



HERITAGE MARKHAM

EXTRACT

Date: May 23, 2025

To: R. Hutcheson, Manager of Heritage Planning

E. Manning, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 6.1 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE HELD ON MAY 14, 2025

6. PART FOUR - REGULAR

6.1 OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENTS APPLICATION

4261 HIGHWAY 7 EAST (16.11)

File Number:

25 110915 PLAN

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Planner, introduced the Official Plan Amendment & Zoning By-Law Amendments Application for 4261 Highway 7 East which is adjacent to the Unionville Heritage Conservation District boundary.

Barton Leung, Senior Planner for the Central District, was in attendance to respond to questions from the Committee on the proposal. Mr. Leung advised that the Statutory Development Services Public Meeting for this application is scheduled to be held on May 20, 2025.

The Committee provided the following feedback on the Official Plan Amendment and Zoning By-Law Amendments Applications:

Heritage Impact

- The proposed height lacks the appropriate transition to the adjacent Unionville Heritage Conservation District.
- The proposal does not respect the adjacent Unionville Heritage Conservation District.



- Stronger policies are needed to restrict building heights near heritage districts to protect their character and integrity.

Urban Planning & Precedent

- The proposal should follow the height envisioned in the draft Markham Secondary Plan which contemplates a step-down in building height along Highway 7 from Warden Avenue eastwards.
- The proposal should transition downward in height from the recently approved adjacent-8 story building.
- The previously approved Union Villa (12 stories) was mentioned as an exception to the desired height transition due it being an affordable seniors' residence.

Planning Process Concerns

- Noted the need to have a clear and consistent position among Planning and Heritage staff due to the possibility of the application being appealed to the Ontario Land Tribunal.
- Other concerns included possible shadow, environmental, and traffic impacts.

Policy and Legal Framework

- The 2014 Official Plan definition of *adjacent* as a 60-meter buffer (the distance from a protected heritage property/district that triggers heritage review) was discussed.
- That proposed amendments by the Province may remove the requirement for certain planning studies (e.g. shadow and wind studies) that potentially weaken heritage protections.

Most of the Committee Members expressed strong opposition to the proposal due to its height, scale and massing relative to the low-rise character of the Unionville Heritage Conservation District.

Recommendation:

The Heritage Committee does not support the proposed development due to a lack of appropriate transition to the adjacent heritage Conservation District, particularly with respect to height, massing and design.

Carried