



Report to: Development Services Committee

Meeting Date: May 3, 2021

SUBJECT: **PRELIMINARY REPORT** Applications by 2637996 Ontario Inc. c/o SmartCentres for Official Plan and Zoning By-law Amendments to permit a six storey retirement residence incorporating existing heritage buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson St. (Ward 4) File No.: PLAN 20 136386

PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

REVIEWED BY: Regan Hutcheson, MCIP, RPP, Manager, Heritage Planning ext. 2080

RECOMMENDATION:

1. THAT the report dated May 3, 2021 titled “PRELIMINARY REPORT, Applications by 2637996 Ontario Inc. c/o SmartCentres for Official Plan and Zoning By-law Amendments to permit a six storey retirement residence incorporating existing heritage buildings at 134, 136, 140, 144, 152 Main Street North, 12 Wilson St. (Ward 4), File No.: PLAN 20 136386”, be received.

PURPOSE:

This report provides preliminary information on the Official Plan and Zoning By-law Amendment applications (the “Applications”) submitted by 2637996 Ontario Inc. c/o SmartCentres (the “Owner”). This report contains general information regarding applicable policies, as well as other issues, and should not be taken as Staff’s opinion or recommendation on the Applications.

Process to date:

- The Applications were deemed complete on February 1, 2021. The 120-day period under the Planning Act for Council to issue a notice of decision expires on May 31, 2021.

Next steps

- Holding a Statutory Public Meeting at a future date, when appropriate
- Recommendation Report for DSC’s consideration at a future date
- Future site plan application for the Project

BACKGROUND:

Subject lands and area context

The Applications collectively apply to six (6) properties known legally as 134, 136, 140, 144, 152 Main Street North, 12 Wilson Street (the “Subject Lands”) (See Figure 1: Location Map). Together these properties consist of approximately 0.825 hectares (2.04 acres), situated in the Markham Village Heritage Conservation District. The proposed development block is bounded by Main Street North to the east, Wilson Street to the south, Water Street to the west and 154 Main Street North to the north.

The Subject Lands are currently used for commercial purposes with the Markham Village Lane commercial shopping complex occupying the majority of the area (See Figure 2: Aerial Photo and Figure 3: Area Context/Zoning). The Subject Lands contain the following six (6) heritage structures which are designated pursuant to Part V (District Designation) of the Ontario Heritage Act:

Address	Historic Name
134 Main Street N	Fogg-Hook Bakery, 1870
136 Main Street N	Underhill Shoe Shop, c.1881
140 Main Street N	William & Eliza Browning House, c.1852
144 Main Street N	Henry Wilson House, 1888
152 Main Street N	Dr. Wesley Robinson House, c 1875
12 Wilson Street	Charles and Maria Carleton House, 1875

See Appendix “A” for photographs of the heritage resources. The building at 144 Main Street North is also individually designated under Part IV of the Ontario Heritage Act, and 140 and 152 Main St N are further protected through Heritage Easement Agreements.

Surrounding land uses include:

- Immediately to the north are residential/commercial properties including Dixon Gardens Funeral Home
- East across Main Street North are commercial properties including the vacant Tremont Hotel building, primarily two storey in height and St Andrew’s Church
- South across Wilson Street are commercial properties, primarily two storeys in height
- West across Water Street are a residential condominium (4 storeys), two storey historic townhouses and single detached dwellings, Water Street seniors housing (6 storeys) and the Water Street Seniors Activity Centre

Proposal:

The Applications are intended to facilitate the proposed 22,650m² (243,803 ft²) six storey retirement residence on the Subject Lands (the “Proposal”) (See Figure 4: Proposed Site Plan and Elevations and Appendix “B”- Perspective Elevations). Table 1 below summarizes the proposed unit types.

Table 1: Proposed Units

Unit Type	
Independent Living Units	110
Independent Supportive Living Units	131
Assisted Living Units	33
Memory Care Units	34
Total	308

Five of the existing cultural heritage resources would remain in commercial uses with the replicated building at 12 Wilson Street being incorporated into the retirement residence.

The amount of commercial space being retained in the development is approximately 836m² (9,000 ft²). The current development site contains approximately 6,503 m² (70,000 ft²) of commercial space

The proposal includes 162 parking spaces (120 underground). Access is provided primarily from Water St with a vehicular driveway loop drop off from Main St N.

The accompanying Zoning By-law Amendment application proposes to permit institutional uses, a six storey high building, and site-specific development and parking standards.

Provincial and Regional Policy Framework

This proposal must be consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, and the Region of York Official Plan. Planning staff will evaluate this proposal against the Provincial and Regional Policy Framework during the processing of this application.

City of Markham Policy Framework

Markham Official Plan, 2014 (the “City’s Official Plan”)

The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) provides land use policy to guide future development and manage growth. It also provides guidance regarding cultural heritage resources and their protection.

Map 3 - Land Use designates the Subject Lands ‘Mixed Use Heritage Main Street’.

Section 9 – Area and Site Specific Policies of the Official Plan includes detailed policies to guide future development and growth in the Markham Village Heritage Centre, and specific policies for Mixed Use Heritage Main Street lands.

The purpose and effect of the proposed Official Plan amendment is to permit shared housing large scale.

Markham Village Heritage Conservation District Plan (the “Heritage Plan”)

The Heritage Plan provides direction related to appropriate infill development from a design and material perspective, height, scale and massing, streetscape, building typology, and addressing landmark features such as the cultural heritage resources both on the property and in the immediate area.

Staff will evaluate the Proposed Official Plan Amendment to determine if it conforms with the intent of the Official Plan and the Heritage Plan.

Zoning

The subject property is zoned ‘Commercial (C2)’ under By-law 1229, as amended (See Figure 3: Area Context/Zoning). A zoning by-law amendment is required to permit institutional uses, a six storey high building and site specific development and parking standards.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, and others identified at the Public Meeting, at any community information meetings and through the circulation and detailed review of the proposal, will be addressed in a future recommendation report:

1. Cultural Heritage Resources

Staff are reviewing how each of the cultural heritage resources is being affected by the proposed development. Heritage Markham Committee will be reviewing the applications.

Issues under consideration include further protection mechanisms, restoration requirements and compatibility of the proposed development with the heritage buildings both on the site and within the immediate vicinity.

2. Commercial Uses and Parking

Staff are examining the viability of the proposed commercial uses which are proposed to be continued in the heritage buildings. The issues include the functionality of these buildings from a servicing (loading, access, delivery) perspective, and the viability of the commercial uses with no adjacent at-grade parking.

3. Review the appropriateness of the proposed built form and zoning by-law amendment

Staff are reviewing the proposed height, scale and massing of the proposed building, as it relates to the transition from the heritage buildings along Main Street and the transition from lower scale residential properties adjacent to the development. The proposed building is 7 storeys in height along Water Street and 6 storeys behind the heritage buildings fronting Main Street North. Site-specific development standards (i.e. lot frontage, setbacks, encroachments, outdoor amenity space, etc.) in the context of the existing and planned uses are being examined.

4. Materials/Design Features

The proposed use of materials, treatments and colours to address heritage district compatibility is being considered based on the concept drawings, including the potential use of integrated balconies as opposed to projecting balconies.

5. Parkland

The issue of public parkland in the immediate area and the need for it is being investigated.

6. Transportation Engineering

The suitability of an entrance driveway off of Main Street North is being examined.

7. Sustainability

The issue of sustainability is being reviewed.

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8. Section 37 Contribution
Section 37 including public art contribution will be reviewed for implementation through the amending zoning by-law.
 9. Technical studies/reports currently under review
Staff are in the process of reviewing a number of studies/reports submitted in support of the proposal including a Planning Justification Report, Transportation Impact Study, Functional Servicing Report and a Downstream Sanitary Sewer Capacity Analysis. Comments from internal departments and external agencies may result in changes to the Proposal.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal is being considered within the context of the City's safe and sustainable community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal has been circulated to various departments and external agencies (including the Heritage Markham Committee) and is currently under review. Requirements of the City and external agencies will be reflected in the Official Plan and Zoning By-law Amendment.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

APPLICANT/AGENT:

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APPENDICES

Appendix "A" Cultural Heritage Resources
Appendix "B" Perspective Drawings

FIGURES:

Figure 1: Location Map
Figure 2: Aerial Photo
Figure 3: Area Context/Zoning
Figure 4: Site Plan and Elevations

APPENDIX “A” - Cultural Heritage Resources

Address	Historic Name	
134 Main Street N	Fogg-Hook Bakery, 1870	
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<p>152 Main Street N</p>	<p>Dr. Wesley Robinson House, c 1875</p>	
<p>12 Wilson Street</p>	<p>Charles and Maria Carleton House, 1875</p>	

APPENDIX “B” - Perspective Drawings



Main Street N looking southwest



Main Street N at Wilson Street looking northwest



Wilson Street – South Side of Proposed Development



Water Street – West Side of Proposed Development