



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** July 13, 2022

**SUBJECT:** Site Plan Control Application  
17 Anna Russell Way, Unionville Heritage Conservation District  
22 116603 SPC

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**Property/Building Description:** Complex of low-rise, multi-unit dwellings

**Use:** Residential

**Heritage Status:** 17 Anna Russell Way 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 17 Anna Russell Way (the ‘subject property’). The applicant (Minto Communities Inc.) is proposing to remove the existing complex of one-storey, multi-unit dwellings and replace them with a reconfigured privately-owned road network and 119 three-storey townhouses. The existing complex is part of a retirement community;
- The applicant is also proposing to convey lands to the City for a municipal park fronting Anna Russell Way and Eureka Street. The associated Zoning By-law amendment and severance applications will be brought forward for the Committee’s consideration at a future date.

### **Context**

- The subject property is bound by low-rise residential properties to the north and west along Fred Varley Road and Greentree Road, and multi-unit residential uses to the south and east along Highway 7 East and Eureka Street. Vehicular access to the subject property is achieved from Anna Russell Way, a privately-owned right-of-way.

### **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 three properties within the UHCD at 34, 36 and 38 Eureka Street;

- 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**

- The subject property, although considered *adjacent* to the UHCD as defined in the 2014 OP, fronts a different street from the nearest adjacent designated properties along Eureka Street, with the vast majority of the properties within the District far exceeding 60m (See Appendix A). The proposed low-rise residential development is also compatible in scale and use with the built form and land-use character of the UHCD, and will be visually buffered from the District by a proposed future municipal park comprising the entirety of 34, and the rear portions of 36 and 38 Eureka Street;
- It is the opinion, therefore, of Heritage Section staff that this Site Plan Control application does not have any negative visual or physical impacts on the UHCD, and recommend that Heritage Markham provide no comment from a heritage perspective on the application. This Staff position is also supported by the absence of policies and guidelines within the UHCD Plan concerning new construction on lands considered *adjacent* to the District.

#### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 17 Anna Russell Way.

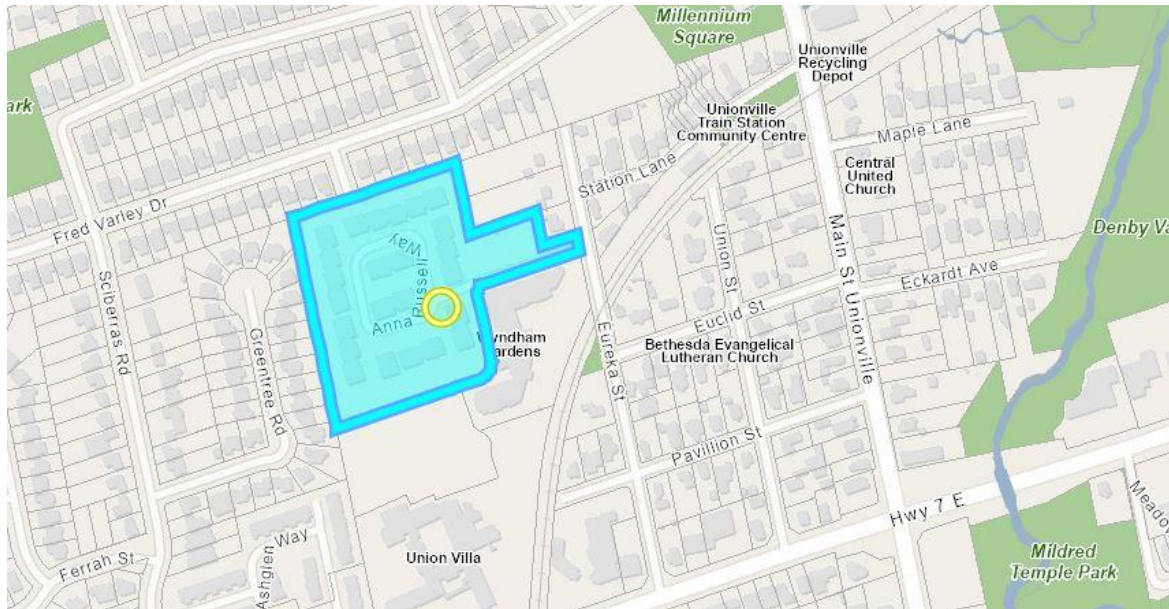
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#### **ATTACHMENTS:**

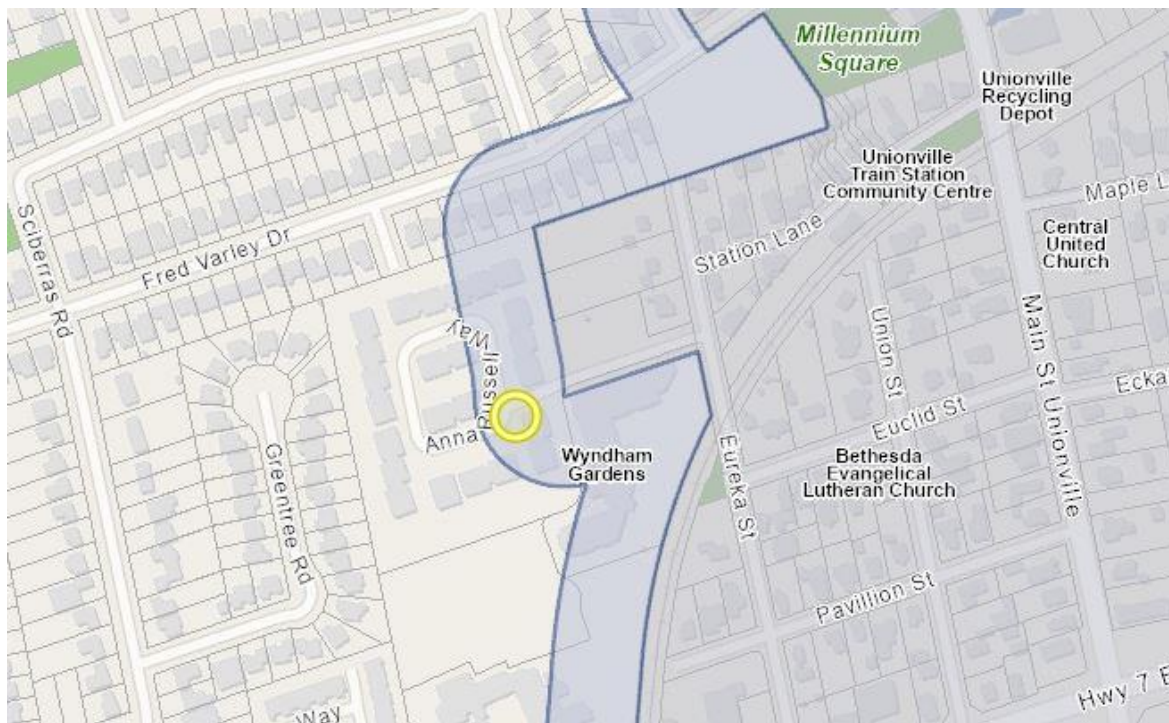
Appendix ‘A’	Location Maps
Appendix ‘B’	Photographs of Subject Property
Appendix ‘C’	Site Plan and Site Statistics
Appendix ‘D’	Elevations

## Appendix 'A'

### Location Maps



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

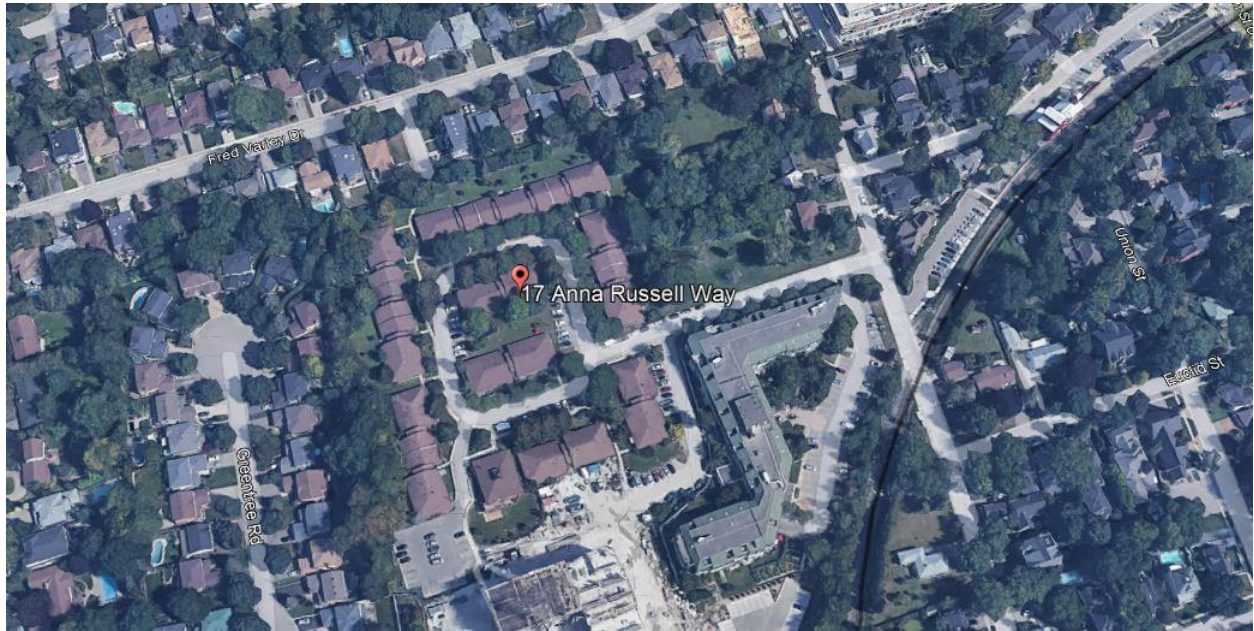


*The relationship of the subject property to the Unionville HCD, and the 60m buffer from the boundary of the District [the yellow circle is within the buffer zone] (Source: City of Markham)*



## **Appendix 'B'**

### *Photographs of the Subject Property*



*Aerial Image of the subject property showing the existing complex of one-storey, multi-unit dwellings (Source: Google)*



*The subject property as seen from the western boundary of the UHCD at the intersection of Anna Russell Way and Eureka Street (Source: Google)*

## Appendix 'C'

### Proposed Site Plan and Site Statistics



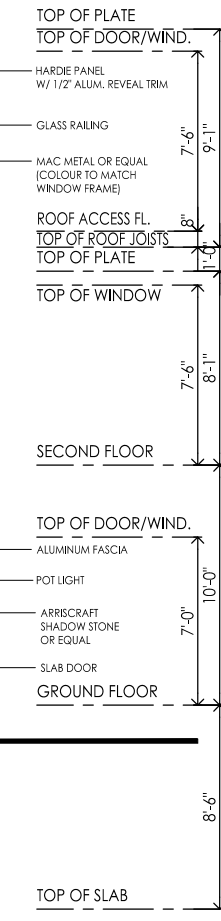
SITE STATISTICS		
ZONE: R3*594		
SITE AREA	28447.55 m2	2.84 Ha
FL TOWNS	81	
BACK TO BACK TOWNS	38	
TOTAL NO. OF UNITS	119	
DENSITY	42 UPH	

(Source: Minto Communities Inc.)

## **Appendix ‘D’**

### *Elevations*





① TH-04 WC1 (REV)  
UPGRADED END UNIT

② TH-03 WC1 (STD)

③ TH-02 WC1 (REV)

④ TH-01 WC1 (STD)

⑤ TH-03 WC1 (REV)

⑥ TH-04 WC1 (STD)  
END UNIT

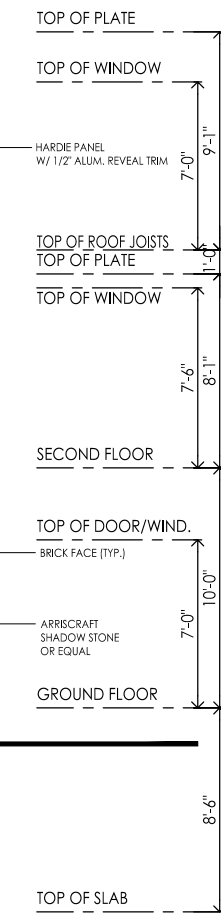


LEFT SIDE ELEVATION - TYPICAL BLOCK 1  
WEST COAST CONTEMPORARY

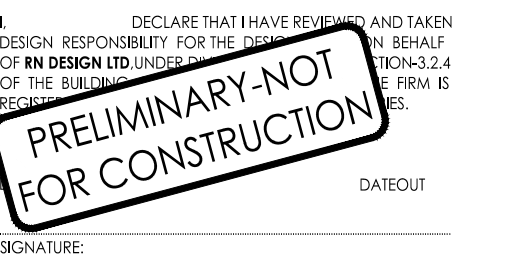
EXTERIOR COLOUR SELECTIONS	MANUFACTURER	(WCC) Package 1
Shingle	BP DAKOTA	Oakwood
Main Brick	CANADA BRICK	Labrador
ALT Brick	BRAMPTON BRICK	Raven
Main Stone	ARRISCRAFT – SHADOW STONE	Driftwood
ALT Stone	BRAMPTON BRICK CONTEMPO	Shadow
Hardie Panel and Reveal	JAMES HARDIE	Aged Pewter
Aluminum Siding	MAC METALS	Teak
Aluminum – Fascia & Canopy	MODERN	Sable
Aluminum Soffit	MODERN	Pebble Clay
Aluminum Privacy Screen (Painted)	BENJAMIN MOORE	Sandy Hook Grey HC-108
Column (Painted)	BENJAMIN MOORE	Willow CC-542
Front Door (Painted)	BENJAMIN MOORE	Willow CC-542
Garage Door (Prefinished)	MID AMERICA	Sahara
Railing	DISTINCTIVE RAILINGS	Black
Window	NEWMAR	Commercial Brown
Spandrel Panel (solid)	MAC	Renaissance Bronze



RIGHT SIDE ELEVATION - TYPICAL BLOCK 1  
WEST COAST CONTEMPORARY



⑥ TH-04 WC1 (STD) END UNIT



client	Minto Communities - Canada
project	UHS Markham
model	TYP-BLOCK 1
project #	22001
scale	
page	

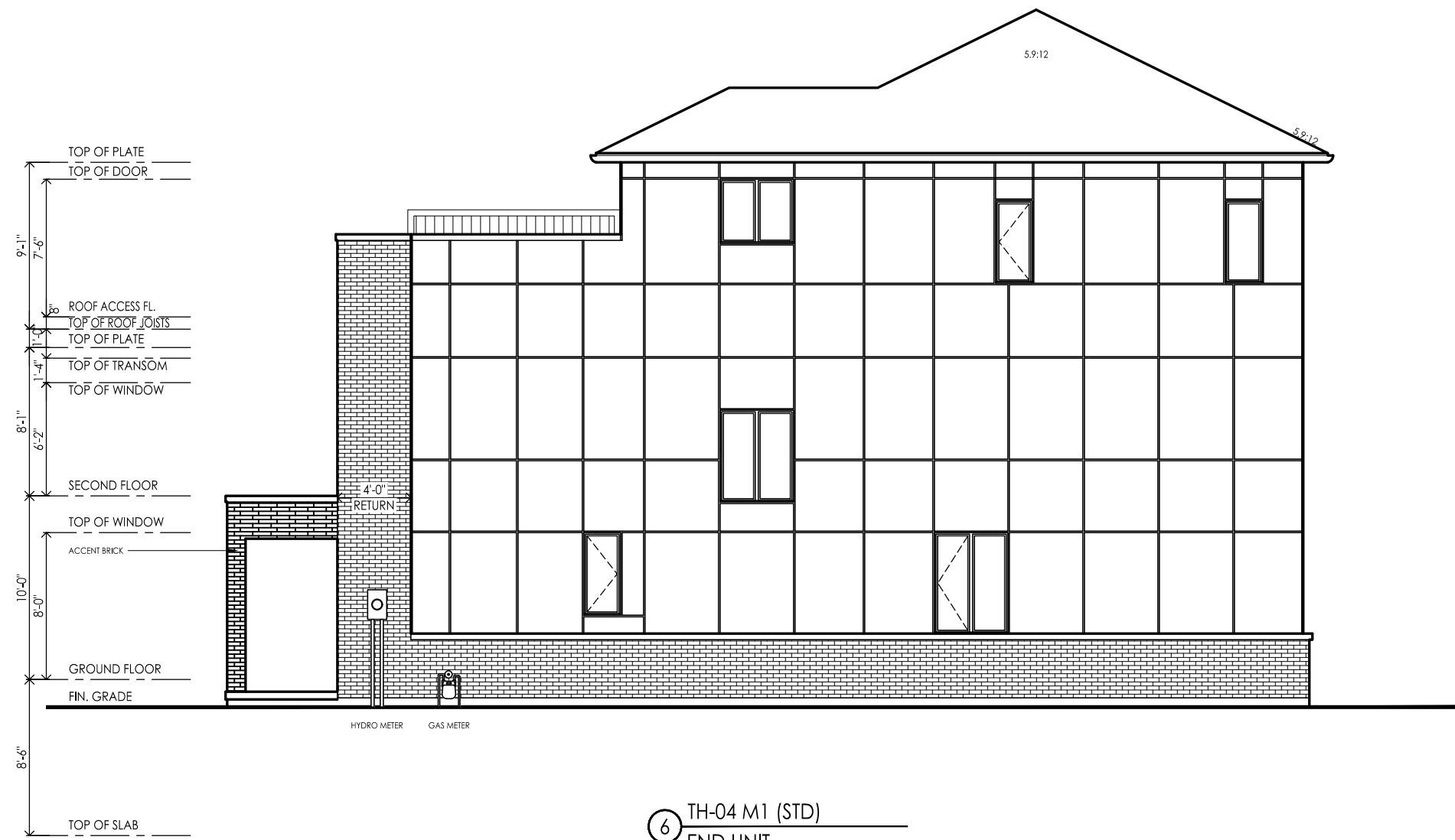


FRONT ELEVATION - TYPICAL BLOCK 2  
MODERN

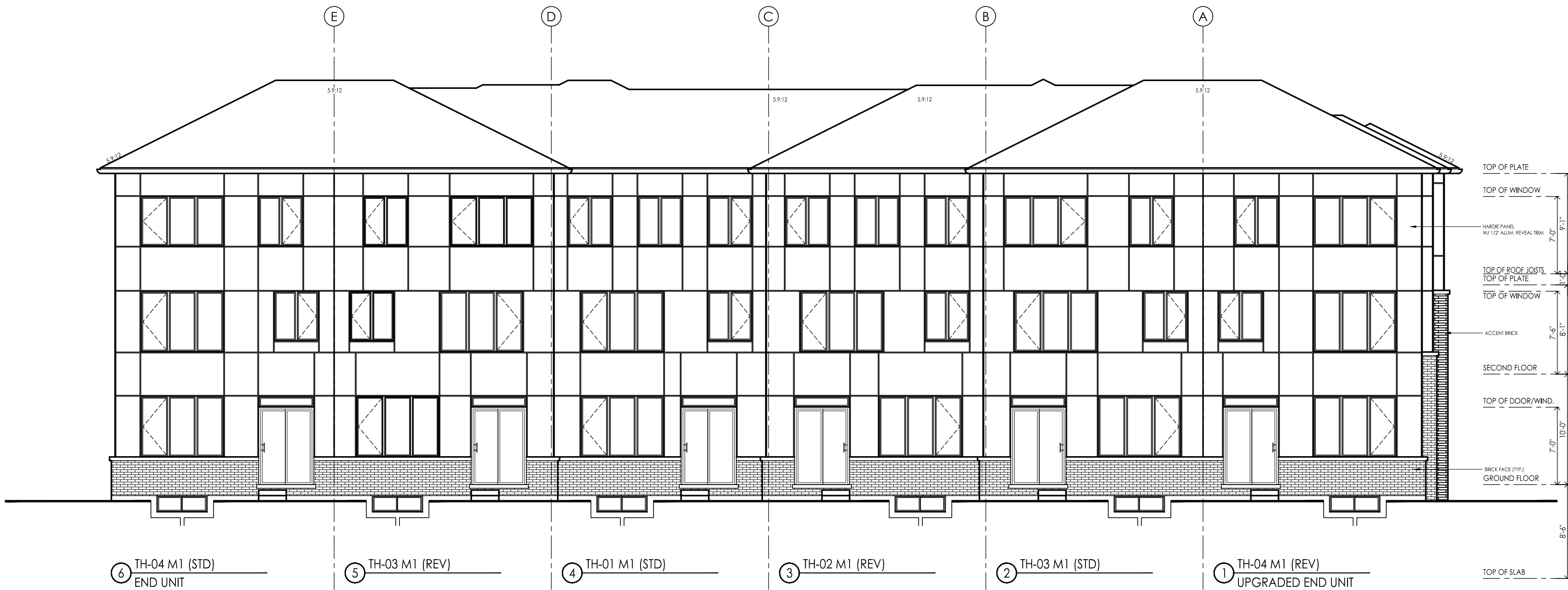


LEFT SIDE ELEVATION - TYPICAL BLOCK 2  
MODERN

EXTERIOR COLOUR SELECTIONS	MANUFACTURER	(MOD) Package 1
Shingle	BP DAKOTA	2-Tone Black
Main Brick	CANADA BRICK	Portland
ALT Brick	BRAMPTON BRICK	Royal Gray
Accent Brick	CANADA BRICK	Vanier
ALT Accent Brick	BRAMPTON BRICK	Raven
Hardie Panel and Reveal	JAMES HARDIE	Gray Slate
Aluminum Siding	MAC METALS	Torrified
Aluminum - Fascia & Canopy	MODERN	Black
Aluminum Soffit	MODERN	Black
Aluminum Privacy Screen (Painted)	BENJAMIN MOORE	Sandy Hook Grey HC-108
Front Door (Painted)	BENJAMIN MOORE	Night Horizon 2134-10
Garage Door (Prefinished)	MID AMERICA	Terrastone
Railing	DISTINCTIVE RAILINGS	Black
Window Spandrel Panel (solid)	NEWMAR	Black
	MAC	Titanium Black



RIGHT SIDE ELEVATION - TYPICAL BLOCK 2  
MODERN



REAR ELEVATION - TYPICAL BLOCK 2  
MODERN



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I, **RN DESIGN LTD.**, DECLARE THAT I HAVE PREPARED AND TAKEN  
DESIGN RESPONSIBILITY FOR THE **DATE: 24 MAR 2022** AND I AM A  
REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO.  
**PRELIMINARY-NOT FOR CONSTRUCTION**  
DATE: 24 MAR 2022  
SIGNATURE: \_\_\_\_\_

#	revisions	date	drawn	checked
1	ISSUED FOR CLIENT REVIEW	24 MAR 2022	SU	SWH
2	REVISED PER CLIENT COMMENTS	4 APR 2022	SU	SWH

client: **Minto Communities - Canada**  
project: **UHS Markham**  
model: **TYP-BLOCK 2**  
project #: **22001**  
scale: **1/8" = 1'-0"**  
page: **1**





FRONT ELEVATION - TYPICAL BLOCK 3  
WEST COAST CONTEMPORARY



LEFT SIDE ELEVATION - TYPICAL BLOCK 3  
WEST COAST CONTEMPORARY

EXTERIOR COLOUR SELECTIONS	MANUFACTURER	(WCC) Package 1
Shingle	BP DAKOTA	Oakwood
Main Brick	CANADA BRICK	Labrador
ALT Brick	BRAMPTON BRICK	Raven
Main Stone	ARRISCRAFT - SHADOW STONE	Driftwood
ALT Stone	BRAMPTON BRICK CONTEMPO	Shadow
Hardie Panel and Reveal	JAMES HARDIE	Aged Pewter
Aluminum Siding	MAC METALS	Teak
Aluminum - Fascia & Canopy	MODERN	Sable
Aluminum Soffit	MODERN	Pebble Clay
Aluminum Privacy Screen (Painted)	BENJAMIN MOORE	Sandy Hook Grey
Column (Painted)	BENJAMIN MOORE	Willow
Front Door (Painted)	BENJAMIN MOORE	Willow
Garage Door (Prefinished)	MID AMERICA	Sahara
Railing	DISTINCTIVE RAILINGS	Black
Window	NEWMAR	Commercial Brown
Spandrel Panel (solid)	MAC	Renaissance Bronze



RIGHT SIDE ELEVATION - TYPICAL BLOCK 3  
WEST COAST CONTEMPORARY



REAR ELEVATION - TYPICAL BLOCK 3  
WEST COAST CONTEMPORARY

RN

DESIGN

WWW.RNDESIGN.COM

Tel: 905-738-3177

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1. I, the undersigned, declare that I have prepared and taken design responsibility for the above project and I am a duly licensed professional member of the Association of Professional Engineers and Geoscientists of Ontario.

PRELIMINARY-NOT FOR CONSTRUCTION

DATE/OUT

SIGNATURE: \_\_\_\_\_

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	24 MAR 2022	SU	SMH
2	REVISED PER CLIENT COMMENTS	4 APR 2022	SU	SMH

client

Minto Communities - Canada

project

UHS Markham

model

TYP-BLOCK 3

project #

22001

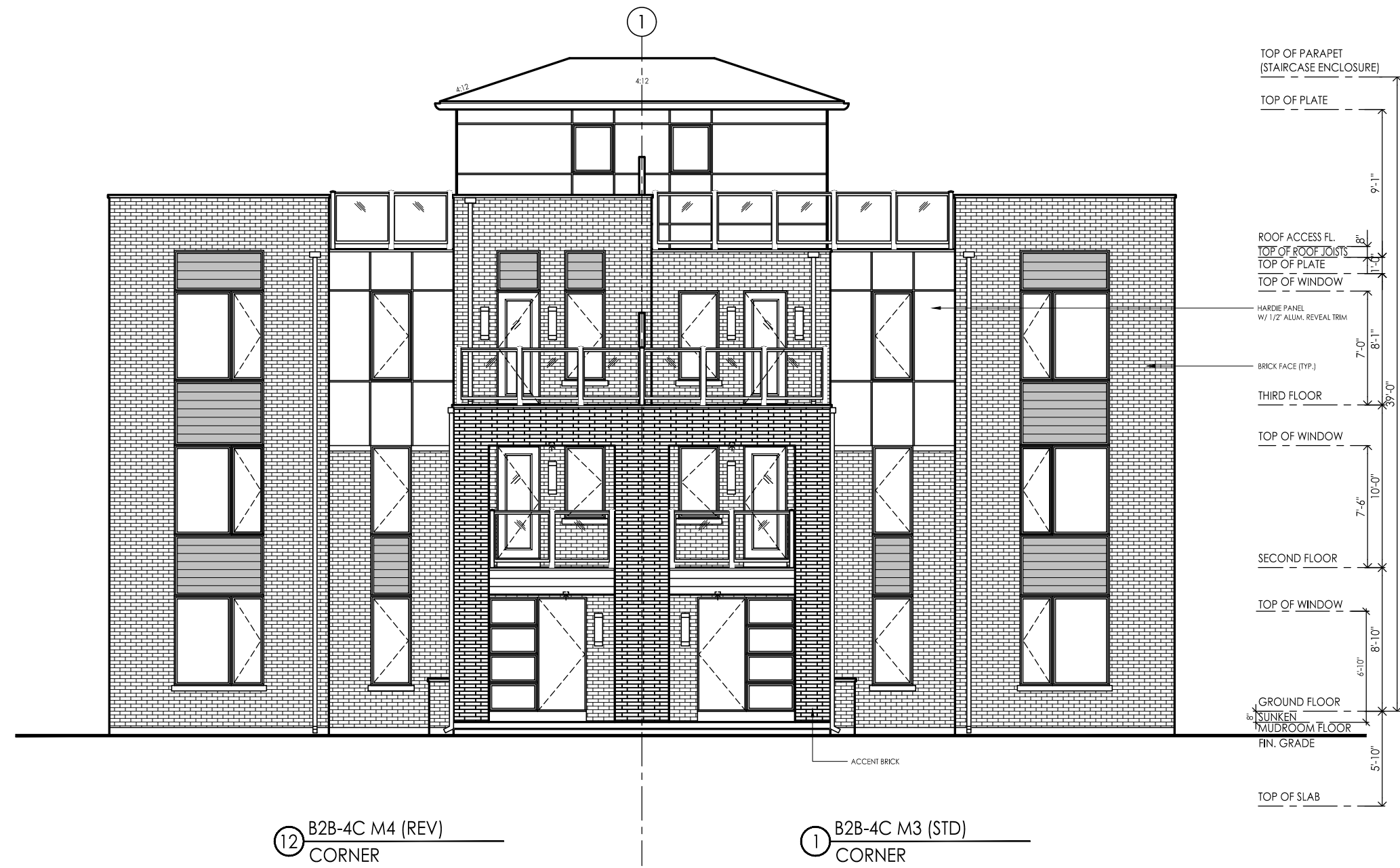
scale

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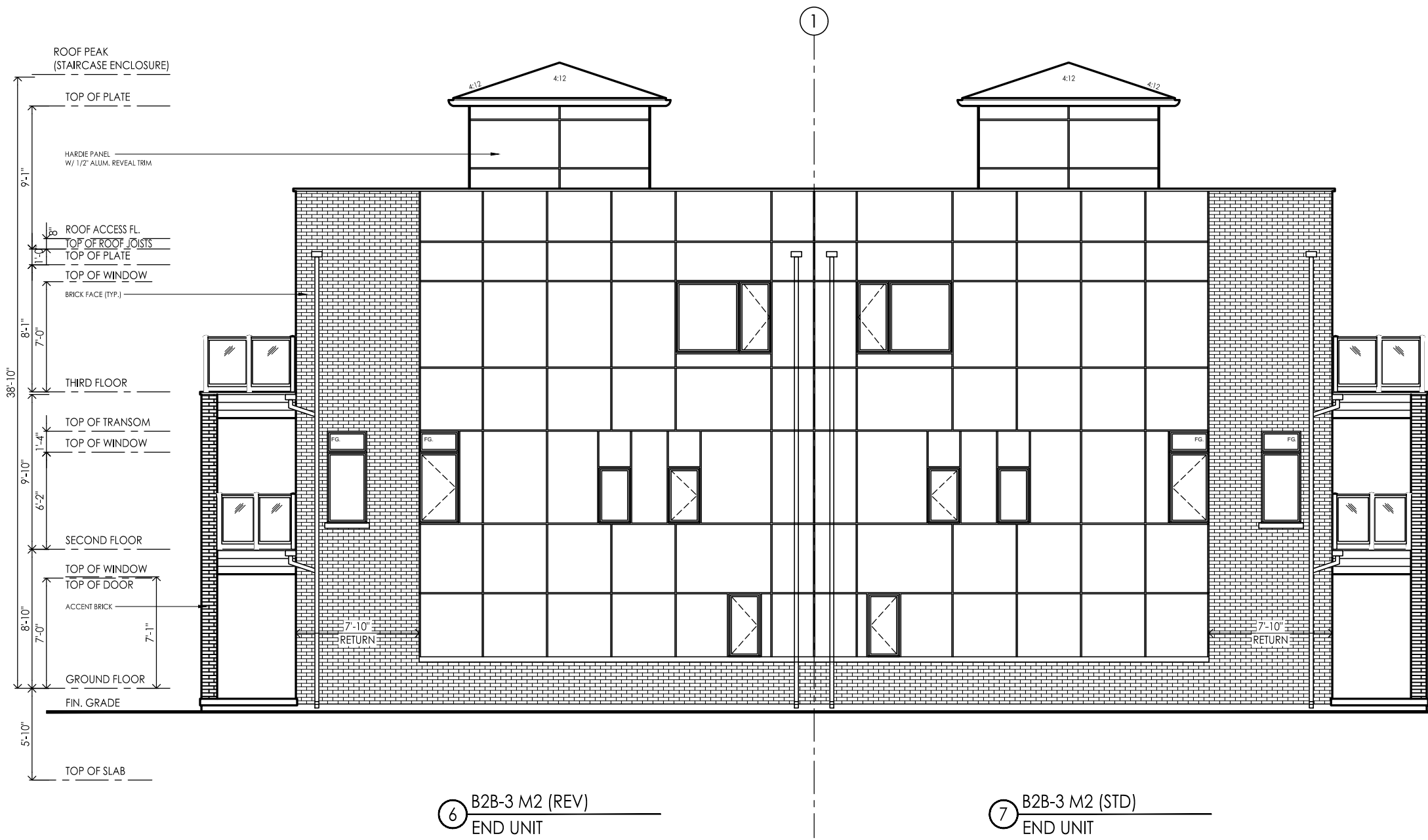


FRONT ELEVATION - TYPICAL BLOCK 4  
MODERN



LEFT SIDE ELEVATION - TYPICAL BLOCK 4  
MODERN

EXTERIOR COLOUR SELECTIONS	MANUFACTURER	(MOD) Package 1
Shingle	BP DAKOTA	2-Tone Black
Main Brick	CANADA BRICK	Portland
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Accent Brick	CANADA BRICK	Vanier
ALT Accent Brick	BRAMPTON BRICK	Raven
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Aluminum Siding	MAC METALS	Torried Black
Aluminum - Fascia & Canopy	MODERN	Black
Aluminum Soffit	MODERN	Black
Aluminum Privacy Screen (Painted)	BENJAMIN MOORE	Sandy Hook Grey
Front Door (Painted)	BENJAMIN MOORE	HG-108
Garage Door (Prefinished)	MID AMERICA	Night Horizon
Railing	DISTINCTIVE RAILINGS	2134-10
Window	NEWMAR	Terrastone
Spandrel Panel (solid)	MAC	Black
		Titanium Black



RIGHT SIDE ELEVATION - TYPICAL BLOCK 4  
MODERN



REAR ELEVATION - TYPICAL BLOCK 4  
MODERN