



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** July 9, 2025

**SUBJECT:** Request for Feedback  
193 Main St. Unionville  
Proposed Alterations to an Existing Heritage Building and Proposed  
Commercial Infill Building

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**Property/Building Descriptions:** 1-storey, late 19<sup>th</sup> century frame buildings  
**Use:** Commercial  
**Heritage Status:** Designated under Part V and identified as Class 'A'  
buildings having architectural and/or historical value.

### **Application/Proposal**

- The owner of 189 and 193 Main Street Unionville wish to develop their properties by constructing a 2-storey addition connecting the existing detached heritage buildings to provide additional retail space on the ground floor and office space on the second floor.
- The proposed addition would necessitate the demolition of the existing one-storey portion of the "Unionville Arms" referred to as the "side arms" which is addressed as 189 Main Street but is actually located on the property addressed as 193 Main Street (see location map).

### **Background**

- The opportunity to add to the rear of historic buildings on the East Side of Main Street Unionville is significantly limited by the slope located directly behind these buildings which leads to environmentally sensitive land at risk of flooding. These lands are regulated by the Toronto and Region Conservation Authority (TRCA) which does not generally permit extensions to the rear of these buildings beyond what has already been established.
- According to staff research, the building attached to the Unionville Arms known as the "Side Arms" is a former residential garage associated with 193 Main Street and thought to have been constructed between the 1920's and 1940's and has minimal heritage value. It did once house Unionville's first Model T fire truck purchased in 1925.
- The first floor of the existing buildings and new additions are intended to be the new location of Starbucks which currently occupies a 2 -storey former heritage dwelling at 201 Main Street. The second floor of the new addition is intended to provide new office space, as well as a party room associated with the Unionville Arms to replace the existing "Side Arms".

## Policy

- **Unionville Heritage Conservation District Plan:** The proposed second storey addition to the existing heritage building at 193 Main Street does not comply with guidelines related to additions to heritage buildings contained in the Unionville Heritage Conservation District as they relate to scale, overall design, and the alteration of historic roofs (see attached Design Checklist).
- **Main Street Unionville Community Vision Plan (2015)**
  - This Plan was endorsed in principle (subject to modifications) as a guideline for a future Secondary Plan for the area and that the City and other affected parties/ stakeholders be guided by the general direction of the Vision Plan when initiating or reviewing proposed changes in both the public and private realms of the Unionville Heritage Conservation District;
  - It offers a bold new strategy to further enhance this special area of Markham and acknowledges that Unionville will face considerable challenges if it is to remain a vibrant commercial environment over the long term. The Plan evaluates these challenges in detail, identifies opportunities for improvement and recommends a set of interconnected solutions that can unfold over the next 20-30 years.
  - The Plan does indicate support for expansion of retail space by introducing additions to existing heritage buildings as well as new stand-alone buildings (2-3 storeys in height) on the east side of Main Street.
  - See attached illustrations.
- **Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines (2018)**
  - Council approved the “Unionville Commercial Core Pattern Book – Village Design and Architectural Guidelines” (as revised) for use in the evaluation of current and new residential and mixed-use intensification development applications in the commercial core area of historic Unionville.
  - The objective of the Pattern Book was to offer a concise and well-illustrated document that provides realistic architectural and urban design guidance for new infill development in the historic core area in keeping with the Vision Plan. The objective was to ensure that the form, massing and architecture of individual new buildings and their surroundings will be compatible with and not diminish the existing cultural heritage resources and the historic character of the area.
  - The current proposal generally complies with the design guidelines including the Building Height guidelines (building height restriction lines (BHRL) which require a transition in the building height down to lower-scale neighbours)
- **Toronto and Region Conservation Authority (Special Policy Area)**
  - Many of the properties on the east side of Main Street (commercial area) are located within a floodplain and are identified as special Policy areas (SPA). These properties have limited development potential. They are regulated through the

TRCA by site-specific policies approved by the Province and included in the Markham Official Plan. These policies address the management of these areas including criteria and procedures for development, redevelopment or site alteration, and prevail over all other official Plan policies.

- The SPA policies limit the scope of development to reflect existing approvals as per the new official Plan and/or the current zoning. any request for land use change or intensification beyond the existing policy scope would require extensive study and review as well as provincial approval.
- According to the TRCA, modest development (primarily in the form of small additions to existing buildings) in keeping with approved policies and land use designations could be supported. This means that there is limited development opportunity on the east side of Main Street and in the southern part of the core area.

### **Staff Comment**

- Staff has no objection to the proposed removal of the early 20<sup>th</sup> century 1-storey addition to 189 Main St. known as the “Side Arms” as it originally served as a residential garage and has been significantly altered from its original appearance.
- The proposed development will alter the character and openness of this area by making it more dense going from one storey to two storeys and closer to the street.
- Staff generally has no objection to the proposed infill commercial building provided that:
  - The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
  - The 2<sup>nd</sup> storey window which brings light to the stairwell be enlarged to match the dimensions of the 2<sup>nd</sup> storey windows above the storefront, and,
  - The building be clad in horizontal wood siding.
- Staff generally has no objection to the proposed position and scale of the 2<sup>nd</sup> storey addition to the existing heritage building at 193 Main St. given the setback of the new second storey development and the limited ability to add to the rear of the existing building provided that:
  - the 2<sup>nd</sup> storey wall be revised to a single plane with a consistent window treatment, and,
  - The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door.
- Further design/material issues can be addressed as part of future heritage/site plan control applications.
- The issue of the requirement for parking triggered by the new development will also have to be addressed (either through the provision of parking to the rear or a variance through the Committee of Adjustment).

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection to the demolition of the early 20<sup>th</sup> century 1-storey portion of the Unionville Arms known as the “Side Arms” from a heritage perspective

THAT Heritage Markham has no objection to the proposed 2-storey infill commercial building intended to replace the “Side Arms” from a heritage perspective provided that:

- The ground floor ceiling height be raised by one foot to increase the height of the storefront windows,
- The 2<sup>nd</sup> storey window which brings light to the stairwell be enlarged to match the dimensions of the 2<sup>nd</sup> storey windows above the storefront, and,
- The building be clad in horizontal wood siding.

THAT given the limitation to building any significant additions to the rear of the existing buildings on lands regulated by the Toronto and Region Conservation Authority.

Heritage Markham has no objection to the proposed 2<sup>nd</sup> storey addition to the existing heritage building at 193 Main Street from a heritage perspective provided that:

- the 2<sup>nd</sup> storey wall be revised to a single plane with a consistent window treatment, and,
- The historic features of the existing building seen in the archival photograph be re-introduced, such as the multi-pane wooden storefront window, and louvred shutters and solid wood panelled door.

AND THAT any future development application and heritage permit application return to Heritage Markham Committee for final review.

File: 193 Main Street Unionville

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**Attachments:**

1. Location Map
2. Google Street View
3. Archival Photograph
4. Proposed Site Plan
5. Proposed Floor Plans
6. Proposed Roof Plan
7. Proposed Elevations
8. Perspective Views
9. Design Checklist
10. Main Street Unionville Community Vision Plan (extract)
11. Unionville Commercial Core Patten Book (extract)

## 1. Location Map



## 2. Google Street View



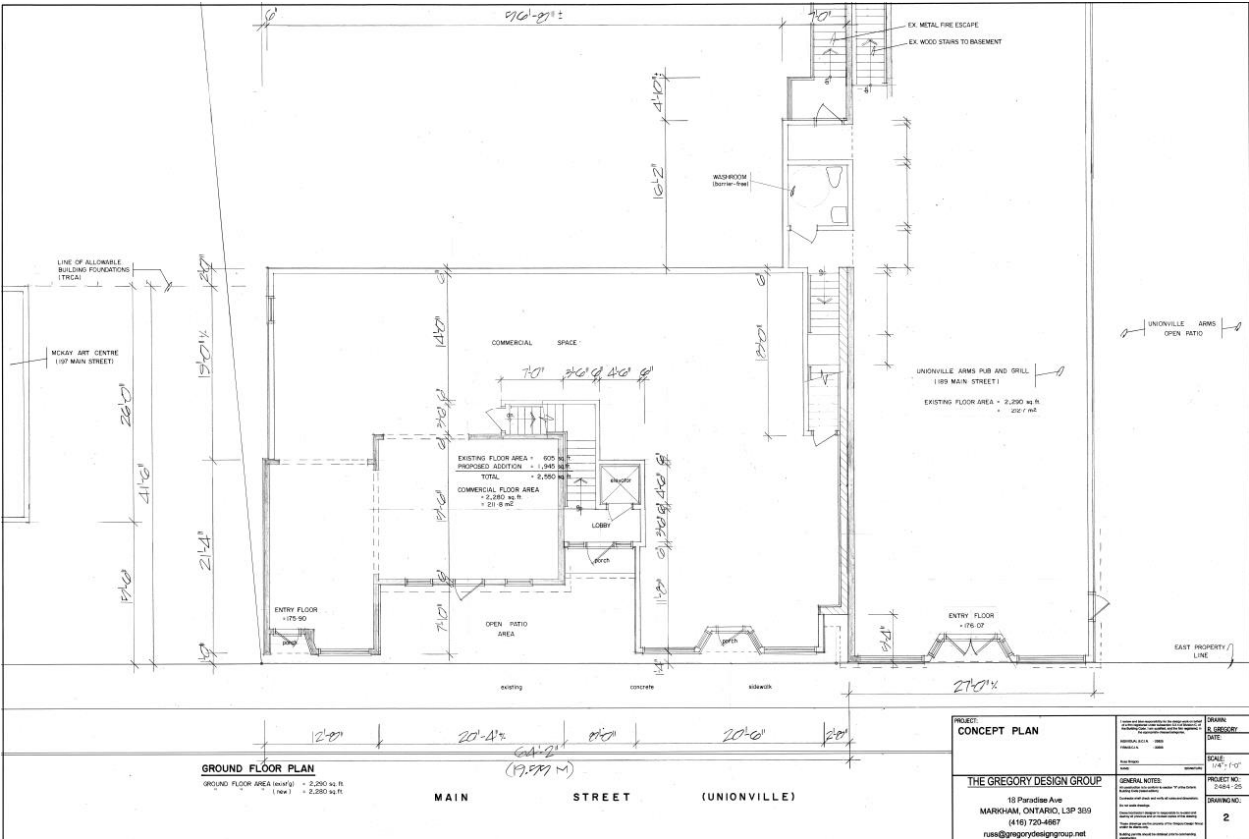
June 2023



### 3. Archival Photograph

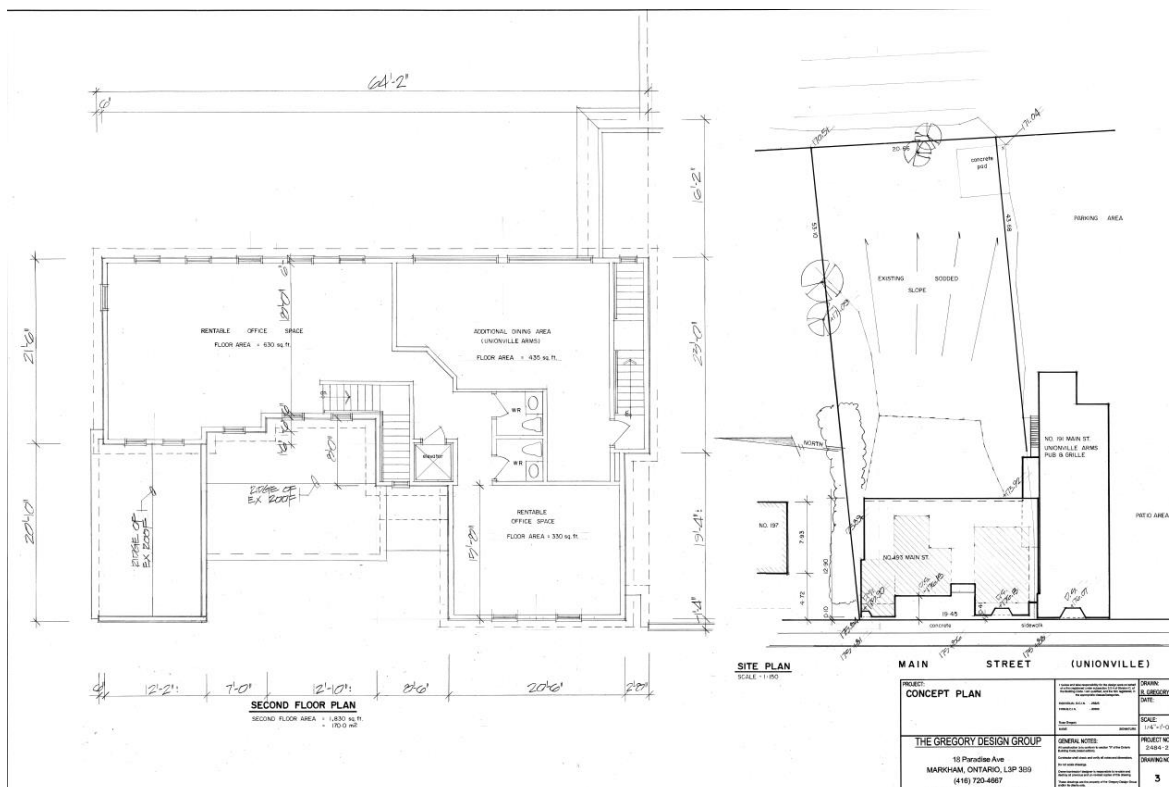
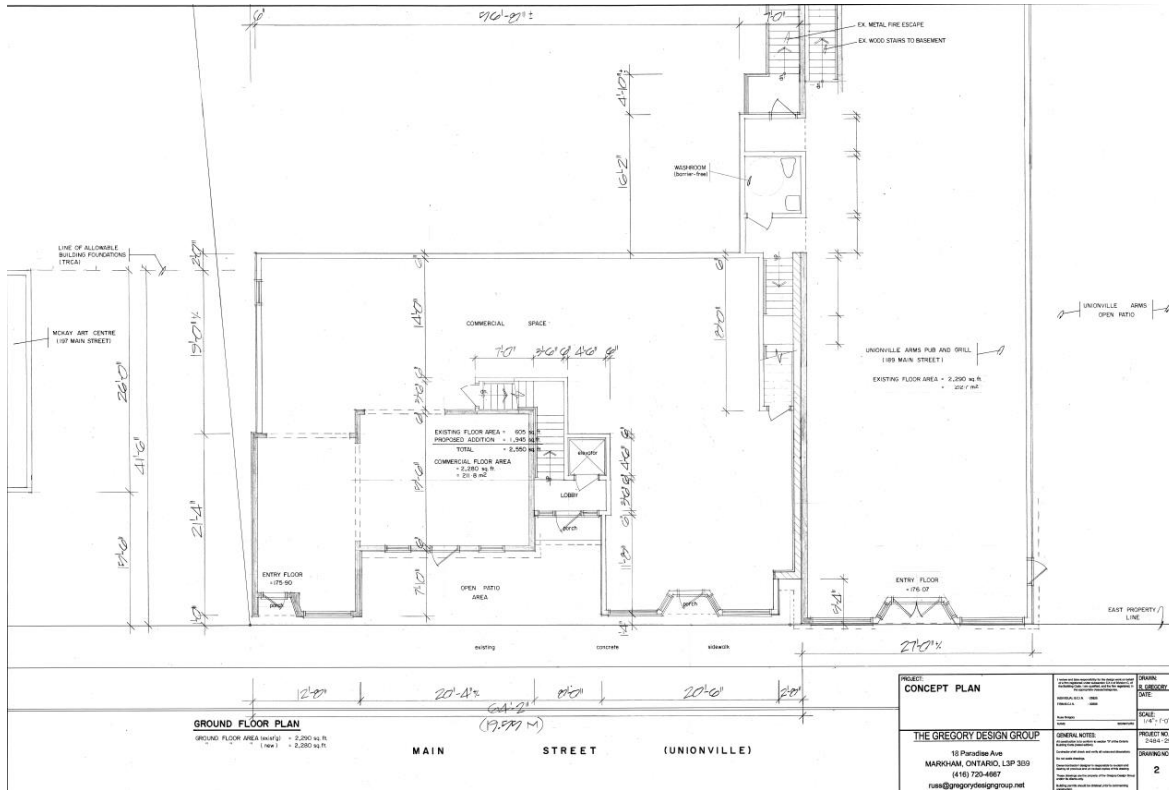


# 4. Proposed Site Plan

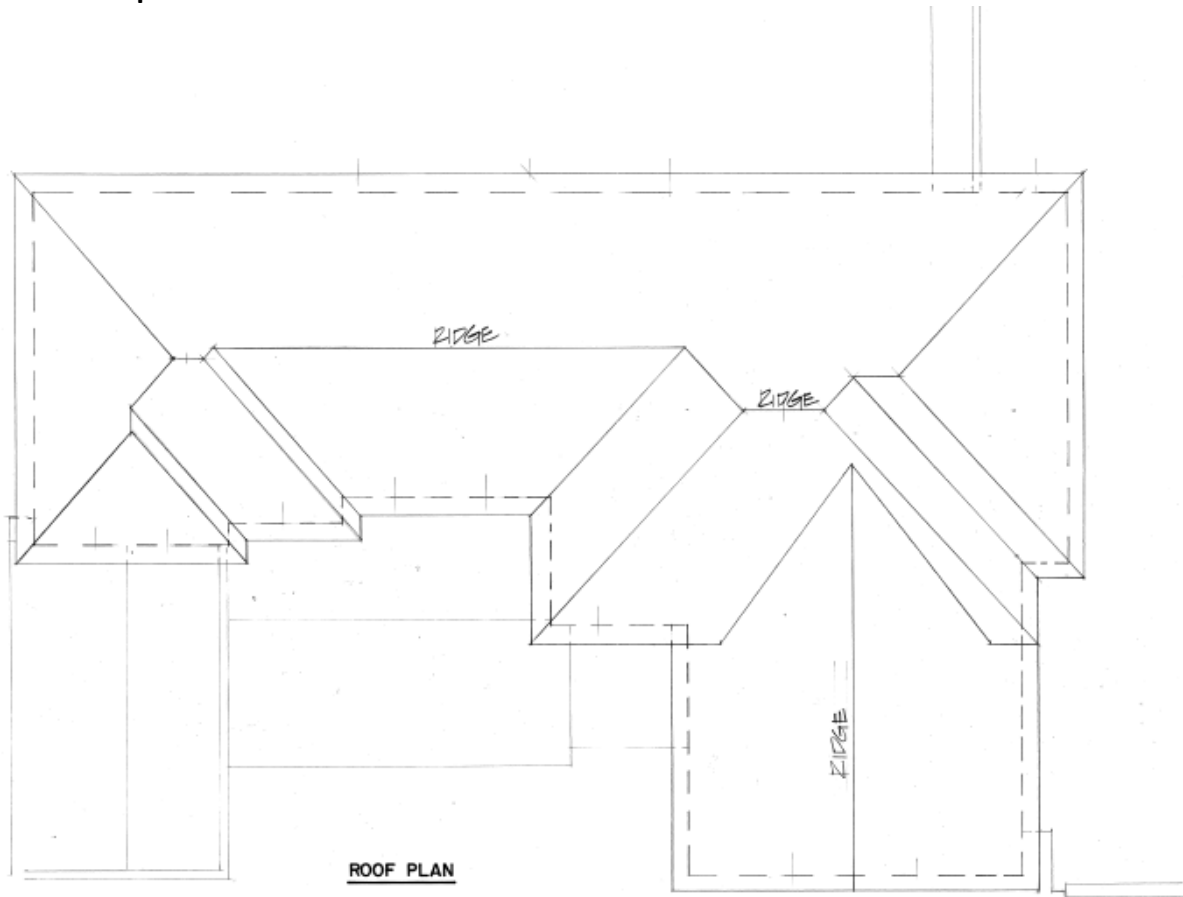




## 5. Proposed Floor Plans



## 6. Proposed Roof Plan



## 7. Proposed Elevations



## 8. Perspective Views



## 9. Design Checklist

### Unionville Heritage Conservation District Plan

#### Design Checklist – Additions to Heritage Buildings

\* Unionville Heritage Conservation District Plan should be consulted for specific wording, if necessary

Policy (P) or Guideline (G)	Review/ Comments on Specific Application
<b>District Principles</b> <b>3.1 Overall Goal</b> To ensure the retention and conservation of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical and contextual character.  <b>3.2.3 New Development Objective</b> -to encourage compatible infill construction that will enhance the District's heritage character and complement to area's village-like, human scale of development. - to guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.	<p>The proposal retains the existing heritage building at 193 Main St. U. and does not significantly detract from the District's architectural, historical and contextual character.</p> <p>The proposal represents compatible infill construction that will enhance the District's heritage character and complement the area's village like human scale of development and provide for contemporary needs.</p>
<b>4.2.2 Additions to Heritage Buildings (P)</b> Additions should be consistent with the guidelines found in Section 9.3	
<b>9.1 Streetscapes (G)</b> Streetscape elevations should be provided for each street that will be impacted by new development. New development is not to overwhelm the streetscape but blend in/ re-enforce character	<p>The designer has provided perspective drawings taken from the vantage point of a pedestrian that clearly represent the impact of the proposed alterations. The proposal has been located and design so as to overwhelm the streetscape and to blend in with the existing context.</p>
<b>9.3 Addition to Heritage Buildings (G)</b>	
<b>9.3.1 Location</b> - attached exterior additions should be located at the rear or on an inconspicuous side - additions to be limited in size and scale in relationship to the historic building	<p>The proposed addition is located at the rear and south side of the existing heritage building. The proposed addition is of a larger scale than the exiting heritage building but can be</p>

	considered to be compatible.
<b>9.3.2 Design – Building Form</b> - form of original building should be considered - attached addition should not dominate the street presence nor detract from any important historical features	The designer has considered the form of the original building but due to limitations on what can be added to the rear has designed the alterations so that they do not dominate the street or detract from any important historic features.
<b>9.3.3 Design – Scale</b> - additions should reflect the scale of the existing heritage buildings - an addition should not be greater in scale than the existing building - larger additions can be reconfigured into smaller components	<p>The proposed addition is greater in scale than the existing building yet compatible due to its siting.</p> <p>The designer has articulated the building into smaller components to mitigate the impact of its larger scale.</p>
<b>9.3.4 Design- Overall</b> - additions should be constructed to have the least possible loss of historic materials/ and character defining features are not obscured - additions should be clearly differentiated from the historic building, but be compatible in terms of mass, materials, composition and colour	<p>The addition has been design to have the least possible loss of historic material and character defining features.</p> <p>The addition is proposed to be clearly differentiated from the historic building in terms of its massing, exterior cladding and colour.</p> <p>There is impact to the heritage roof.</p>

## Unionville Heritage Conservation District Plan

### Design Checklist – Alterations to Heritage Buildings

\* Unionville Heritage Conservation District Plan should be consulted for specific wording, if necessary

Policy (P) or guideline (G)	Review/ Comments on Specific Application
<b>District Principles (P)</b> <b>3.1 Overall Goal</b> To ensure the retention and conservation of the District's heritage resources and to guide change so that it contributes to and does not detract from the District's architectural, historical and contextual character.	The proposal retains the existing heritage building at 193 Main St. U. and does not significantly detract from the District's architectural, historical and contextual character.
<b>9.4 Alterations to Heritage Buildings (G)</b>	
<b>9.4.1 Roofs</b> - conserve and maintain original roof forms (i.e. roof configuration, materials, architectural details) - encourage restoration of a roof and details to original state- use physical and archival	The original roof form is not completely maintained, but can still be discerned.

<p>evidence. If material is unknown most common historic material was sawn cedar shingles laid with a 4 ½ to 5 ½ exposure.</p> <ul style="list-style-type: none"> <li>- alternative materials can be used – good quality composition shingle (asphalt) is acceptable.</li> </ul> <p><b><u>Roof Features</u></b></p> <ul style="list-style-type: none"> <li>- locate vents, dormers, equipment away from public views/ inconspicuous as possible.</li> <li>- locate solar panels, skylights and satellite equipment on new additions; not heritage fabric.</li> <li>- retain original chimneys. Non-functioning chimneys can be capped/ repointed rather than removed.</li> <li>- ensure new chimneys are complementary in design to originals and building's architectural style.</li> </ul>	<p>Asphalt shingles are proposed.</p> <p>Original chimneys do not exist.</p>
<p><b>9.4.2 Exterior Cladding</b></p> <ul style="list-style-type: none"> <li>- conserve and maintain original, external finishes. Repair rather than replacement. If replacement is necessary, material should match the original in form, style, dimensions, profile, texture and method of installation.</li> <li>- only replace specific components that are deteriorated rather than the entire board or wall.</li> <li>- don't apply new surfaces or coatings that alter the appearance and character or the original cladding.</li> <li>- metal and synthetic sidings are not supported</li> <li>- remove unsympathetic sidings (i.e. aluminium and vinyl, tile, anglestone, etc) and restore to original state using physical/ archival evidence. If unknown, use a traditional siding material appropriate to the building and commonly used in the District.</li> </ul> <p><b><u>Existing Wood</u></b></p> <ul style="list-style-type: none"> <li>- only replace when it has lost its material integrity/ ability to hold a surface coating.</li> <li>- keep wood painted/ don't strip bare.</li> </ul> <p><b><u>Existing Brick</u></b></p> <ul style="list-style-type: none"> <li>- only repoint masonry when it is badly deteriorated or if water penetration is an issue. Normal for older mortar to be weathered back</li> <li>- don't disturb old mortar in good condition.</li> </ul>	<p>Existing historical cladding is proposed to be retained.</p>



<ul style="list-style-type: none"> <li>- use those skilled and experienced in historic mortar if repointing is necessary</li> <li>- use hand tools to cut out masonry and mortar to minimize risk of damage</li> <li>- match new mortar in terms of colour, composition (such as soft lime rich variety for pre-1920), and pointing method.</li> <li>- don't paint unpainted brick surfaces</li> <li>- if painted, ensure that the brick is not a soft brick that was meant to be painted.</li> <li>- don't seal brick surfaces with silicones or waterproof coatings as these can trap moisture.</li> </ul> <p><b><u>Cleaning Claddings</u></b></p> <ul style="list-style-type: none"> <li>- always use the gentlest method</li> <li>- avoid abrasive cleaning methods that strip wood of existing finishes or impact historic masonry (sandblasting, waterblasting, harsh chemical cleaners.</li> <li>- test cleaning methods in an inconspicuous sample area</li> </ul>	
<p><b>9.4.3 Windows and Doors</b></p> <ul style="list-style-type: none"> <li>- original windows and doors to be conserved and well maintained</li> <li>- if a component is deteriorated beyond repair, the component should be replicated in the same material, style and proportion- not the entire unit</li> <li>- encourage replacement of newer windows and doors that are unsympathetic to the building. Replacements should reflect the original condition using physical/archival evidence. If original design is unknown, use a design appropriate to the building style.</li> </ul> <p><b><u>Openings (Altering/New)</u></b></p> <ul style="list-style-type: none"> <li>- avoid altering original door and window openings – not appropriate</li> <li>- if necessary, new window or doors should only be introduced on the rear or other inconspicuous elevations – Respect the size and placement of traditional openings elsewhere on the building.</li> </ul> <p><b><u>Shutters</u></b></p> <ul style="list-style-type: none"> <li>- conserve and maintain original shutters. Repair rather than replace. If replacement is needed, match the original materials, form, style, dimensions, profile, texture, method of installation.</li> </ul>	<p>Existing historically authentic but not original windows on the gabled portion of the house are to be retained.</p> <p>The existing storefront display window and glazed French Door are not historically authentic and should be replaced with a new historically appropriate wooden display window and solid wood panelled door as shown in the archival photograph of the building.</p> <p>New louvred shutters should be installed on the gable roof portion of the house to match those shown in archival photograph.</p>

<ul style="list-style-type: none"> <li>- base the introduction of shutters on the style of the building, and available physical/archival evidence.</li> </ul> <p><b><u>Storm Windows/Doors</u></b></p> <ul style="list-style-type: none"> <li>- encourage the use of traditional ext. storm windows. Pane division should match underlying window or be simpler.</li> <li>- encourage the use of traditional, simple, wood screen/storm door</li> </ul> <p><b><u>Thermopane Windows</u></b></p> <ul style="list-style-type: none"> <li>- original windows in good condition should not be replaced with thermopane units</li> <li>- if completely deteriorated original windows or newer windows require replacement and restoration in a traditional manner is not to be pursued, the use of a thermopane replacement window is an option. The thermopane windows unit to be the same size, proportion and posses the correct pane division- true divided lites with real externally perceivable muntin bars</li> </ul>	
<p><b>9.4.4 Foundation</b></p> <ul style="list-style-type: none"> <li>- conserve and maintain original foundation materials. Repair as opposed to replacement.</li> <li>- only replace specific components that are deteriorated rather than the entire wall.</li> <li>- don't apply new surfaces or coatings that alter the foundation's appearance and character (i.e. parging)</li> </ul> <p><b><u>Repair to Fieldstone</u></b></p> <ul style="list-style-type: none"> <li>- only undertake repointing when it is badly deteriorated or when water penetration is an issue. Don't disturb old mortar in good condition.</li> <li>- use those skilled and experienced in historic mortar if repointing is necessary</li> <li>- use hand tools to cut out mortar to minimize risk of damage</li> <li>- match new mortar in terms of colour, composition (such as soft lime rich variety for pre-1920), and pointing method.</li> </ul>	<p>Not known at this time</p>
<p><b>9.4.5 Architectural Details</b></p> <ul style="list-style-type: none"> <li>- conserve and maintain original architectural details. Repair is preferred over replacement.</li> <li>- If replacement is necessary, material should</li> </ul>	<p>Repairs to be made as necessary during restoration/redevelopment</p>

<p>match the original in form, style, dimensions, profile, texture and method of installation.</p> <ul style="list-style-type: none"> <li>- only replace specific deteriorated materials rather than the entire feature.</li> <li>- introducing specific architectural details should be based on the style of the building and any physical/ archival evidence</li> <li>- if shutters are used- traditional louvered wood variety, fit the window shape, be ½ of the width of the window, and attached at the frame.</li> </ul>	
<p><b>9.4.6 Porches</b></p> <ul style="list-style-type: none"> <li>- conserve and maintain original porches - an integral part of heritage building</li> <li>- if a component such as bracket, post or railing has deteriorated, the feature should be replicated in the same material, style or proportion</li> <li>- encourage the replacement of newer, unsympathetic porches. Use archival/physical evidence. If original design is unknown, use a design appropriate to the style of the building</li> <li>- filling in or removal of porches to be avoided</li> </ul>	None
<p><b>9.4.7 Paint Colour</b></p> <ul style="list-style-type: none"> <li>- retain original exterior paint finish/colour if still intact. Repaint using original colours.</li> <li>- encourage researching colour used on the structure or used in the period of construction.</li> <li>- select colours suitable and appropriate to the period and style of the building and compatible with surrounding heritage buildings.</li> <li>- don't paint unpainted barns and driving sheds</li> <li>- keep historically painted surfaces painted (don't strip to bare wood)</li> <li>- don't paint brick surfaces</li> </ul>	To be determined
<p><b>9.4.8 Energy Conservation</b></p> <ul style="list-style-type: none"> <li>- ensure alterations related to energy conservation measures are sensitive to the original heritage features.</li> <li>- encourage the use of insulation (basement and attic)</li> <li>-encourage proper maintenance such as caulking and sealing</li> <li>- interior or exterior storms to improve thermal efficiency.</li> </ul>	
<b>9.4.9 Accessibility Considerations</b>	To be addressed for new building component

<ul style="list-style-type: none"> <li>- highest level of access for those with disabilities with the lowest level of impact on heritage features</li> <li>- introduce barrier free access requirements so that character defining spaces, features, details and finishes are preserved.</li> </ul>	
<p><b>9.4.10 Landscape and Building Features</b></p> <ul style="list-style-type: none"> <li>- conserve and maintain existing features that are considered to be significant (fences, walkways, gardens, driveways, sheds, walls</li> <li>- encourage restoration of heritage gardens</li> <li>- new parking areas should be introduced in a manner that has minimal impact on lawns, gardens, mature vegetation.</li> </ul>	<p>Commercial patio – open space to be removed.</p>
<p><b>9.4.11 Restoration</b></p> <ul style="list-style-type: none"> <li>- recommend undertaking historical and architectural research to formulate a restoration plan.</li> <li>- retain as much of the original building fabric as possible when restoration occurs</li> </ul>	<p>Features from archival photo to be recommended</p>

## 10. Main Street Unionville Community Vision Plan East side






### Proposed Village Core East Additional Program

Retail	1300 S.M.
Apartments	31 Apt.

### Parking Required

Retail	94 Sp.
Apartments	37 Sp.

<b>Total Parking Required</b>	<b>131 Sp.</b>
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LAND USE DIAGRAM	
	Residential over Retail
	Retail
	Civic
	Existing

### Specific aspects of the East Side concept plan are:

1. An empirical study of the existing retail conditions revealed that the shops on the East Side are very much constrained by their small-footprint buildings. The East Side of Main Street Unionville, being at the centre of the core retail area, is where one would expect the greatest level of retail intensity. The Vision Plan therefore expands the retail program by locating additions on the back of Heritage structures as well as providing new infill buildings. This creates viable retail footprints and opportunities for second/third floor residential intensification.

# 11. Pattern Book

## 2.4.1 Cultural Heritage Resources

New multi-unit development is to be located and designed to conserve the cultural heritage values, attributes and character of on-site and adjacent heritage resources.

1. Heritage resources should be conserved and integrated into development in a manner that is consistent with accepted principles of good heritage conservation, the Unionville Heritage Conservation District Plan, and Markham's Official Plan cultural heritage policies.
2. The integrity of the heritage resource's attributes should be retained.
3. New development should respect the scale, setbacks, proportions, visual relationships, topography and materials of the historic context.

## 2.4.2 Building Heights

Traditional building heights are one to two storeys in this area. Enhanced building heights for new multi-unit development are supported, but setback from the existing streetscapes of the Core Area. Building heights are regulated in three specific zones by Building Height Restriction Lines (BHRL) which should provide a transition in the building height down to lower-scale neighbours.

1. Zone 1 permits up to 2 storeys and is from the street right-of-way line to the green BHRL (20m).
2. Zone 2 permits up to 2 ½ storeys and is between the green BHRL and the yellow BHRL (40m from the street).
3. Zone 3 permits up to 3 ½ storeys behind the yellow BHRL.

Building Height Restriction Lines (BHRL) are located 20 metres and 40 metres from Main Street, Fred Varley Drive, Victoria Avenue, and Concession Road ROW's. In the Village Square Green Area, 3 ½ storeys is permitted up to the stand-alone yellow BHRL shown in the Regulating Plan.

In addition to the three height zones identified above, proposed new buildings should step their height down in a manner sensitive to the adjacent context.

