



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: January 13, 2021

SUBJECT: Site Plan Control Application
4592 and 4600 Hwy 7 E. Unionville
The Bewell Bungalow
SPC 20 107969 & A/143/20

Property/Building Description: 1 storey single detached dwelling constructed c. 1922

Use: Former residence in commercial use

Heritage Status: None

Application/Proposal

- The owner of the property, who also owns the adjacent property at 4600 Hwy. 7 E. has submitted site plan and variance applications to the City, seeking permission to demolish the existing one storey auto sales building to replace it with a new two story sales and service facility to house Markville Ford, while retaining the heritage dwelling that occupies 4592 Hwy. 7 for some unspecified future use;
- The variances requested to support the proposed new building and site plan are to permit:
 - A 4 m landscaped open space, whereas the By-law requires 6 m;
 - A 4 m landscaped open space, whereas the By-law requires 9 m;
 - 96 parking spaces, whereas the By-law requires 106 spaces;

Background

- Early in 2020, Heritage Staff and Heritage Markham became aware of the site plan application to redevelop both 4592 and 4600 Hwy. 7 E. to construct a new Ford Dealership. The original site plan indicated that the Bewell House was to be removed (demolished) from the site;
- Although it was assumed that the Bewell Bungalow had some heritage status, it was determined that it was in fact not listed on the Markham Register of Properties of Cultural Heritage Value or Interest, despite having being listed on earlier heritage inventories, and was therefore without any form of heritage protection;
- The property was researched by Heritage Section staff, and at the May 13, 2020 meeting of Heritage Markham, the committee recommended that discussions be held with the

property owner to see if the building could be incorporated into the redevelopment of the property, as the committee felt that the Bewell Bungalow possessed heritage value making it worthy of retention and preservation (see Heritage Markham Extract from May 2020)

- After consultations were undertaken, the owner has submitted a revised site plan which preserves the Bewell Bungalow in its original location;
- This proposed site plan requires the aforementioned variances, most notably the variance to permit 96 parking spaces, whereas the By-law requires 106 parking spaces for the proposed redevelopment of the site. Based on the original site plan submitted by the applicant, the demolition of the Bewell Bungalow would have permitted 5 more parking spaces, which would have reduced the parking deficiency by 5 spaces, or 50%;
- The City's Fee By-law permits the fee for a variance application to be waived if the variance is in support of a heritage objective, and supported by Heritage Markham.

Staff Comment

- Although the requested variance for a reduced number of parking spaces would not be completely eliminated by demolishing the Bewell Bungalow to create parking spaces, the magnitude of the requested variance could be significantly reduced;
- Given this, it is the opinion of Heritage Staff that recommending that the Committee of Adjustment fee for the parking variance application be waived is supportable. It achieves the heritage objective of retaining the cultural heritage resource and acknowledges the owner's willingness to retain and incorporate this heritage resource on its original site.
- Staff also recommends that designation under Part IV of the *Ontario Heritage Act* and entering into a Heritage Conservation Easement Agreement with the City be recommended as a condition of any approval of the variance application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the requested variances in application A/143/20 from a heritage perspective;

THAT Heritage Markham supports waiving the fee for the parking variance application as per the City's Fee By-law (Table 6, section 1.6) , because the scope of the variance for the number of parking spaces would be reduced if Heritage Markham had not recommended that the Bewell Bungalow be incorporated into the redevelopment of 4592 and 4600 Hwy. 7 E.;

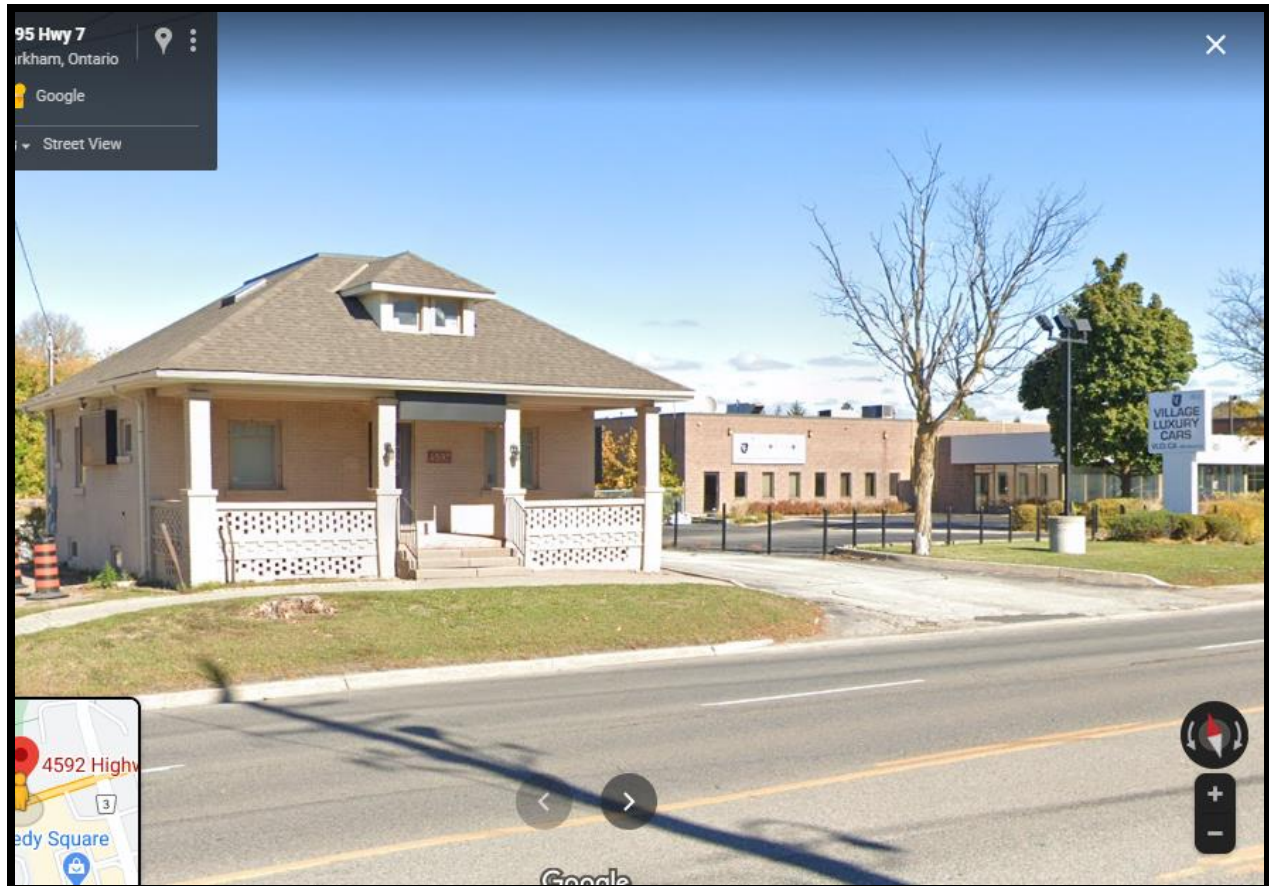
AND THAT Heritage Markham recommends that designation of the Bewell Bungalow under Part IV of the *Ontario Heritage Act* and entering into a Heritage Conservation Easement Agreement with the City be a condition of approval of the variance application should the Committee of Adjustment approve application A/143/20;

File: 4592 Hwy 7 E., Unionville

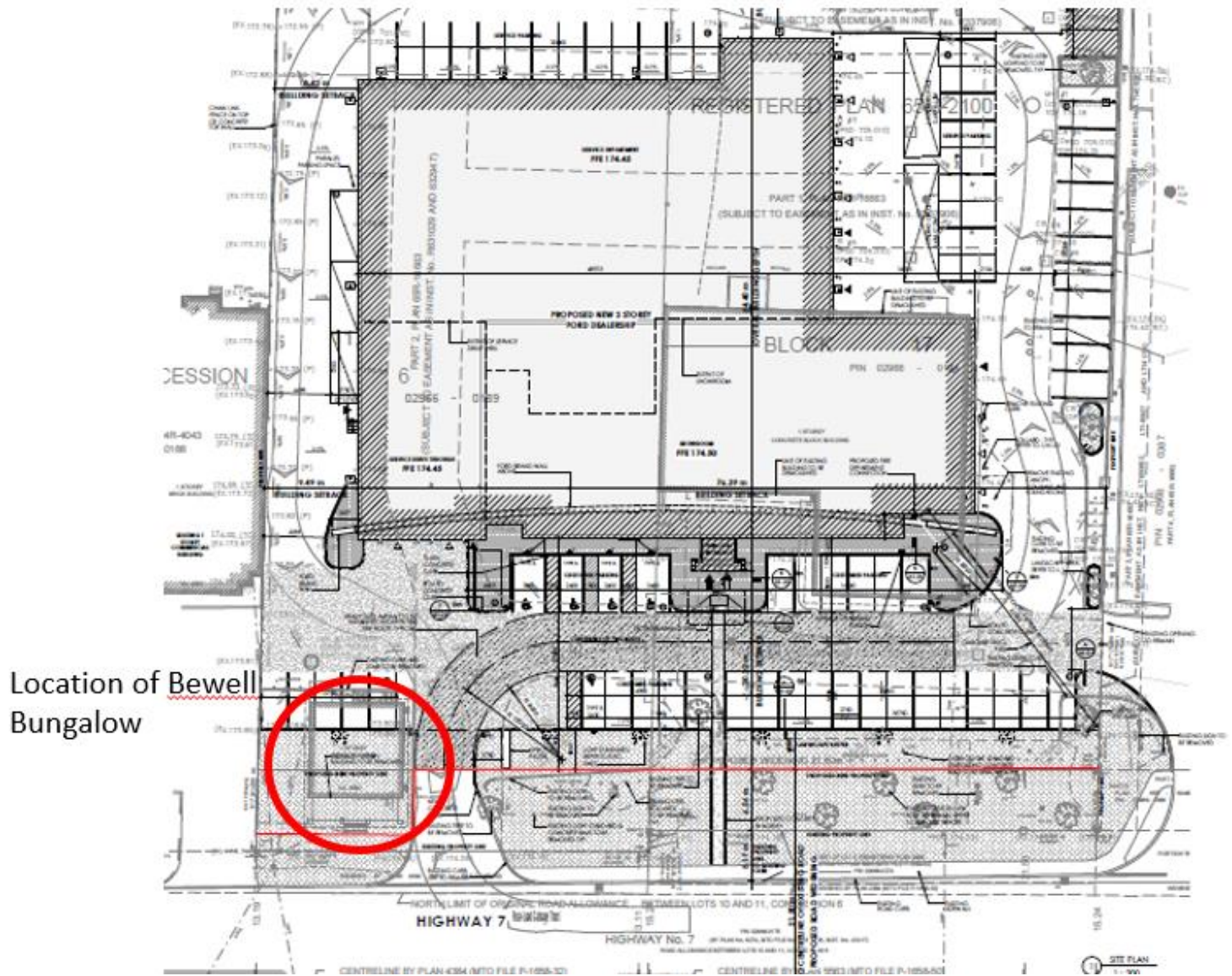
4592 Highway 7 E. Unionville

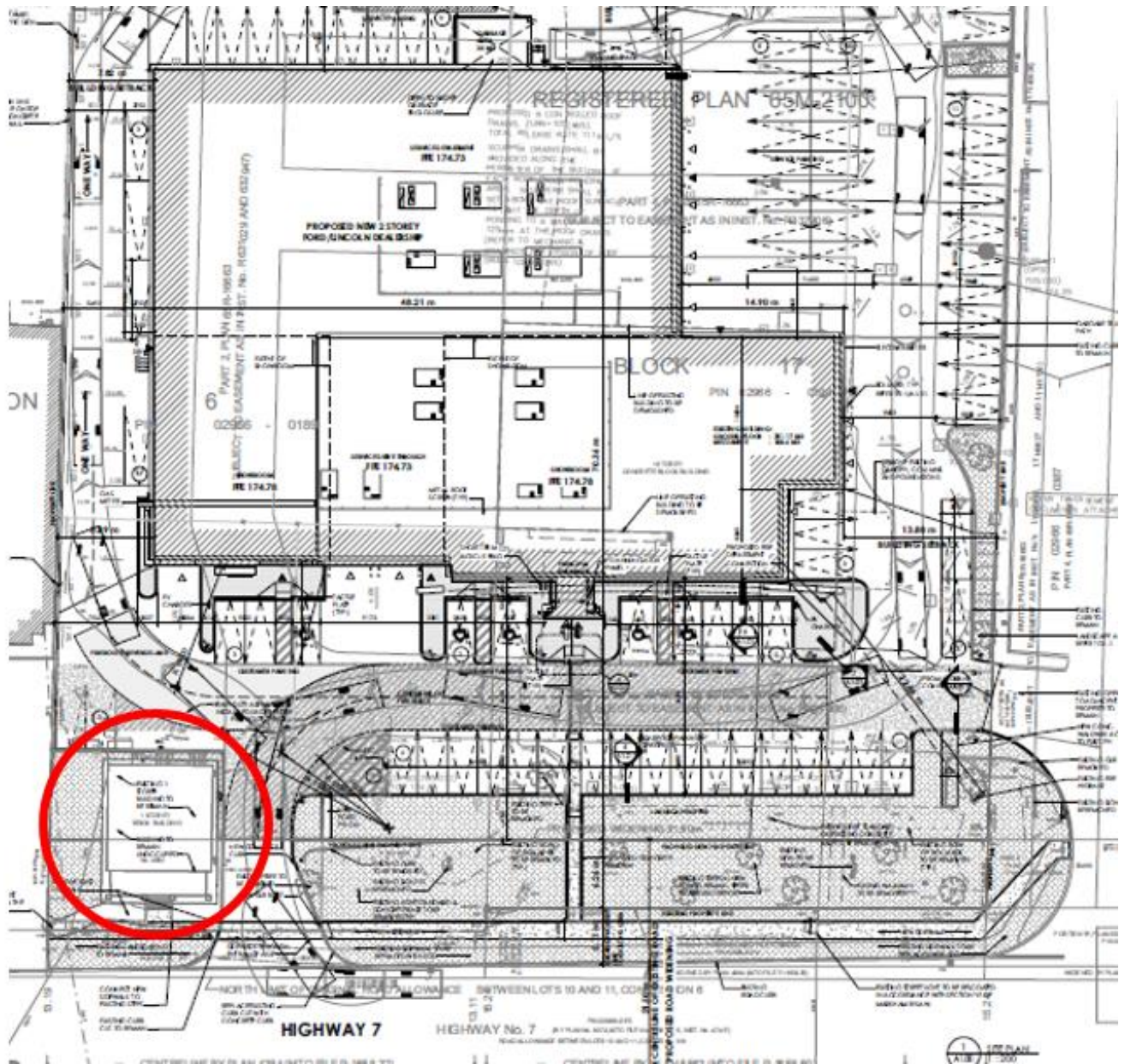


4592 Highway 7 E. Unionville



Previous Site Plan showing proposed demoliton of the Bewell Bungalow from early 2020





HERITAGE MARKHAM EXTRACT

DATE: May 30, 2020

TO: R. Hutcheson, Manager of Heritage Planning
D. Pagratis, Senior Planner, Central District

EXTRACT CONTAINING ITEM #6.2 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 13, 2020.

6.2 RESEARCH & EVALUATION

4592 HIGHWAY 7 EAST, UNIONVILLE COMMUNITY BRICK BUNGALOW (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Pagratis, Senior Planner, Central District

George Duncan presented the staff research and evaluation of 4592 Highway 7 East, Unionville. The bungalow was built in 1922, is typical of the time period and a good example of the Arts and Crafts style. The bungalow has not been modified much over the years, but the surroundings have changed. The house was evaluated using the City's approved Heritage Evaluation System and categorized as a Group 2 building, which means it warrants preservation and potential designation under the Ontario Heritage Act.

Doug Denby was thanked for assisting with researching the property's history.

Regan Hutcheson advised that bungalow is not currently listed on the Markham Register of Property of Cultural Heritage Value or Interest. However, the new Official Plan provides the opportunity to add properties to the Registry that warrant heritage consideration at any time. Mr. Hutcheson noted that given there is a proposal to develop the property, the Committee needs to determine if the building has cultural heritage value and if it should be protected.

There is currently a proposal to build an automobile dealership on the property, and the former dwelling is proposed to be removed. However, the bungalow is not impacted by the new building or driveway associated with the development proposal. The bungalow is partly also located on lands requested by York Region for expansion of the Highway 7 right-of-way. However, preliminary feedback from York Region is that if the building is of cultural heritage value and is to be retained, they would not take the portion of the property where the building sits.

After some consideration, the Committee agreed that the bungalow has cultural heritage value that is important to the municipality, but suggested that a discussion should be held with the property owner regarding incorporating the bungalow into the development proposal prior to making any decisions.

Moved by Councillor Reid McAlpine
Seconded by Doug Denby

Recommendation:

That Heritage Markham receive the research and evaluation on the brick bungalow at 4592 Highway 7; and,

That Heritage Markham acknowledges that the subject building is not listed on the Markham Register of Property of Cultural Heritage Value or Interest, but that after a review of the research and evaluation of the property, believes the building does possess cultural heritage value to the municipality; and

That further discussion be held with the Applicant in regards to the incorporation of the brick bungalow at 4592 into the new development.

Carried