



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: November 9, 2022

SUBJECT: Site Plan Control Application
245 Renfrew Drive, Buttonville
22 259377 SPC

Property/Building Description: One-storey private school

Use: Institutional

Heritage Status: 245 Renfrew Drive 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 Buttonville Heritage Conservation District.

Application/Proposal

- The City has received a Site Plan Control application for the property municipally-known as 245 Renfrew Drive (the “subject property”);
- The applicant (Peoples Christian Academy) is proposing to construct a two-lane driveway on the west side of the subject property to serve as a drop-off/pick-up area for students;
- Exterior modifications to the 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, located in a suburban office park, contains an expansive low-rise building typical of this setting. Ample surface parking and lawn areas create a generous buffer between the on-site building and abutting properties;
- The subject property is bound by low-rise commercial properties to the north and south along Renfrew Drive, low-rise residential properties to the east along Buttonville Crescent West, and Buttonville Airport 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 Buttonville Heritage Conservation District

(“BHCD” or the “District”). Along its eastern boundary, the subject property abuts 20 Buttonville Crescent West and is nearby to 6, 8, 12 and 14 Buttonville Crescent West. Each of these properties is contained within the BHCD;

- While the BHCD 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 driveway does not have an adverse visual or physical impact on adjacent heritage properties, or on the cultural heritage value of the BHCD.

Suggested Recommendation for Heritage Markham

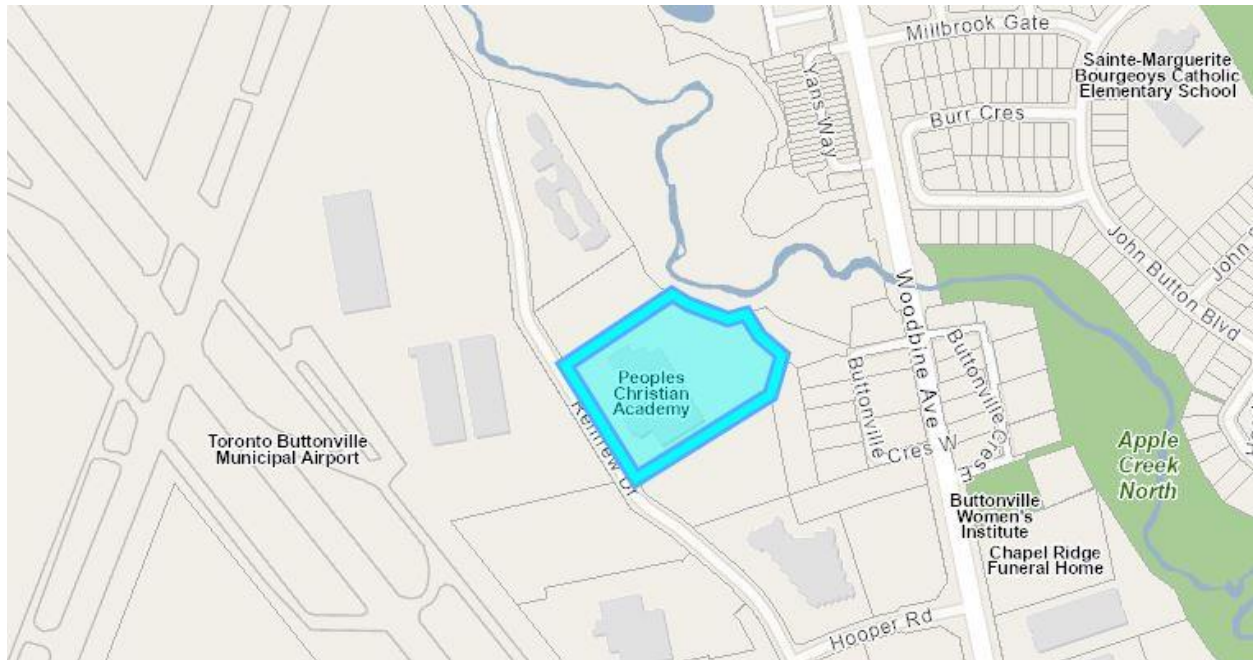
THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 245 Renfrew Drive.

ATTACHMENTS:

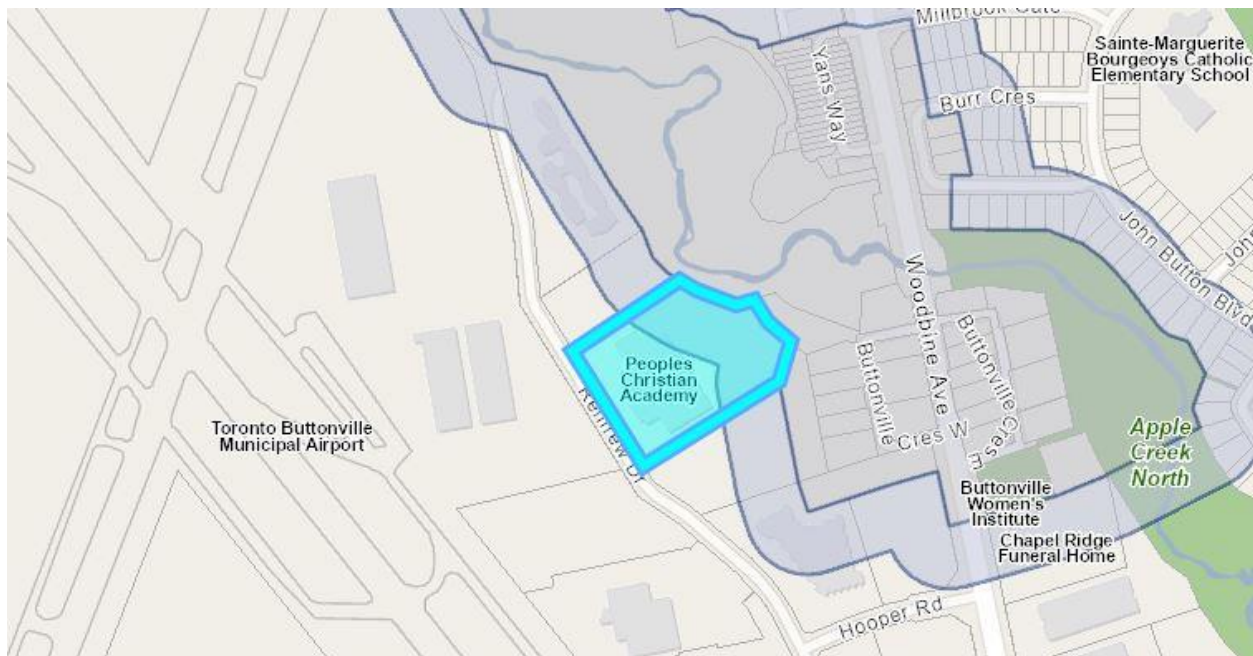
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|--------------|----------------------------|
| Appendix ‘A’ | Location Maps |
| Appendix ‘B’ | Images of Subject Property |
| Appendix ‘C’ | Proposed Site Plan |

Appendix 'A'

Location Maps



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



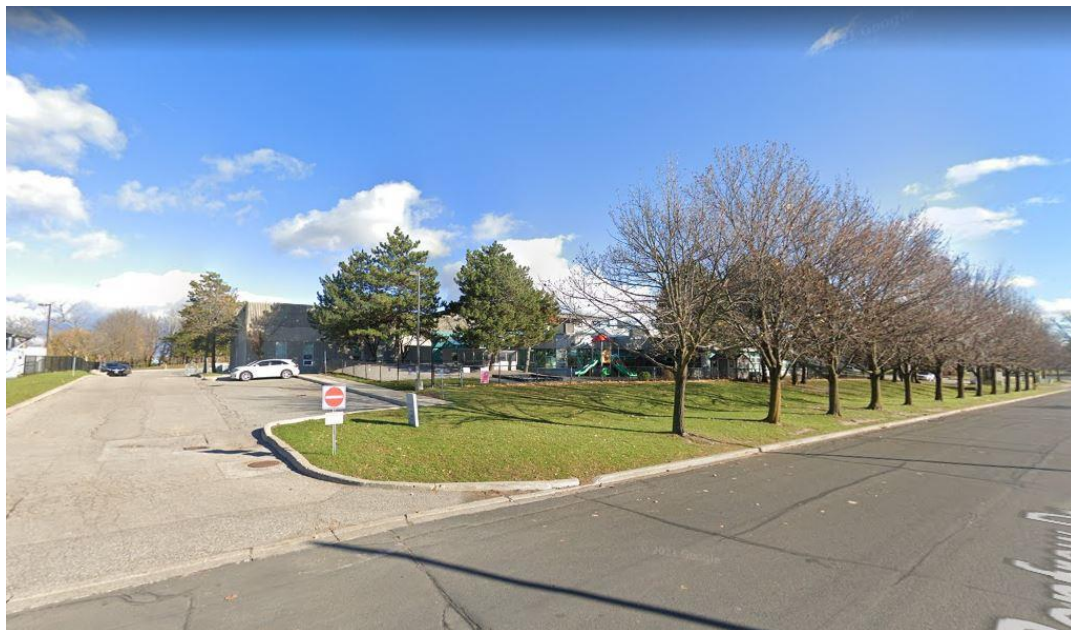
The relationship of the subject property, outlined in blue, to the Buttonville HCD, and the 60m buffer from the boundary of the District (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



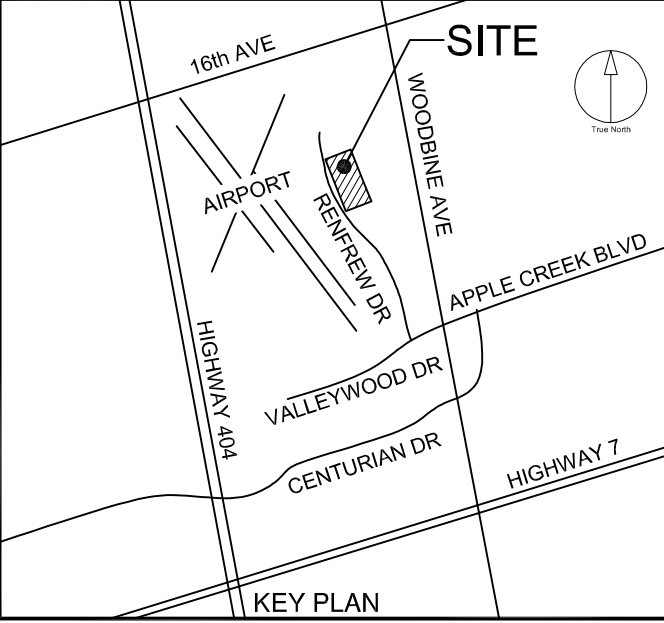
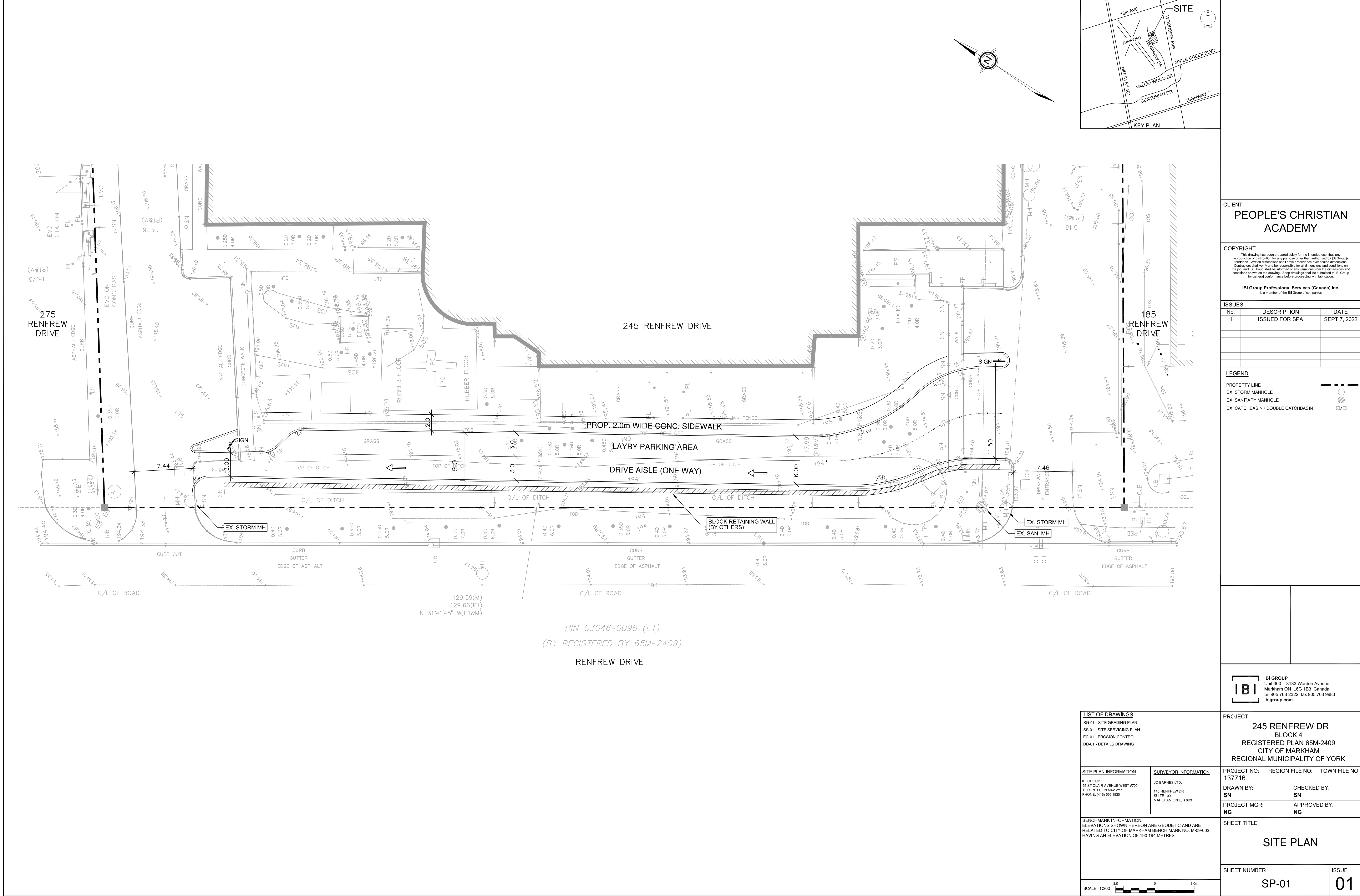
Aerial Image of the subject property (Source: Google)



The subject property as seen from Renfrew Drive (Source: Google)

Appendix ‘C’

Proposed Site Plan



CLIENT
**PEOPLE'S CHRISTIAN
ACADEMY**

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| No. | DESCRIPTION | DATE |
| 1 | ISSUED FOR SPA | SEPT 7, 2022 |
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LEGEND
PROPERTY LINE
EX. STORM MANHOLE
EX. SANITARY MANHOLE
EX. CATCHBASIN / DOUBLE CATCHBASIN

IBI GROUP
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LIST OF DRAWINGS
SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVICING PLAN
EC-01 - EROSION CONTROL
DD-01 - DETAILS DRAWING

SITE PLAN INFORMATION
IBI GROUP
55 ST CLAIR AVENUE WEST #700
TORONTO, ON M4V 2Y7
PHONE: (416) 596 1330

SURVEYOR INFORMATION
JO BARNES LTD.
140 RENFREW DR
SUITE 100
MARKHAM ON L3R 6B3

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE
RELATED TO CITY OF MARKHAM BENCH MARK NO. M-09-003
HAVING AN ELEVATION OF 190.194 METRES.

PROJECT
**245 RENFREW DR
BLOCK 4
REGISTERED PLAN 65M-2409
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**

PROJECT NO: 137716 REGION FILE NO: TOWN FILE NO:
DRAWN BY: SN CHECKED BY: SN
PROJECT MGR: NG APPROVED BY: NG

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-01

ISSUE
01

SCALE: 1:200
0 5.0m