



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** August 10, 2022

**SUBJECT:** **Official Plan and Zoning Amendment Application**  
5871 & 5873 Highway 7 East and 2 Wignall Crescent, Markham Village  
PLAN 22 244910  
Proposed Multi-Storey Residential Development

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**Property/Building Description:** Two-storey, modern buildings

**Use:** Commercial/Institutional

**Heritage Status:** 5871 Highway 7 East 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 Markham Village Heritage Conservation District.

### **Application/Proposal**

- The City has received Official Plan and Zoning By-law Amendment applications for the property municipally-known as 5871 Highway 7 East;
- This property also contains buildings addressed as 5873 Highway 7 East and 2 Wignall Crescent;
- The applicant wishes to amend the Official Plan 2014 land use designation from Mixed Use Mid-Rise to Residential High Rise, and the existing zoning designation from Commercial to Residential in support of their plans to demolish the existing building in order to construct a 13 storey, 147 unit residential building;

### **Context**

- The property is surrounded by low rise residential properties to the north, east and south and low rise commercial buildings to the west.

### **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 Markham Village Heritage Conservation District (“MVHCD” or the “District”). Along its eastern boundary, the subject property abuts valley lands and a property currently used as a gas station and convenience store at 5965

Highway 7 E. that are located within the boundaries of the Markham Village Heritage Conservation District;

- While the MVHCD 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 proposed development, and are of the opinion that it is sufficiently distant from any built heritage resource and buffered by the surrounding valley lands as to have no anticipated adverse visual or physical impact on the cultural heritage value of the MVHCD.

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

THAT Heritage Markham has no comment from a heritage perspective on the Official Plan and Zoning By-law Amendment applications for 5871 Highway 7 East.

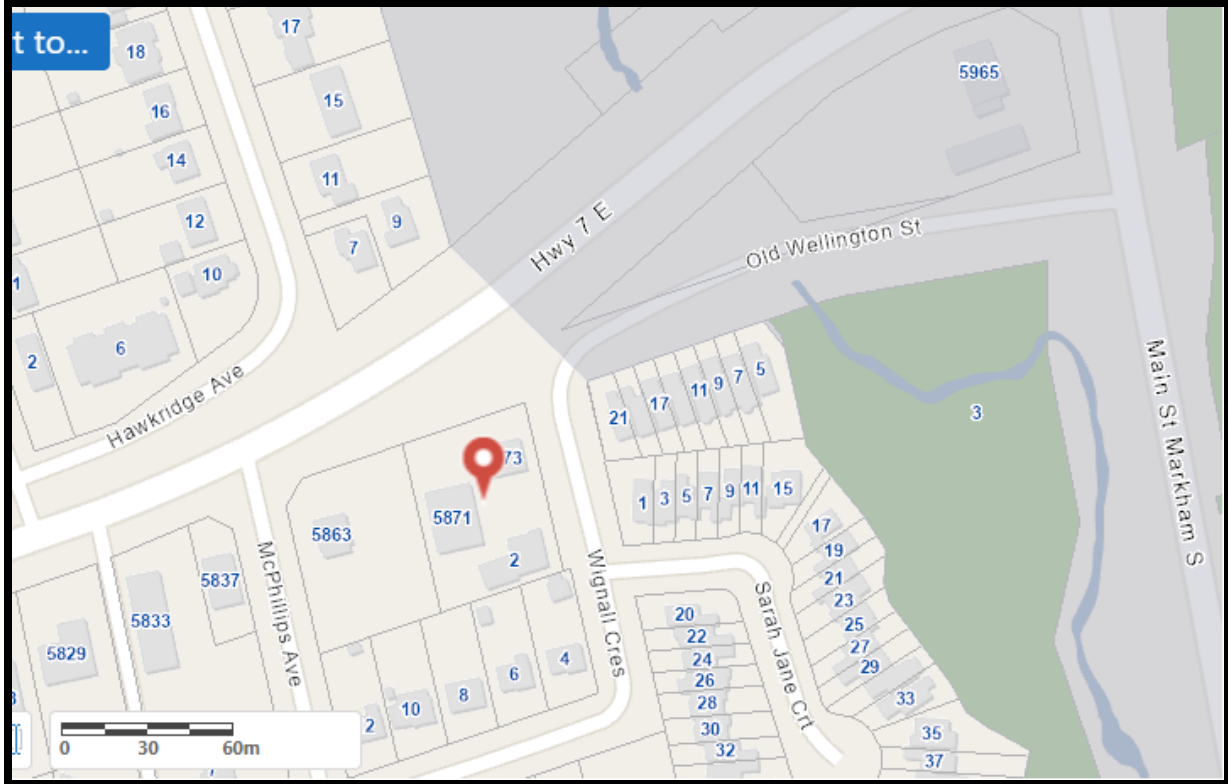
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#### **ATTACHMENTS:**

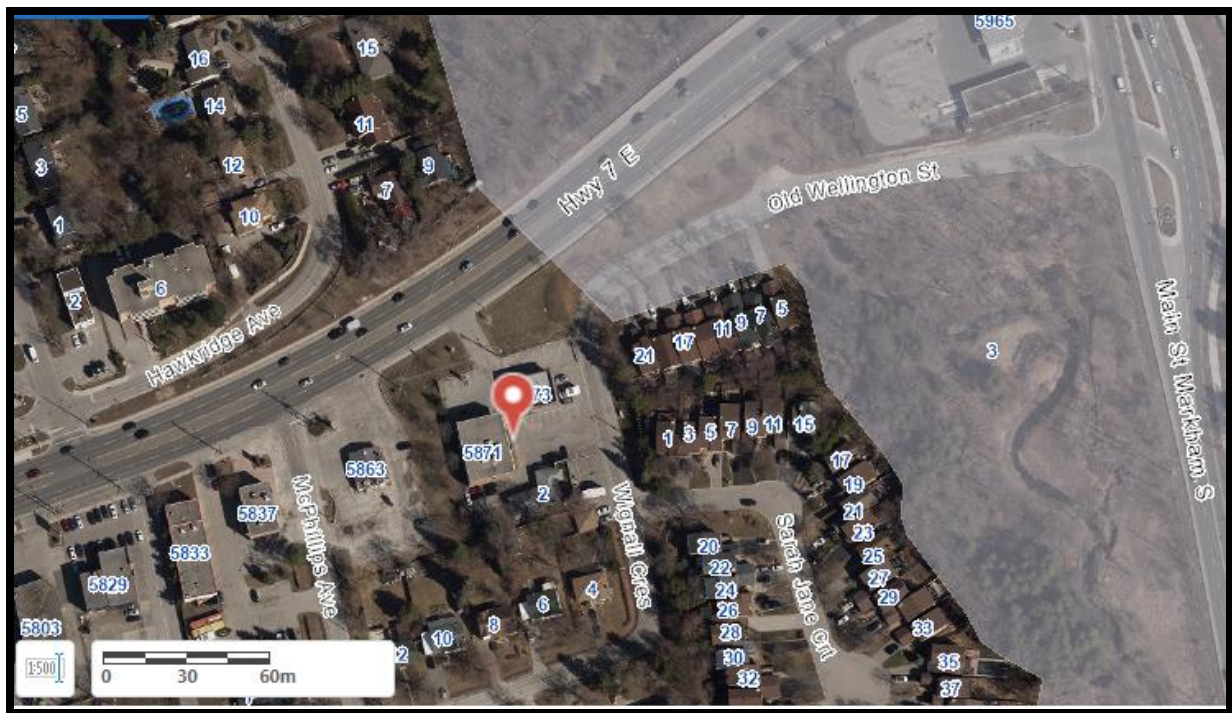
Appendix ‘A’	Location Map
Appendix ‘B’	Photographs of Subject Property
Appendix ‘C’	Proposed Site Plan
Appendix ‘D’	Proposed Building Massing

## Appendix 'A'

### Location Maps



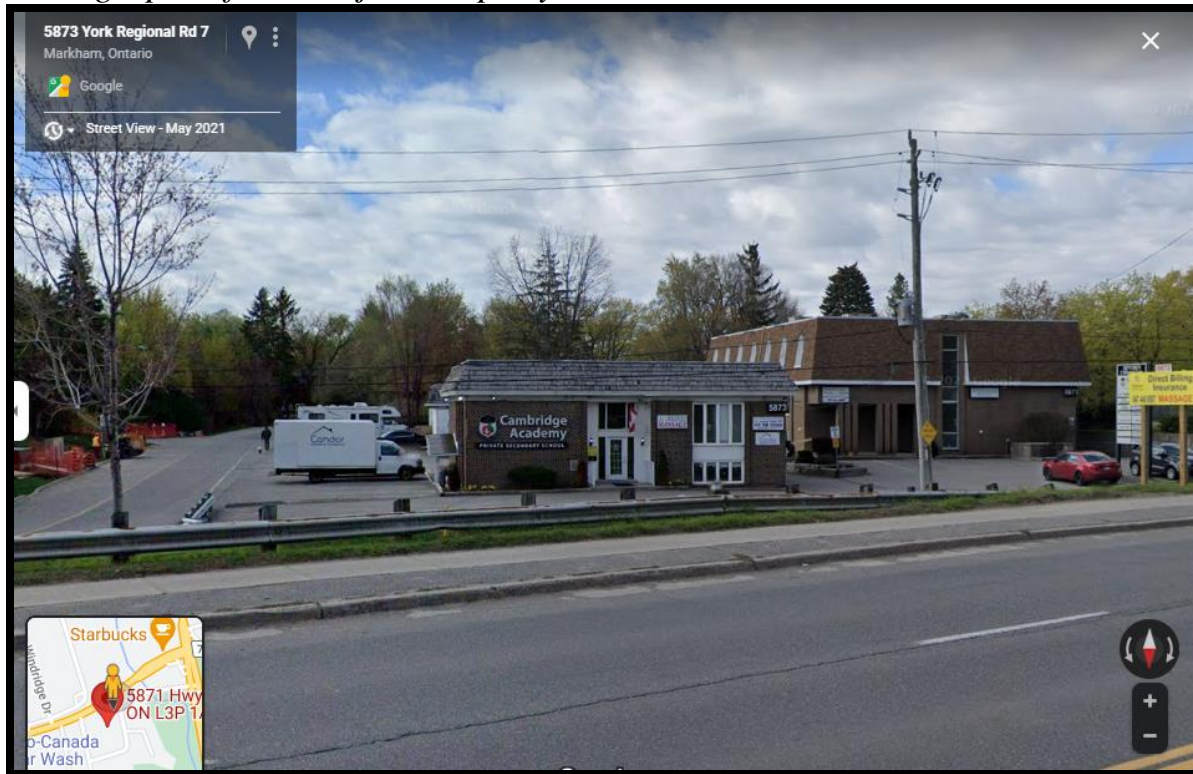
*The subject property showing the adjacent MVHCD shaded in blue*





## Appendix 'B'

### *Photographs of the Subject Property*



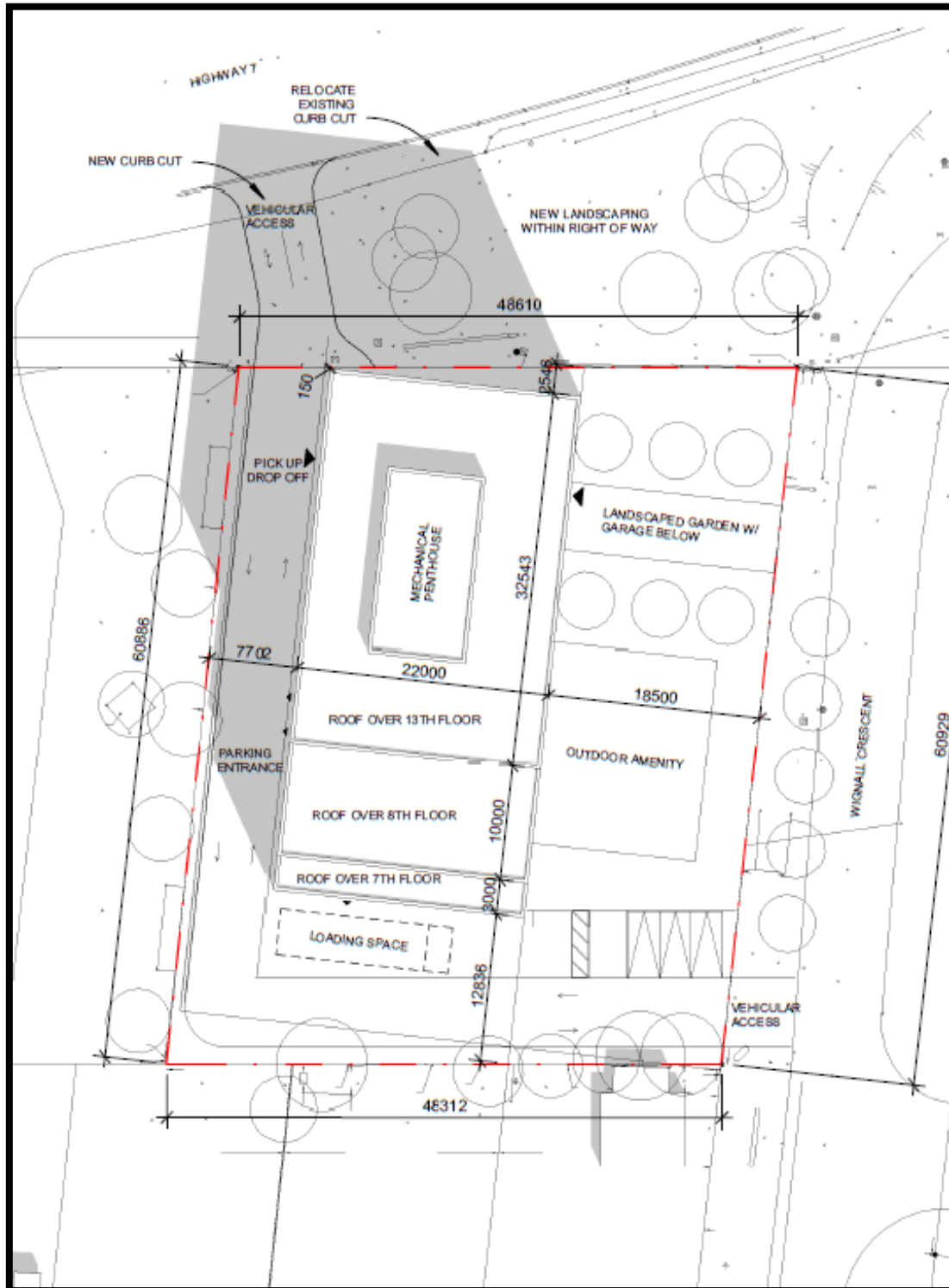
*Google street view looking south from Highway 7 East*



*Google street view looking west from Wignall Crescent*

## Appendix 'C'

### Proposed Site Plan



## Appendix 'D'

*Proposed Massing*

