



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: September 14, 2022

SUBJECT: Site Plan Control Application
Adjacent to Thornhill Heritage Conservation District
7545 Yonge Street
Proposed New Commercial Building
SPC 22 245693

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

Application/Proposal

- Site Plan Control application has been received proposing to demolish the existing Hertz car rental building and construct a new automatic car wash facility.
- According to the Urban Design Brief:

“The landowner is proposing to develop a drive-through automatic car wash, with queuing for 13 vehicles, and a further 4 parking spaces on the subject site. The existing vehicle accesses from Yonge Street and Elgin Street will remain but the Yonge access will function as an entrance only, and the Elgin Street access will function as an exit only.

The proposed development comprises the demolition and replacement of the existing commercial building a similar size one storey commercial building, oriented on site to better facilitate vehicle movement.

The proposed development includes the retention of existing street trees, site light standards, improved landscaping around the site, and 1.8 metre high acoustic wood fencing along the north and east property lines.”

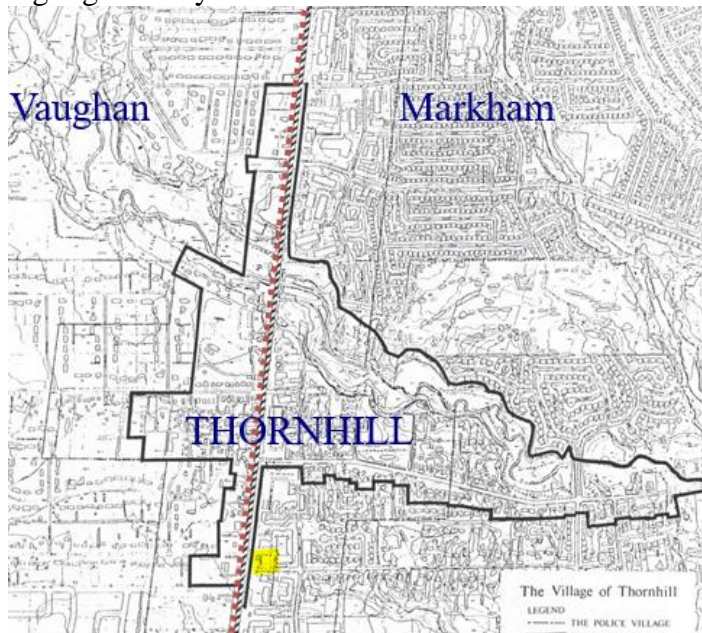
Background

Markham Register of Property of Cultural Heritage Value or Interest

- The property is not listed on the Markham Register of Property of Cultural Heritage Value or Interest and is not a property within the Thornhill Heritage Conservation District.

Thornhill Heritage Conservation District

- 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 illustration below for Markham and Vaughan heritage district boundaries. The subject property is highlighted in yellow.



- 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.

Markham Official Plan – Adjacency Policies

- 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.

Markham Official Plan – Land Use

- According to the submitted Design Brief: “The proposed automatic car wash represents the continued use of the site with a low-rise building and an automotive focused use. The City of Markham Official Plan designates the subject site as **Mixed Use Mid Rise**. This designation implies greater development potential for this site in the future. The proposed use has been designed and sited in a way which incrementally improves the site by replacing the existing building with a more contemporary structure and significantly improving site landscaping, while not limiting the ability of the site to redevelop into a more intensive use in the future.”

Staff Comment

- The subject property does 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.

Site Plan and Design Details

- According to the Design Brief: “The proposed automatic car wash building is located roughly in the centre of the site, set back 11.3 metres from Yonge Street and 15.3 metres from the nearest part of the Elgin Street property line. Glass roll-up doors occupy the north and south facades of the building, while the west façade is lined primarily with glass to provide a view into the cars being washed from Yonge Street. The east side façade is clad in black pre-finished composite metal wall panels. Signage is located above the vehicle entrance and exit doors as well as on the front (west) facade.” See Attachment “C”.
- There is no guidance in the Thornhill Heritage Conservation District Plan for the design of adjacent development. As noted above, the OP, allows the City to review adjacent development in order to conserve any *heritage attributes* affected and can require mitigative measures and/or alternative development approaches.
- The development proposal does not appear to negatively affect any heritage attributes within the City of Markham.

Landscape Treatment

- According to the Design Brief: “...the proposed landscape treatment of the public realm along the Yonge and Elgin Street frontages results in a comfortable, walkable public space, including various low shrubs, fencing, sod, and rockery at the corner of the site, and an overall increase in landscaping when compared to the existing site. Stone mulch is proposed internal to the site on a large raised barrier, improving onsite storm water performance. The landscape plan prioritizes the preservation and placement of trees and significant vegetation on the site and adjacent public space.” See Attachment “C” for the proposed landscape plan.
- There are no improvements proposed for the public right-of-way along the Yonge Street frontage.
- The Yonge Street frontage of the property adjacent to the Thornhill Heritage Conservation District boundary would benefit from the proposed enhanced landscaping.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee has reviewed the application submitted for 7545 Yonge Street due to the property 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 application other than to encourage a robust landscape treatment along the Yonge Street frontage.

ATTACHMENTS

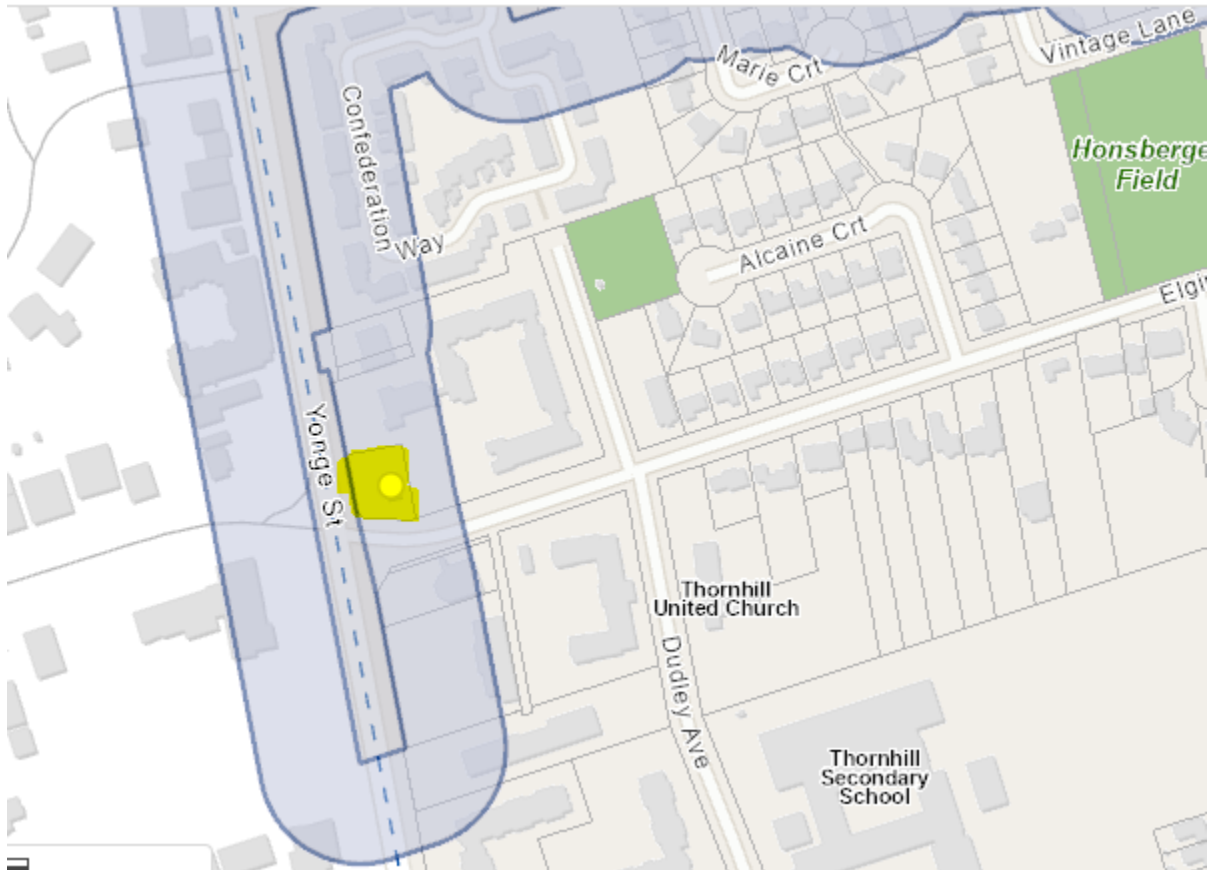
- Attachment A - Southern Linear Boundary of Thornhill Heritage Conservation District and 60m Buffer – Subject Properties outlined in yellow.
- Attachment B - Photographs
- Attachment C - Proposed Site Plan/Landscape Plan and Elevation

File:

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Attachment A

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



Attachment B - Photographs

Subject Site – Northeast Corner of Yonge and Elgin Streets



Google



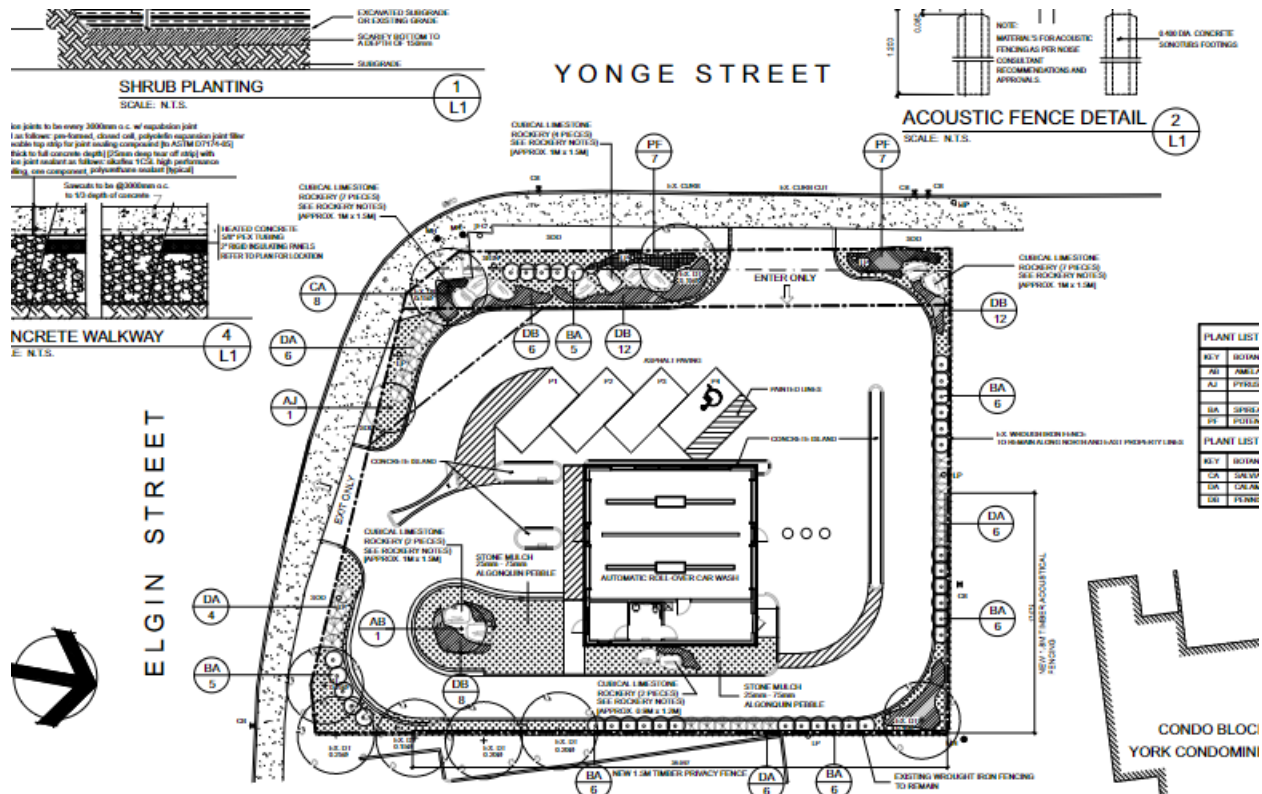
Google

West Site of Yonge Street – Vaughan –

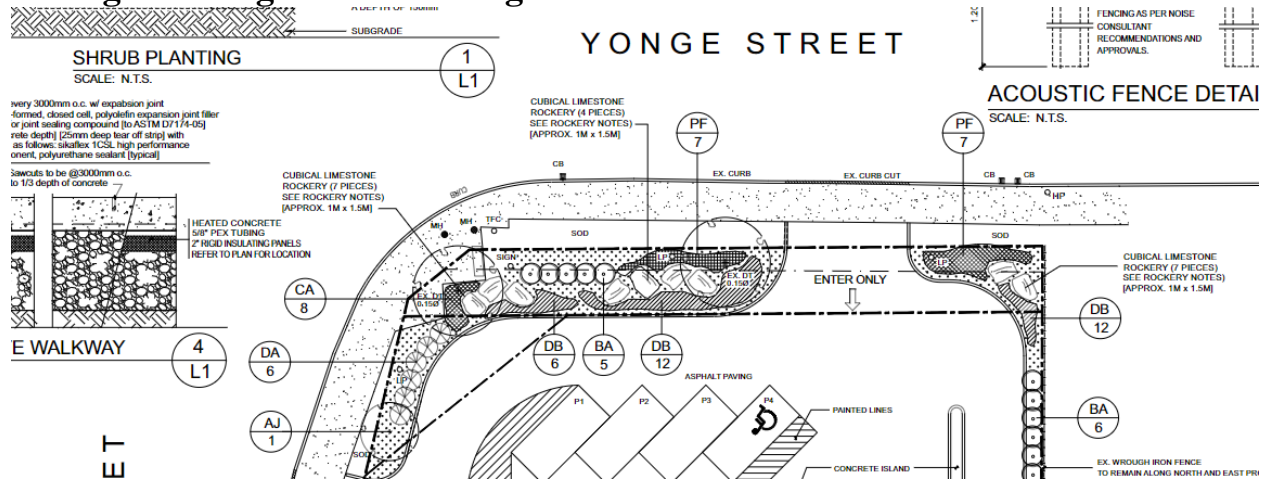


Attachment C

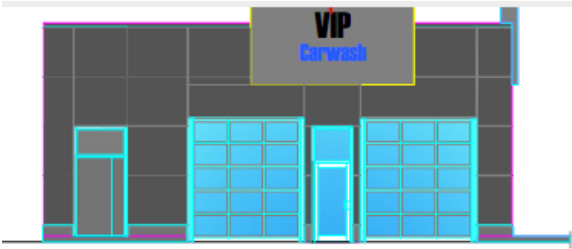
Proposed Site Plan/Landscape Plan and Elevation



Enlarged - Yonge Street frontage

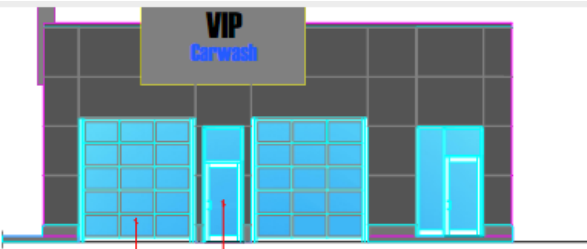


Elevations
North



NORTH ELEVATION
SCALE: 1/4"=1'-0"

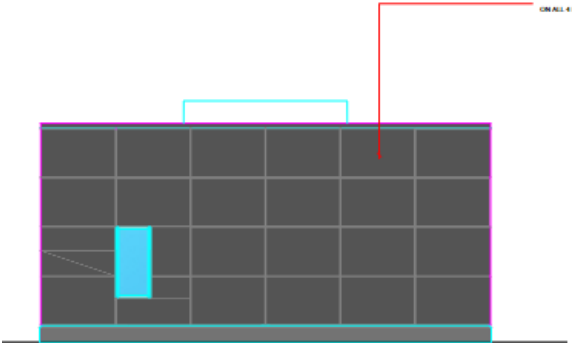
South



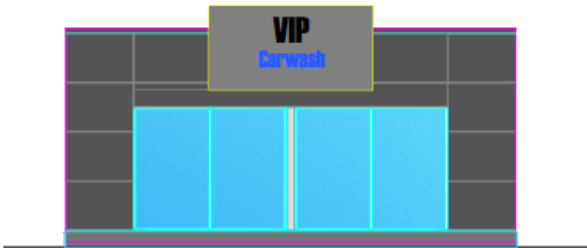
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

CLEARANODIZED GLASS OVERHEAD DOORS
CLEARANODIZED STOREFRONT GLAZING SYSTEM

PWD-FINISHED COMPOSITE METAL WALL PANELS
ON ALL ELEVATIONS - COLOR BLACK



EAST ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

East

West