



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 14, 2021

SUBJECT: **Site Plan Control Application**
Proposed Redevelopment of Existing ESSO Service Station
5965 Hwy. 7 E., Markham Village Heritage Conservation District
SPC 21 108793

Property/Building Description: ESSO Gas Station

Use: Service Station

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'C' building or buildings that do not relate to the heritage character of the district.

Application/Proposal

- The applicant has submitted a site plan control application proposing to demolish the existing building on the property and replace it with new larger convenience store, car wash and expanded number of fuel pumps and canopy;

Background

- The owners of the property, Imperial Oil have been considering redevelopment of the property since 2012, and have had preliminary discussions with Planning staff regarding proposals that also included a drive-thru Tim Hortons, but this feature has been eliminated from the current scheme;
- It is not known at this point in time if any variances to the Zoning By-law are required to permit the proposed redevelopment of the site.

Staff Comment

- The proposed new buildings and site plan do not represent a significant change from what is existing on the site from a heritage perspective;
- **Official Plan Policy- Section 8.13.7.1 Motor Vehicle Service Station**
 - (g) the principal building or gas bar kiosk shall generally be oriented to the intersection with the pump islands to the rear to reduce the visual impact of the canopies and pump islands, to minimize vehicle movement, and to provide a more pedestrian-oriented environment at the intersection;

- (h) extensive landscaping shall be provided to improve aesthetics and to buffer adjoining properties from the activities of the motor vehicle service station;
- (i) the location, orientation and massing of buildings and structures shall conform with the relevant urban design guidelines, and any other specific requirements as may be established...*(such as the Heritage District Plan)*
- **Markham Village Heritage Conservation District Plan**
 - Guidance for new buildings – Section 3.6
 - New building are not required to look like a restoration of a heritage building but will be judged on compatibility with adjacent buildings- terms of massing, proportions and size.
 - New buildings should be designed such as to be compatible with and complementary to the existing heritage properties in the District. Some examples of service station designs in village settings from other municipalities have been attached.
 - Roof – materials may be chosen from those under “common elements” Roof shape should complement the dominant roof forms of adjacent buildings (such as gable roofs or flat roofs of traditional commercial blocks in core area).
 - Fenestration (Windows) – should generally follow the proportions of heritage type buildings.
 - Materials – may be brick or wood siding. Stucco or stone may be acceptable provided the materials complements the surroundings.
 - Colour – traditional brick colours; paint colours – appropriate to historical period of the district.
- **Proposed Site Layout**
 - Although it is often preferred that the main building be sited at the intersection corner, in this specific case, it would appear preferable to have a more open, landscaped approach at the southwest corner to complement the openness of the Veteran’s Square/Cenotaph on the southeast corner.
 - Staff would like the applicant to consider only having one opening onto Main Street South and introducing green space or patio space to the east of the Main Building (replacing the parking spaces).
- **Main Building**
 - The proposed design treatment of the main building is reflective of commercial buildings in the core area of the district with flat roofs and a raised parapet.
 - Staff is concerned with the variety of different cladding materials.
 - Staff recommend that the stone treatment be used as a foundation only (below the windows) and that the remainder of the building be in a brick complementary to that used in Markham Village (orange/red).
- **Pump Canopy**
 - Staff do not recommend introducing a roof treatment on the canopy as it would draw attention to this feature.
 - Staff suggest that the columns be clad in the brick treatment reflective of the main building or have a brick base with black columns above to be lighter in appearance and less stark in contrast to the immediate context.

- **Car Wash Building**
 - The proposed wall cladding material should be brick matching the brick used on the main building.
 - Windows could have a similar treatment to those proposed for the main building.
- **Signage**
 - Signage will be regulated by the City Sign By-law (Special Sign District section). The applicant appears to be proposing an externally illuminated “Circle K” sign on the convenience store, and no signage on the car wash. It is also unclear as to how the canopy ESSO sign is to be illuminated.
 - All proposed signage band locations should be identified for each building and ground sign locations.
 - Wall signs are to be externally illuminated.
 - Ground signage should be similar to those at 16th and Main St N (brick base).
 - All signage will need to be approved through a Signage Permit application.
- **Landscaping**
 - Staff recommends that the area along the Highway 7 frontage, the corner location and the frontage along Main Street South be extensively landscaped.
 - A wall treatment using the stone similar to that used in the island median and at the 16th Avenue ESSO property is also recommended.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the demolition of the existing service station buildings and structures at 5965 Hwy. 7 E.;

THAT Heritage Markham has no objection from a heritage perspective to the proposed forms, massing, and scale of the proposed new convenience store and carwash, but recommends the stone treatment as a foundational element with a consistent historic Markham Village colour brick used for the remainder of the buildings, and a consistent use of window treatments;

THAT Heritage Markham does not support the proposed fuel pump canopy and recommends that it have supports clad in brick reflective of local historic brick, or have a brick base with the columns finished in a black painted finish to appear visually lighter and less stark than the proposed white finished surfaces;

THAT Heritage Markham supports a reduction in vehicular driveway openings on Main Street South and the introduction of landscaping to replace proposed parking east of the proposed main building;

THAT the proposed redevelopment include enhanced soft and hard landscaping similar to that found at existing ESSO Station at the south west corner of 16th Avenue and Main Street North to soften the appearance of the property, enhance the heritage character of the Markham Village Heritage Conservation District, and better reflect and complement the existing green spaces directly across Main Street South on the City owned Library and Cenotaph property;

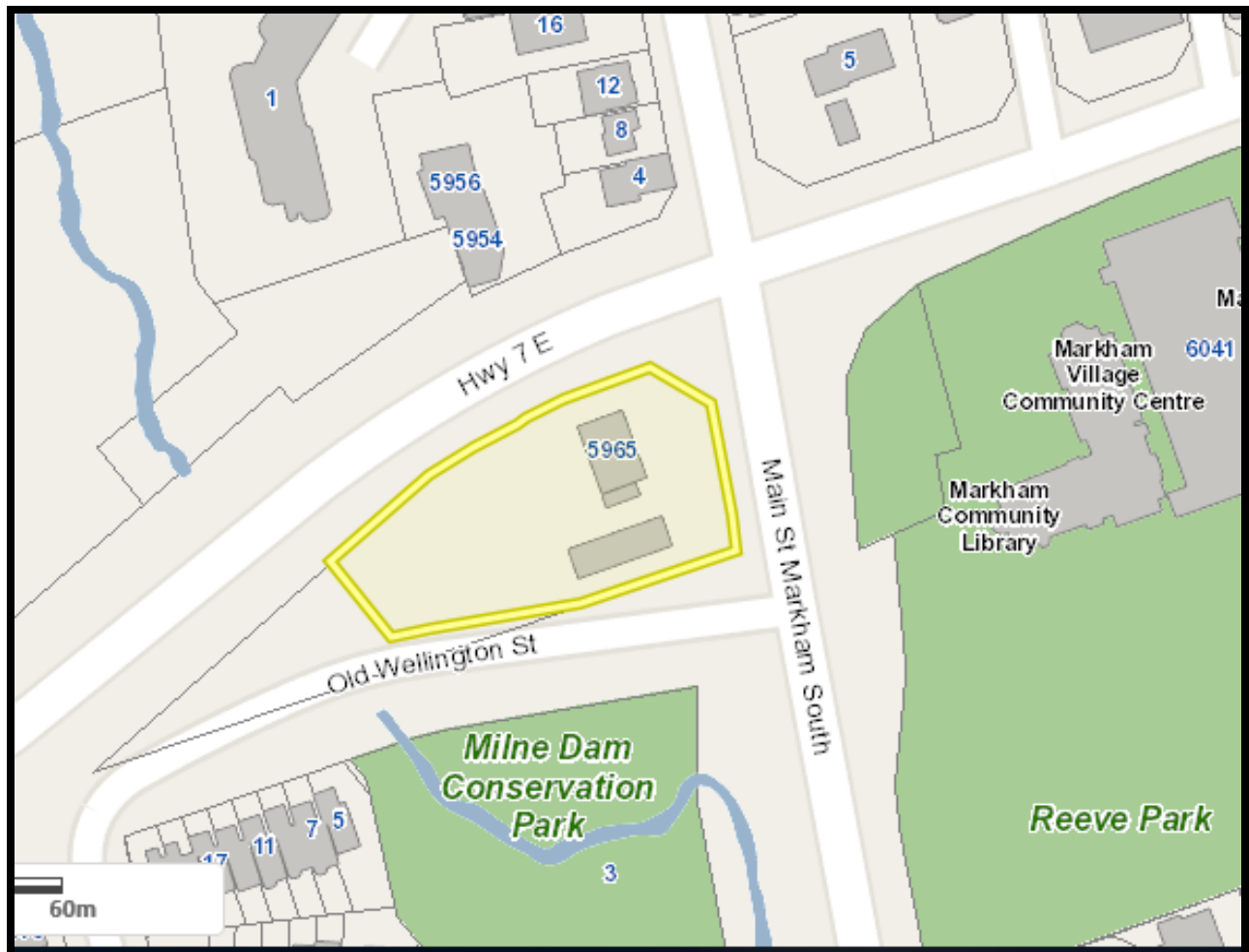
THAT any new proposed signage be shown on the site plan drawings and comply with Section 10.0 (Special Sign Districts) of the City of Markham's Sign By-law;

THAT final review of the site plan control application and any other development application required to approve the proposed redevelopment be delegated to Heritage Section staff

File: 5965 Hwy. 7 E., Markham Village

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5965 Highway 7 East, Markham Village Heritage Conservation District



Existing ESSO Service Station Markham Village Heritage Conservation District



Google Maps – Looking south at site from Highway 7



Google Maps – Looking west at site from Main Street South



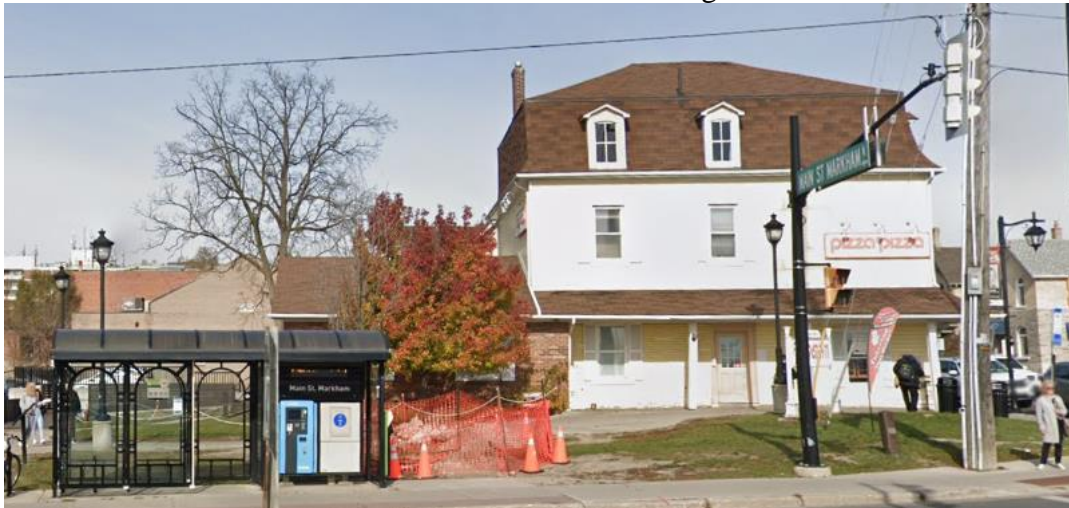
Google Maps- Looking at southwest corner from the Main St/Hwy 7 intersection

Adjacent Properties

To the north of the site



Commercial Plaza- Starbucks Coffee – traditional design treatment



Google Maps – Pizza Pizza at Northwest Corner



Google Maps – Northeast Corner – Special Event Sign and Husky Station



Google Maps – Southeast Corner- War Cenotaph and landscaping, Markham Library



Google Maps – Landscape area on Main Street South, small retaining wall with traditional stone



Google Maps – Looking north on Main St South- enhanced landscaping in centre median

Proposed Site Plan



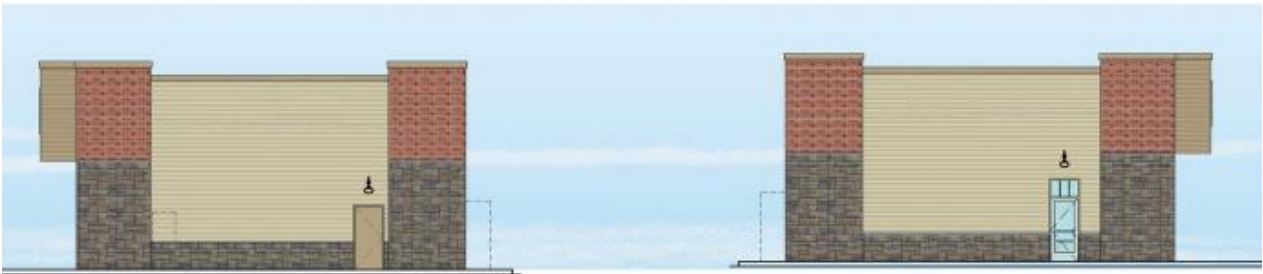
Proposed Convenience Store Elevations



1 FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

4 SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

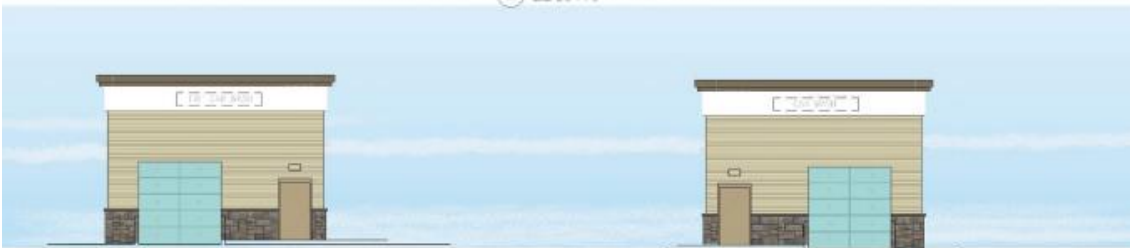
Proposed Car Wash Elevations



1 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



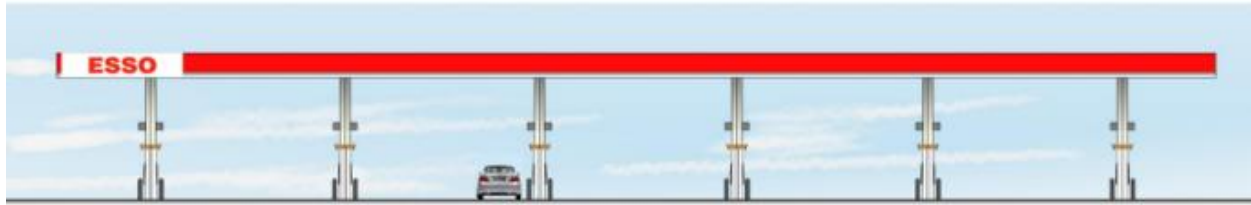
2 "SIDE" ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



3 "BACK EXIT" ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

4 "FRONT ENTRANCE" ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

Proposed Fuel Pump Canopy Elevations



3 "FRONT" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



1 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



2 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

Existing Esso Station – at north end of Markham Village located at the Southwest corner of 16th Avenue and Markham Main Street North
Google Maps - Enhanced landscape with stone posts/metal fencing; traditional Main St streetlight use on site



Traditional brick treatment on store; lower brick ground sign with external illumination



Google Maps

Other Gas Station in Heritage Areas

Village of Columbus (Oshawa) ESSO - Building faces street concealing pump area



Staff photos



Village of Brooklin – Town of Whitby - Shell



Google Maps



Orangeville – Petro Canada



Google Maps

Architectural Detailing of a Car Wash (Ancilliary Building)



Brampton Service Station Guidelines

Commercial Plaza in Box Grove- traditional design approach for character community



Google Maps

Petro Can at 16th and Ninth Line- located at corner



Google Maps

**Other Commercial Businesses in Heritage Areas
Grimsby**



Staff Photo