



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 13, 2022

SUBJECT: Site Plan Control Application
22 Fonthill Boulevard, Unionville Heritage Conservation District
22 110270 SPC

Property/Building Description: One-storey primary school within the York Region District School Board

Use: Institutional

Heritage Status: 22 Fonthill Blvd is not municipally-recognized as a heritage resource, although it is considered *adjacent*, as defined in the City of Markham Official Plan (2014), to the Unionville Heritage Conservation District.

Application/Proposal

- The City has received a Site Plan Control application for the property municipally-known as 22 Fonthill Blvd (the ‘subject property’ or ‘Parkview Public School’).
- The applicant (Bronte Engineering Ltd) is proposing to undertake playground and parking improvements including asphalt replacement, grading and drainage improvements, upgrading of playground equipment, and construction of a new walkway leading to Crosby Park;
- Exterior modifications to the school building are not proposed at this time. For a copy of the proposed site plan, please see Appendix C of this memo.

Context

- The subject property is bound by low-rise residential properties to the south and west along Fonthill Blvd and Krieghoff Avenue, generally low-rise commercial properties to the east along Main Street, and open space to north within Crosby Park. The subject property is composed of roughly 50% open space (i.e. surface parking and play areas) and 50% built form (i.e. Parkview Public School and associated portable buildings).

Heritage Policy

- The subject property is not municipally-recognized as a *cultural heritage resource*. It is, however, located *adjacent* (within 60m of a *cultural heritage resource*), as defined within

the 2014 Official Plan (OP), to the Unionville Heritage Conservation District (“UHCD” or the “District”). Along its eastern boundary, the subject property abuts parking and storage areas associated with the commercial properties along Main Street. To the south, it abuts a single Part V-designated property municipally-known as 20 Fonthill Blvd;

- While the UHCD Plan does not contain policies or guidelines concerning new construction adjacent to the District, Section 4.5.1.1 of the 2014 Official Plan directs Staff to review any application for development approval on lands adjacent to *cultural heritage resources* to maintain the integrity of those resources. This review includes Site Plan Control applications;
- Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”;
- Section 4.5.3.11 of the OP indicates that the municipality will 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”.

Staff Comment

- Heritage Section staff have reviewed the submitted site plan, and find that the proposed landscape alterations do not have an adverse visual or physical impact on adjacent heritage properties, or on the cultural heritage value of the UHCD more broadly.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 22 Fonthill Blvd.

ATTACHMENTS:

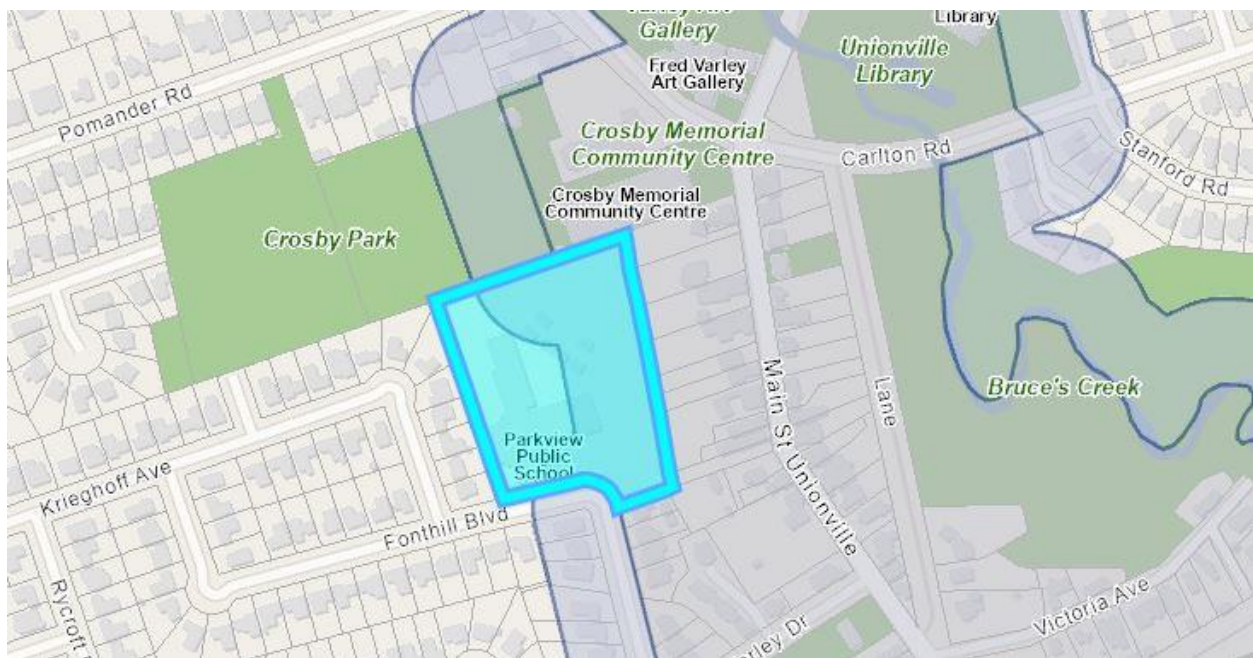
Appendix ‘A’	Location Maps
Appendix ‘B’	Photographs of Subject Property
Appendix ‘C’	Site Plan

Appendix 'A'

Location Maps



The subject property outlined in blue (Source: City of Markham)



The relationship of the subject property, outlined in blue, to the Unionville HCD, and the 60m buffer from the boundary of the District (Source: City of Markham)

Appendix 'B'

Photographs of the Subject Property



Aerial Image of the subject property (Source: Google)



The subject property as seen from the Fonthill Blvd (Source: Google)

Appendix ‘C’

Proposed Site Plan



KEY PLAN
N.T.S.

PART OF BLOCK A
REGISTERED PLAN 7566
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

LOCAL BENCHMARK (LBM)

ELEV. 176.363

TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN
ELEVATION OF 176.363











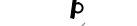







SITE INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM THE PLAN OF TOPOGRAPHIC DETAIL SURVEY, REFERENCE No. 2021-233 DATED NOV.25, 2021 BY DFP SURVEYORS LTD., AND AS AMENDED BY BRONTE ENGINEERING LIMITED.

SITE INFORMATION SHOWN ON THIS PLAN HAS ALSO BEEN
TAKEN FROM TOPOGRAPHIC SURVEY REFERENCE No.
89-20-2(TOPO), DATED JUNE 12, 2020 PREPARED BY
MRM SURVEYING LTD., ONTARIO LAND SURVEYOR, AND AS
AMENDED BY BRONTE ENGINEERING LIMITED

FOR SOILS INFORMATION REFER TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TERRAPEX ENVIRONMENTAL LTD., DATED SEPTEMBER 16, 2020, PROJECT NO. 20-065.

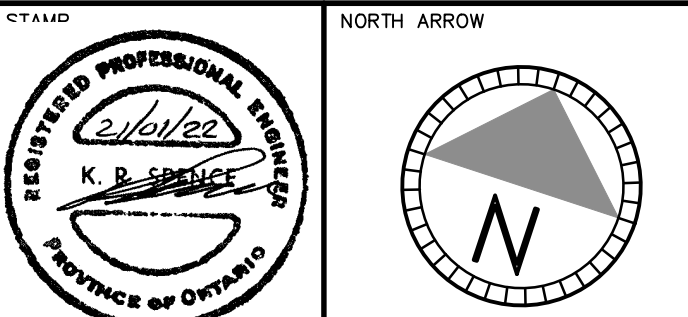
LEGEND

H&V = HYDRANT & VALVE	CBMH = CATCH BASIN MANHOLE
V&B = VALVE & BOX	CB = CATCH BASIN
V&C = VALVE & CHAMBER	DCB = DOUBLE CATCH BASIN
MH = MANHOLE	

	PROPERTY LINE
	DEPRESSED CURB
	PROPOSED CURB
	BOREHOLE
	EXISTING CURB
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING BARRIER-FREE PARKING SIGN
	EXISTING ELEVATION
	PROPOSED CURB
	EXISTING LIGHT STANDARD
	PROPOSED LIGHT STANDARD – SEE ELECT. DWGS
	SIAMESE WATER CONNECTION
	REMOVE EXISTING TREE
	TREE PRESERVATION FENCE
	NEW MEDIUM DUTY ASPHALT
	REPLACE ASPHALT
	PARENT DROP-OFF / PICK-UP SIGN

JAN21'22		ISSUED FOR SPA	
OCT15'21		ISSUED FOR ZONING REVIEW	
MAR31'21		ISSUED FOR PRE-CONSULTATION MEETING	
DATE	REV.	DESCRIPTION	DR

REVISION RECORD



YORK REGION
DISTRICT SCHOOL BOARD

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES BEFORE COMMENCING WORK.
LATEST APPROVED DRAWING ONLY TO BE USED FOR CONSTRUCTION PRINTS ARE NOT TO BE SCALED.

PROJECT
**PARKVIEW
PUBLIC SCHOOL**
22 FONTHILL BLVD, UNIONVILLE, ONTARIO L3R 1V6

DRAWING TITLE	DRAWING NUMBER
SITE PLAN	A01

SCALE	1:300	JOB No.	04 5000
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10	20
DRAWN BY TW	DATE AUGUST 2021

FILE NAME	SITE.DWG	PLOT DATE	JANUARY 21,
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