



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: May 11, 2022

SUBJECT: Official Plan and Zoning By-law Amendments
10 Royal Orchard Blvd and 8051 Yonge Street
PLAN 19 137814

Property/Building Description: Modern Construction, 1 Storey
Use: Commercial
Heritage Status: Adjacent to Thornhill Heritage Conservation District boundary

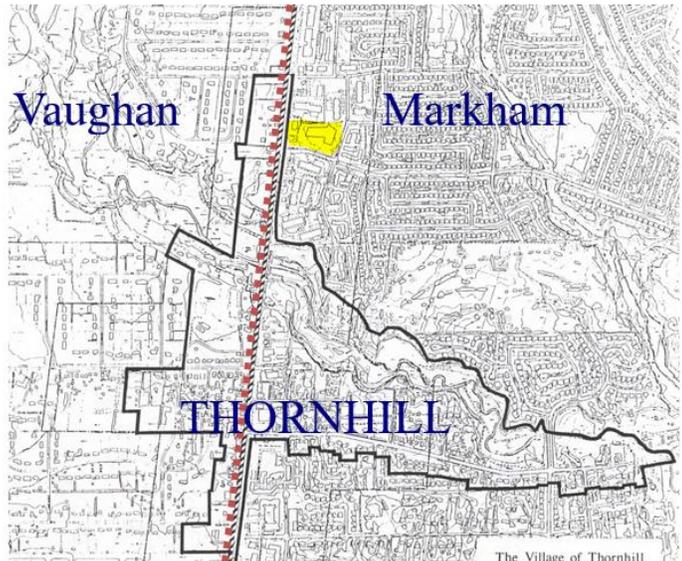
Application/Proposal

- A Revised (2nd) submission for a Major Official Plan Amendment and Zoning Amendment has been received from Gatzios Planning + Development Consultants Inc. (Peter Maleganovski), on behalf of Greencapital Limited Partnership.
- The applicant is proposing to redevelop the subject lands with a mixed use high rise development including retail/commercial uses, of 4 residential towers with heights ranging between 20 and 32 storeys.
- This resubmission incorporates the owner's recent land acquisition of 8051 Yonge Street, the adjacent property directly to the north. The total area of the subject lands (including 8051 Yonge Street) is 1.73 hectares (4.27 acres). The proposed total GFA for retail/commercial uses is 3313 m². A total of 1081 residential apartment units are proposed.

Background

- The two subject properties are not listed on the Markham Register of Property of Cultural Heritage Value or Interest and are not properties within the Thornhill Heritage Conservation District.
- The nearest heritage resource is a property at 7951 Yonge Street (south of Royal Orchard Blvd) which is listed on the Markham Register of Property of Cultural Heritage Value or Interest.
- The public right-of-way along Yonge Street is included in the boundaries of the Thornhill-Markham Heritage Conservation District primarily to connect with the

Thornhill-Vaughan Heritage Conservation District on the west side of Yonge Street and to ensure complementary streetscapes on both sides of Yonge Street (see Attachment 3- Properties on the West Side of Yonge St). See illustration below for Markham and Vaughan heritage district boundaries. The subject property is highlighted in yellow;



- As per the Markham Official Plan (OP), properties which are “adjacent’ to cultural heritage resources are to be reviewed for their potential impact on the resource (adjacency is defined in the Official Plan as being within 60m of a cultural heritage resource and the definition of a cultural heritage resource includes a heritage conservation district). See **Attachment A** for the heritage conservation district boundary and buffer boundary.
- See OP policy below:
4.5.3.11
To review applications for *development approval* and *site alteration* on *adjacent lands* to an individually designated property or a *heritage conservation district* to require mitigative measures and/or alternative development approaches in order to conserve the *heritage attributes* affected. This review may include measures to ensure compatibility with the characteristics, context and appearance of the *heritage attributes* affected.
- The Markham Official Plan land use designation for this property is Mixed Use High Rise which supports intensification – **Attachment E** for further information.
- The Thornhill Heritage Conservation District Plan provides policy direction on future Yonge Street streetscape improvements: Section 5.9 (h) indicates that “*all loose streetscape furnishings and fixed streets furniture and lighting (including transit/bus shelters and kiosks) will be reflective of and complementary to the heritage character of the area*” which reflects the work that was undertaken as part of the **Thornhill Yonge Street Study, 2005 – A Framework for Renewal, Re-investment and Community Building** that was endorsed and amended by Council in April 2006. Part of that vision

was introduced a few years ago in the Colborne/Yonge Street intersection improvement area as shown in Attachment F.

Staff Comment

- The subject properties do not include any specific heritage resources. This application is being reviewed due to its proximity to the public right-of-way boundary of the Thornhill heritage district;
- The properties in the immediate vicinity (Markham side) include a number of multi-storey residential buildings, and the current Official Plan land use policies appear to support this form and type of intensification.
- The properties on the Vaughan side of Yonge Street in the immediate vicinity of the proposed development include low-rise residential and commercial buildings, 2-3 storeys in height including a number of individual heritage resources.
- The development proposal does not appear to negatively affect any heritage attributes within the City of Markham, but would provide a stark contrast to the heritage attributes and current form of development on the west side of Yonge Street. It is suggested that Markham Planning staff obtain the input of the Heritage Vaughan Committee as to any impact on Vaughan's heritage resources;
- Heritage Markham may wish to recommend that any future Yonge Street streetscape improvements or enhancements that are introduced or required as a result of the subject development be reflective of the streetscape treatment found in the Colborne/Yonge Street area.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee has reviewed applications submitted for Official Plan and Zoning By-law Amendment at 10 Royal Orchard Blvd and 8051 Yonge Street due to the properties being adjacent to the Thornhill Heritage Conservation District boundary which includes this part of the Yonge Street public right-of-way, and has no comment on the applications;

THAT Heritage Markham Committee recommends that Markham Planning staff obtain input from the Heritage Vaughan Committee on these applications.

AND THAT Heritage Markham Committee recommends the matter of appropriate streetscape treatment for the Yonge Street right-of-way be addressed in consultation with the Heritage Markham Committee as part of a future Site Plan Control application;

File:

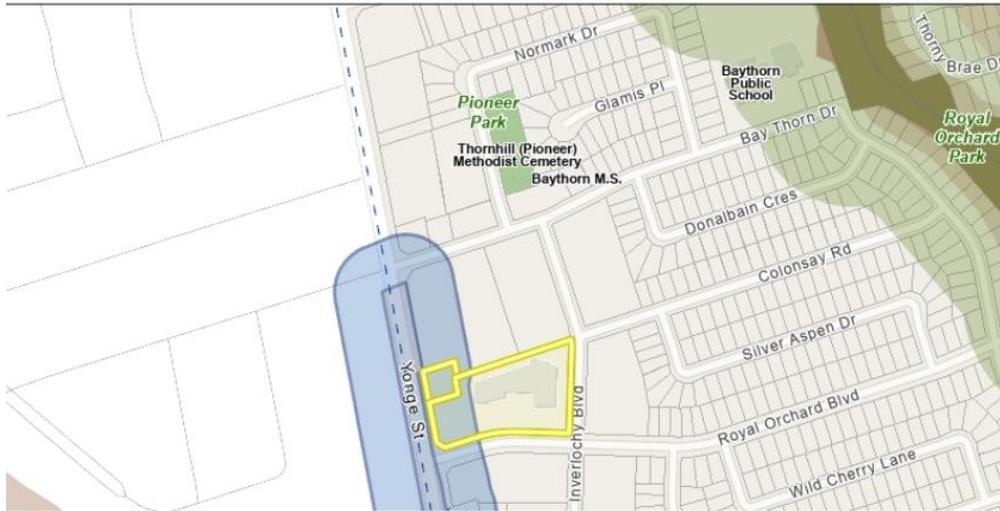
Q:\Development\Heritage\PROPERTY\Royal Orchard Blvd (adjacent)\HM May11 2022 10 Royal Orchard Dev.doc

Attachment A

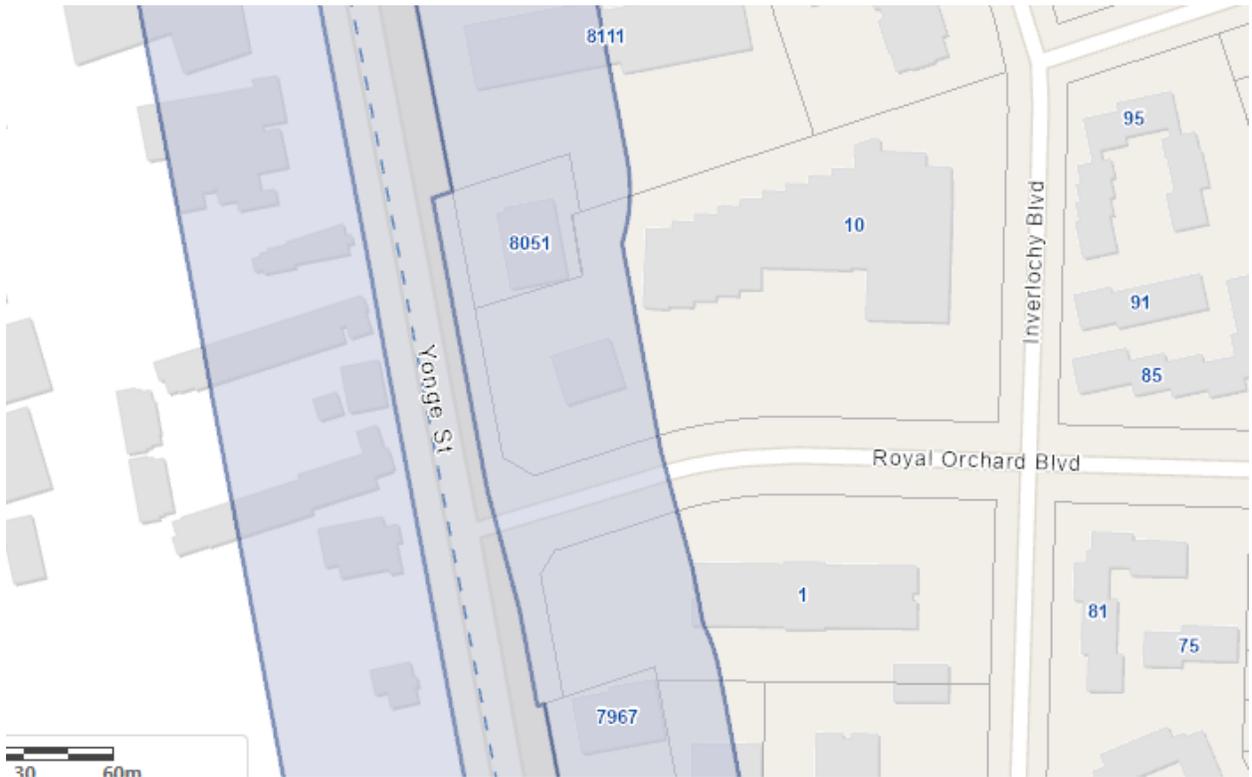
Northern Linear Boundary of Thornhill Heritage Conservation District And 60m Buffer – Subject Properties outlined in yellow border



Map - 10 Royal Orchard Boulevard

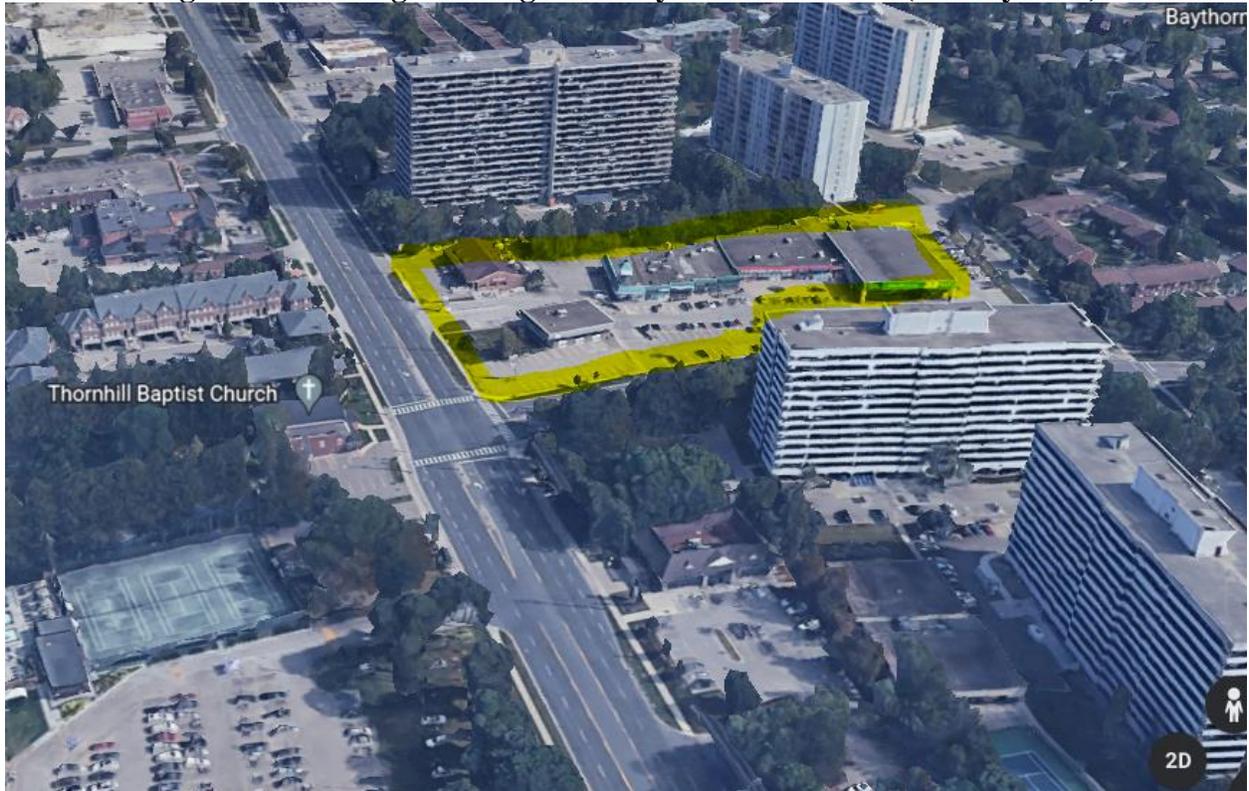


- Legend**
- Propane Sites
 - Railway Lines (GE)**
 - <N&B>
 - CNR BALA SUBDIVISION
 - CNR UXBRIDGE SUBDIVISION
 - CNR YORK SUBDIVISION
 - CPR HAVELOCK SUBDIVISION
 - Greenway Buffer (120m)
 - Greenway screen zone
 - Metrolinx Buffer
 - Provincial Greenbelt
 - TRCA Screen Zone 166_06
 - Heritage Districts
 - Heritage Resource 60m Buffer
 - All Buildings
 - High Capacity



Attachment B

View Looking North on Yonge at Yonge and Royal Orchard Blvd (site in yellow)



Google Earth

Subject Site – Northeast Corner of Yonge and Royal Orchard



Google Earth

Attachment C

West Side of Yonge Street – looking south



Google Earth

West Side of Yonge Street – Looking north





5.9.1 Yonge Street Streetscape

Yonge Street is recognized as a key Regional Corridor and will require the highest urban design in order to attract a vibrant mix of housing, employment and recreation. The ultimate vision for Yonge Street is to create a higher-order transit and intensification corridor. The Master Plan for the South Yonge Street Corridor Streetscape envisions a place “where people will travel to rather than travel through” (South Yonge Street Corridor Streetscape pg.19). In response to the increasing number of development applications for high rise residential/mixed use developments along the corridor these proposals are required to implement, or contribute to, the streetscape treatment within the boulevard fronting their property. As discussed in section 4.0 the proposed development will complement the Thornhill Markham Heritage Conservation District Plan design guidelines for Yonge Street, and the Thornhill Yonge Street Study, 2005.

The Yonge Street streetscape features an enhanced commercial corner with a significant setback from the road that will include soft scaping with trees and garden beds. A number of benches as well as tables and chairs will be provided along the edge of the building. Bicycle parking will be provided close to the street edge.



Figure 19: Rendering of streetscape at the intersection of Yonge Street and Royal Orchard Boulevard

Attachment E - Urban Design Plan Materials, MBTW

2.2 Land Use Framework

The subject site is designated Mixed Use High Rise within the City of Markham Official Plan, Map 3 - Land Use. It is intended that "lands designated Mixed Use High Rise are priority locations for development where the greatest levels of intensification are intended to take place within Markham" (City of Markham Official Plan, 26). The subject site is located within an intensification area and key development area in accordance with the City of Markham Official Plan, Map 1 – Markham Structure.

For lands designated Mixed Use High Rise, the Official Plan (2014) "permits the redevelopment of these existing areas into attractive, liveable, high density urban environments with a full mix of uses and range of building types. These areas will provide retail and service functions for large populations intermixed with high density residential and office uses. In addition to accommodating significant amounts of residential intensification, these areas have the potential to provide major opportunities for office employment by virtue of their high levels of existing or planned transit access" (City of Markham Official Plan, 26).

Lands surrounding the subject site are designated as mixed use mid rise to the north, residential mid rise to the east, and residential high rise to the south, as illustrated in Figure 2. The lands located directly east of the subject site are designated residential mid rise, and are currently occupied by townhomes with frontage on Inverloch Boulevard.

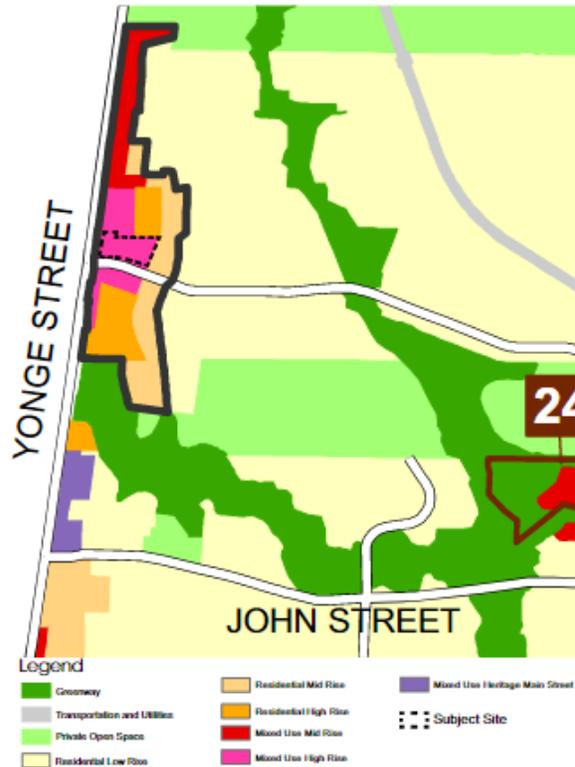


Figure 2: Excerpt of the City of Markham Official Plan Map 3 - Land Use.

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Attachment F – Yonge Street streetscape improvements

Yonge and Colborne Streets

