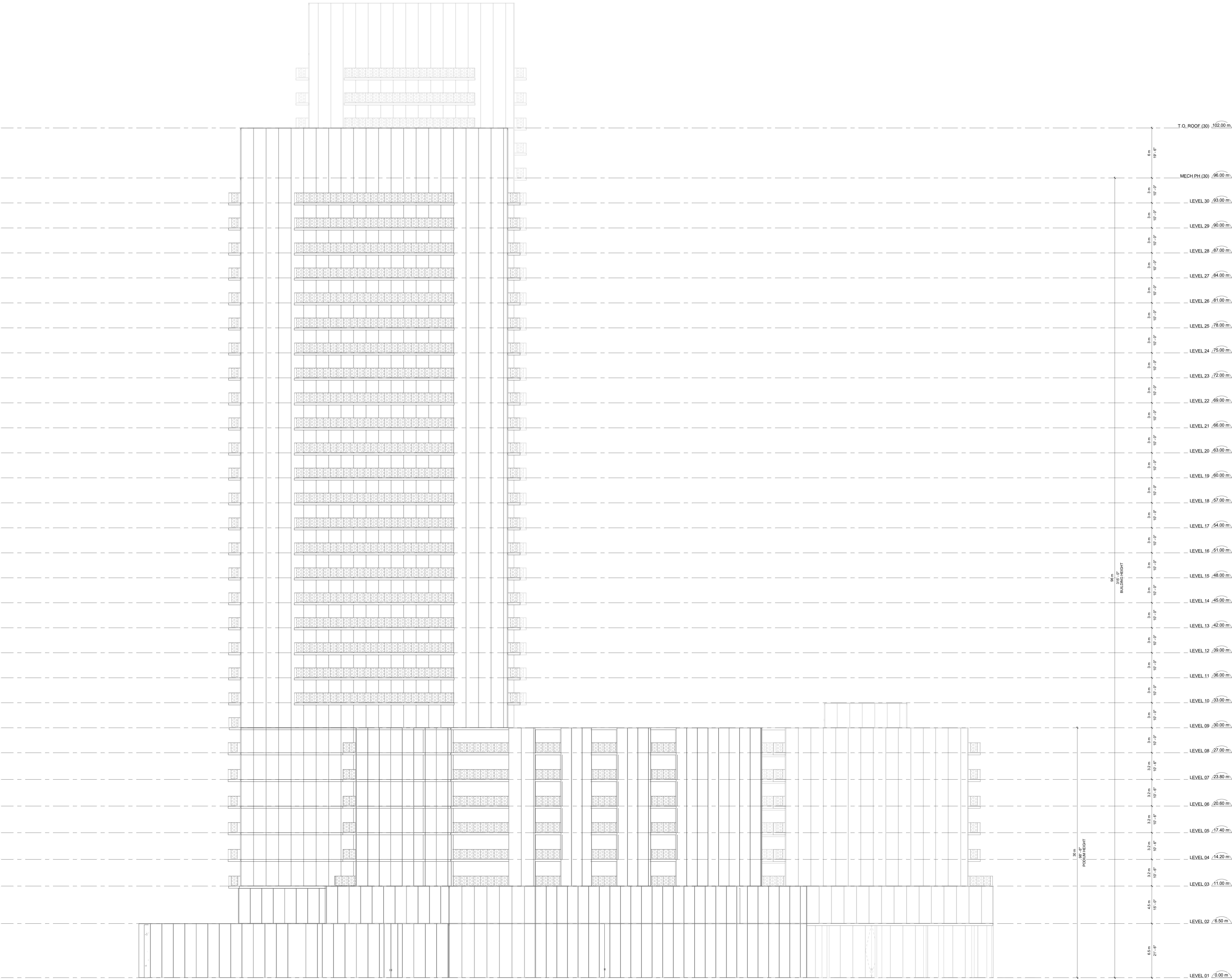
Drawn by RC, AS

Checked by DS

A1.3

Scale As indicated

SITE STATISTICS	
ZONING	MC-D2 / MUHR1
LOT AREA	20,347 sq.m. (112,033 sq.ft.)
LOT FRONTAGE	112.03 m (367' - 0")
LOT COVERAGE	72.181 sq.m. (36.58%)
GROSS FLOOR AREA	357%
FLOOR AREA RATIO	7,457 sq.m. (36.58%)
SETBACKS	
FRONT YARD (NORTH)	4.93 m (16' - 2")
REAR YARD (SOUTH)	29.46 m (96' - 8")
SIDE YARD (EAST)	20.0m / 30.0m
SIDE YARD (WEST)	26.78 m (88' - 0")
PARKING	
RESIDENT	570
VISITOR/COMMERCIAL	130
LANDSCAPING AREA	
SOFT LANDSCAPING	7,466.94 sq.m. (36.68%)
HARD LANDSCAPING	5,373.06 sq.m. (26.54%)



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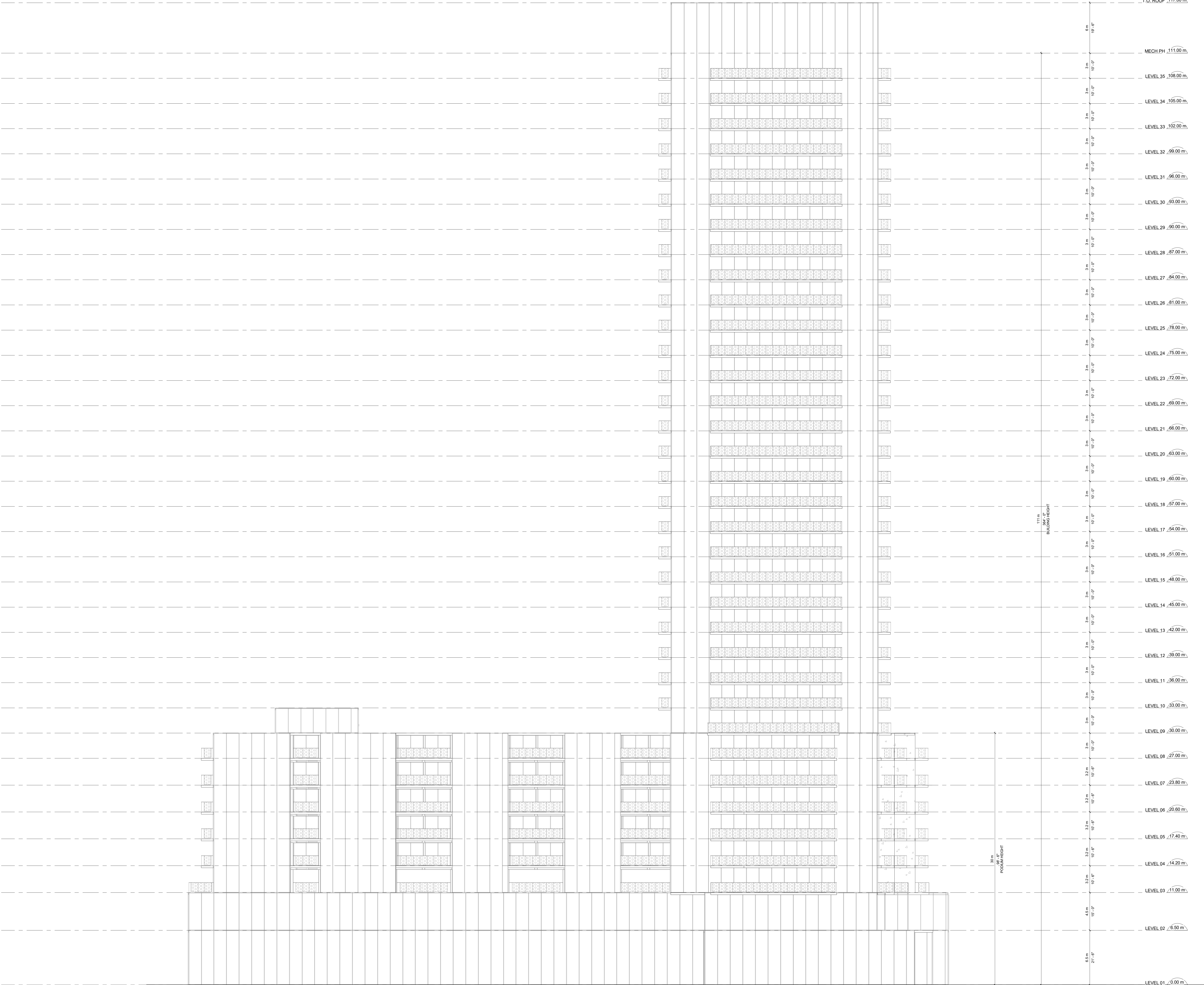
Drawing

EAST ELEVATION

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

A4.4

Scale 1 : 150



① West Elevation
1 : 150

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Project
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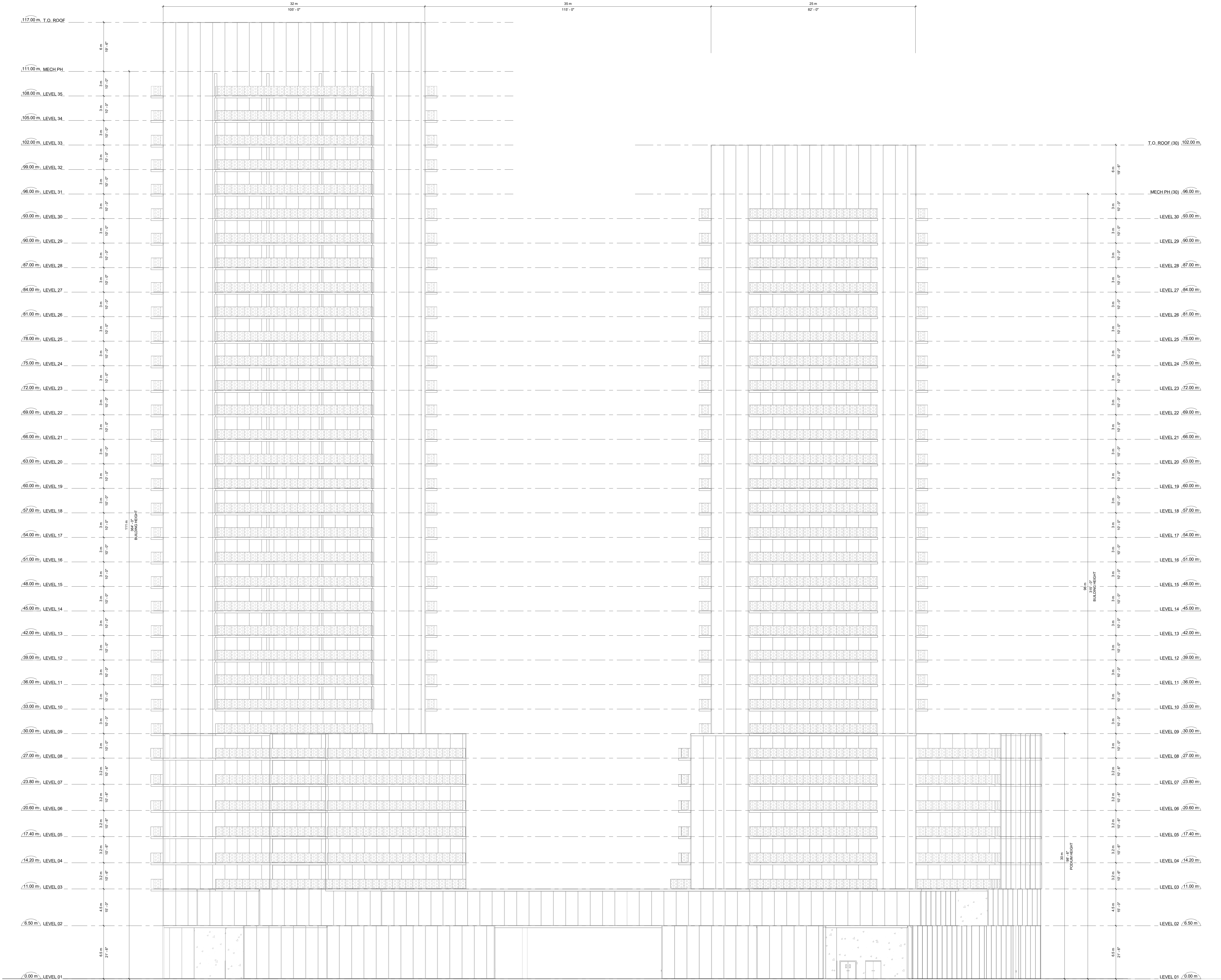
Drawing

WEST ELEVATION

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

A4.3

Scale 1 : 150



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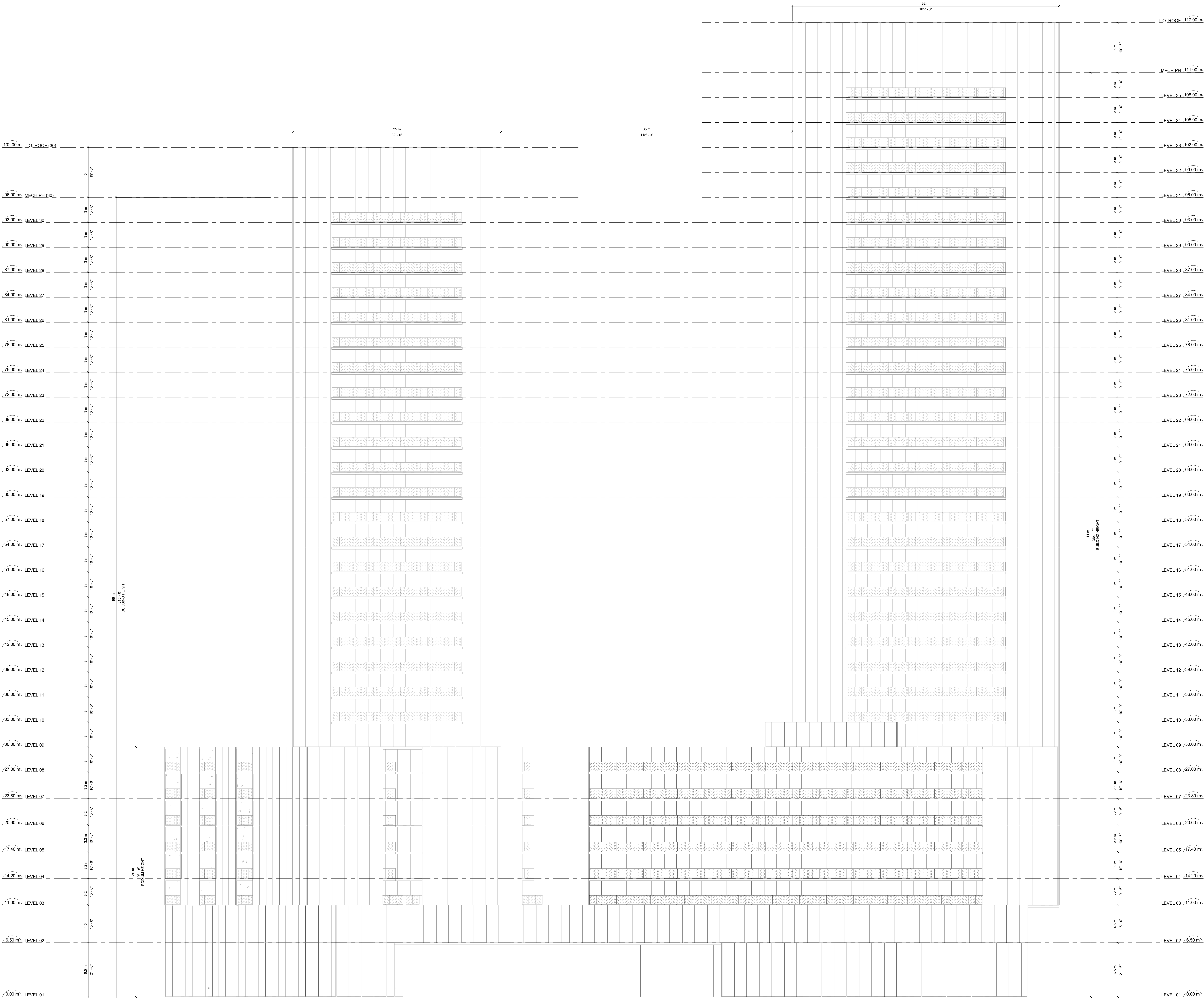
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SOUTH ELEVATION

Project number	278.01
Date	2023-03-03
Drawn by	Author
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A4.2

Scale 1 : 150



1 North Elevation
1 : 150

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NORTH ELEVATION

Project number	278.01
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Drawn by	Author
Checked by	Checker

A4.1

Scale 1 : 150