



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 8, 2023

SUBJECT: Proposed New Commercial Building
147A Main Street Unionville, Unionville Heritage Conservation District
SPC 22 264435

Property/Building Description: 1-1/2 storey, non-heritage building

Use: Vacant Commercial

Heritage Status: Designated under Part V of the Ontario Heritage Act , and identified as a Class ‘A’ building in the Unionville Heritage Conservation District.

Application Proposal

- The owner proposes to demolish the existing building to replace it with a new commercial building having almost the exact same form, height and massing as what currently exists. A bakery-café is proposed with a deck patio on the south side of the proposed building.

Background

- Based on physical evidence uncovered through unauthorized interior alterations, the building was not constructed in the 19th century as previously thought, and had led to the building being wrongly identified as Class ‘A’ building in the Unionville Heritage Conservation District Plan (the “District Plan”). The building is now understood to have been constructed in the mid-20th century following a fire that destroyed the earlier 19th century taxidermy shop;
- The owner wishes to replace the existing building due to it being of poor construction and more difficult and expensive to renovate, than to build a new better building.

Staff Comment

Design Comments

- The proposed design of the building generally complies with the policies and guidelines for new buildings contained in the District Plan and represents a substantial improvement from the existing building;

- Staff will work with the applicant on appropriate materials and window design, and treatment of the signage band;
- Staff noted the number of stairs proposed to access the front door and deck from an accessibility perspective. The applicant has indicated that access is provided at grade on the rear elevation. Staff will continue to investigate.

Demolition

- Given the incorrect Class 'A' designation of the existing building, staff has no objection to its proposed demolition;

Zoning Standards - Variances

- The existing building also obtained a variance for an increased lot coverage in 1997 when the original property was severed to create the existing building lot, and the existing lack of any onsite parking meeting the requirements of the City's Parking By-law appears to be a legal non-conforming condition;
- The proposed new building will likely require variances both for coverage and the lack of parking, as the legal non-conforming status of the property will cease to exist when the existing building is demolished. Heritage Staff recommends that Heritage Markham have no comment on any future variance applications from a heritage perspective as the proposed new building proposes to replicate the exact form of the current building.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to proposed demolition of the existing building because it has been determined that the Class 'A' identification in the District Plan was incorrect, and the existing building possesses no cultural heritage significance;

THAT Heritage Markham delegates final review of the Site Plan application for the proposed new building to the City (Heritage Section) staff with the applicant entering into a Heritage Site Plan Agreement with the City containing the standard heritage conditions regarding materials, colours, windows etc.;

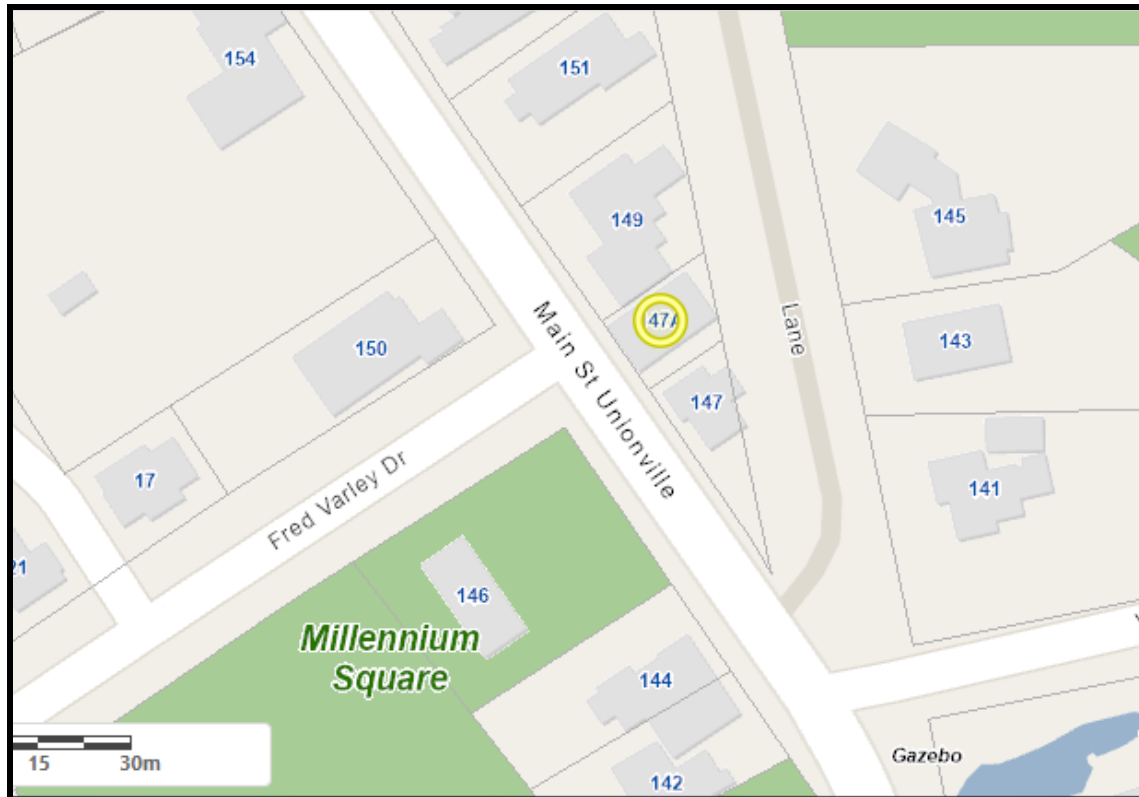
AND THAT Heritage Markham has no comments on any required variance to permit the proposed building from a heritage perspective and delegates review of any future variance application required to permit the proposed new building to the City (Heritage Section) staff.

Attachments

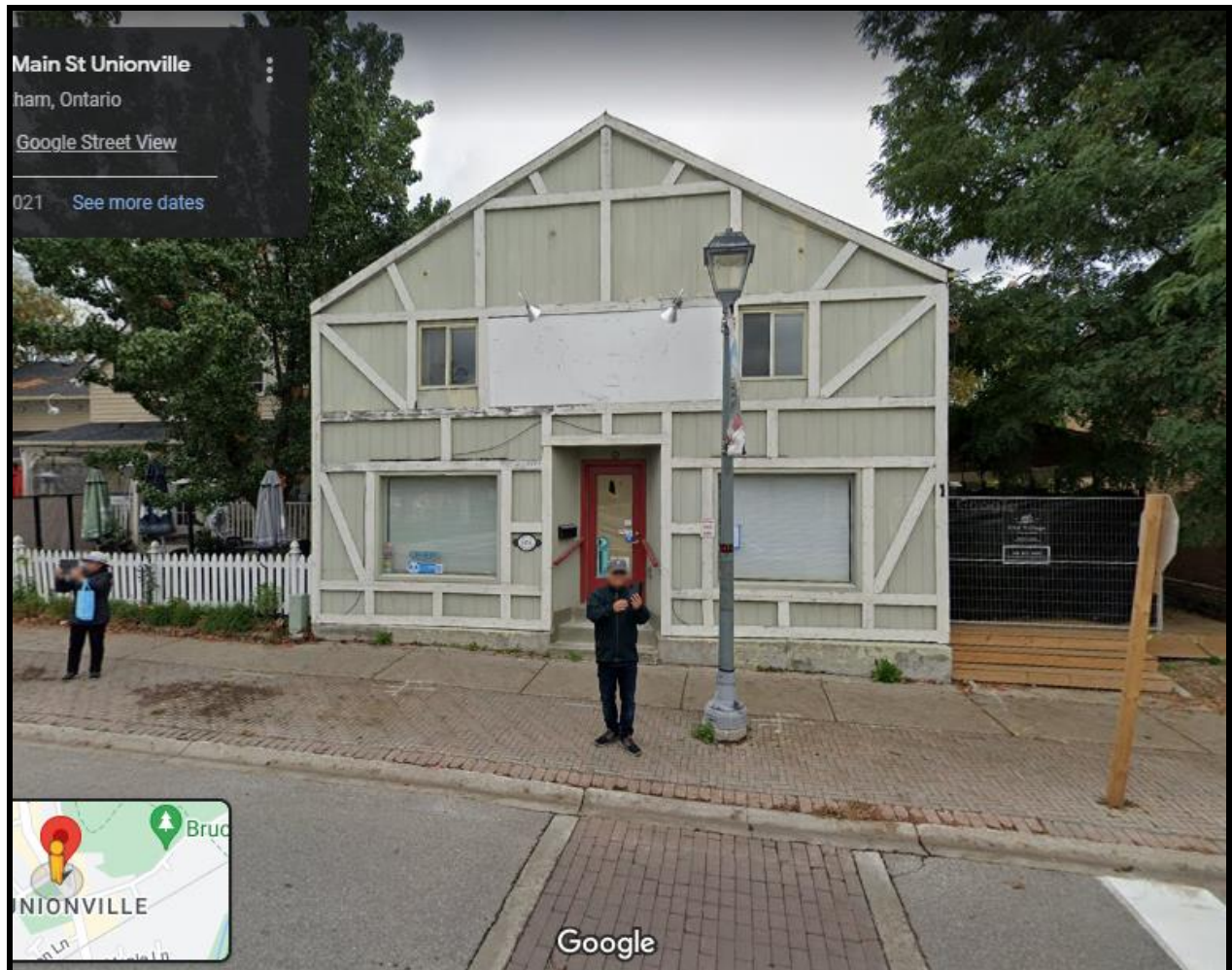
- Appendix A- Location Map
- Appendix B- Photograph of the existing building
- Appendix C- Proposed Site Plan
- Appendix D- Proposed Elevations
- Appendix E- Renderings of Proposed New Building

File: 147A Main St. U.

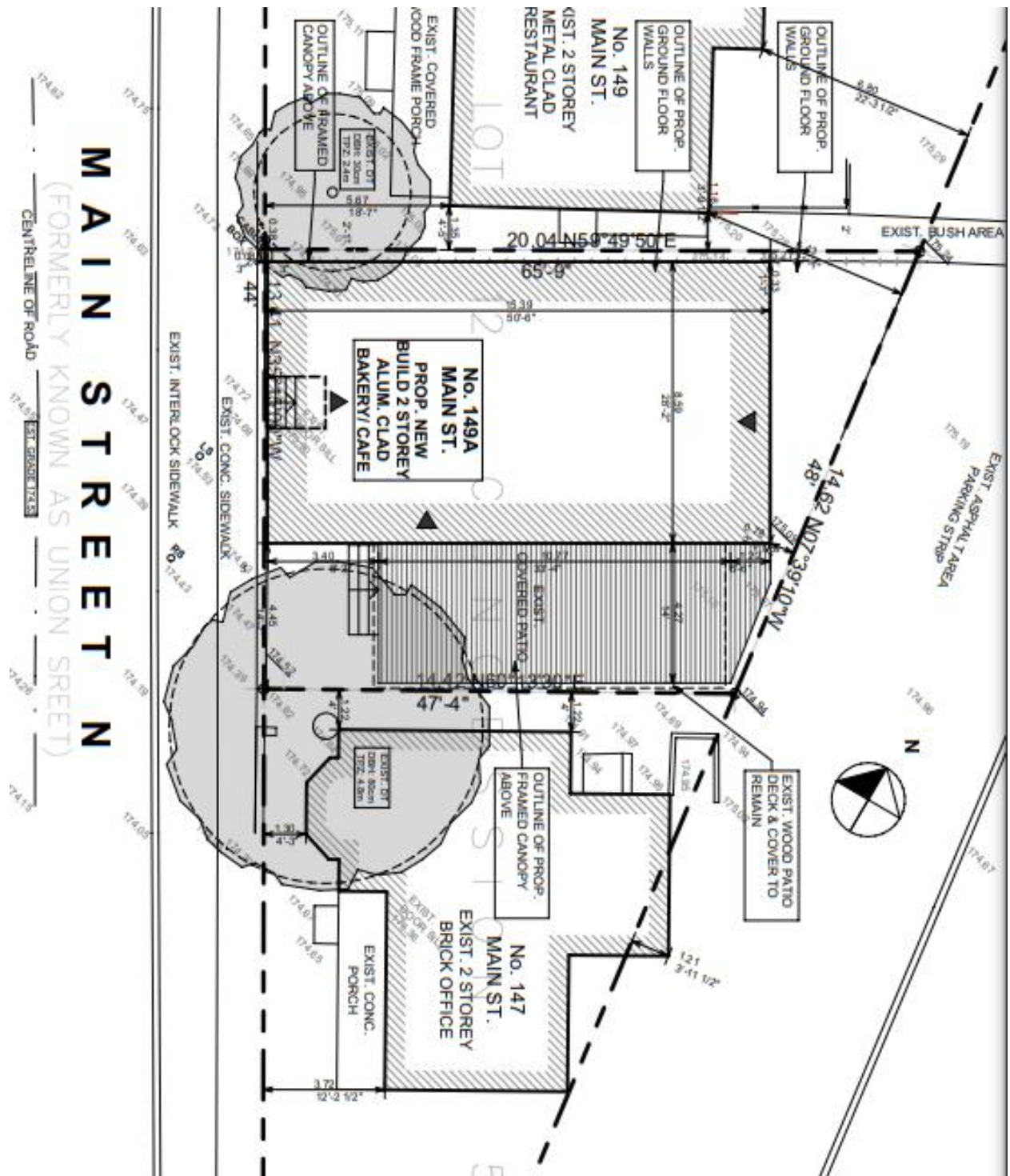
Appendix A- Location Map



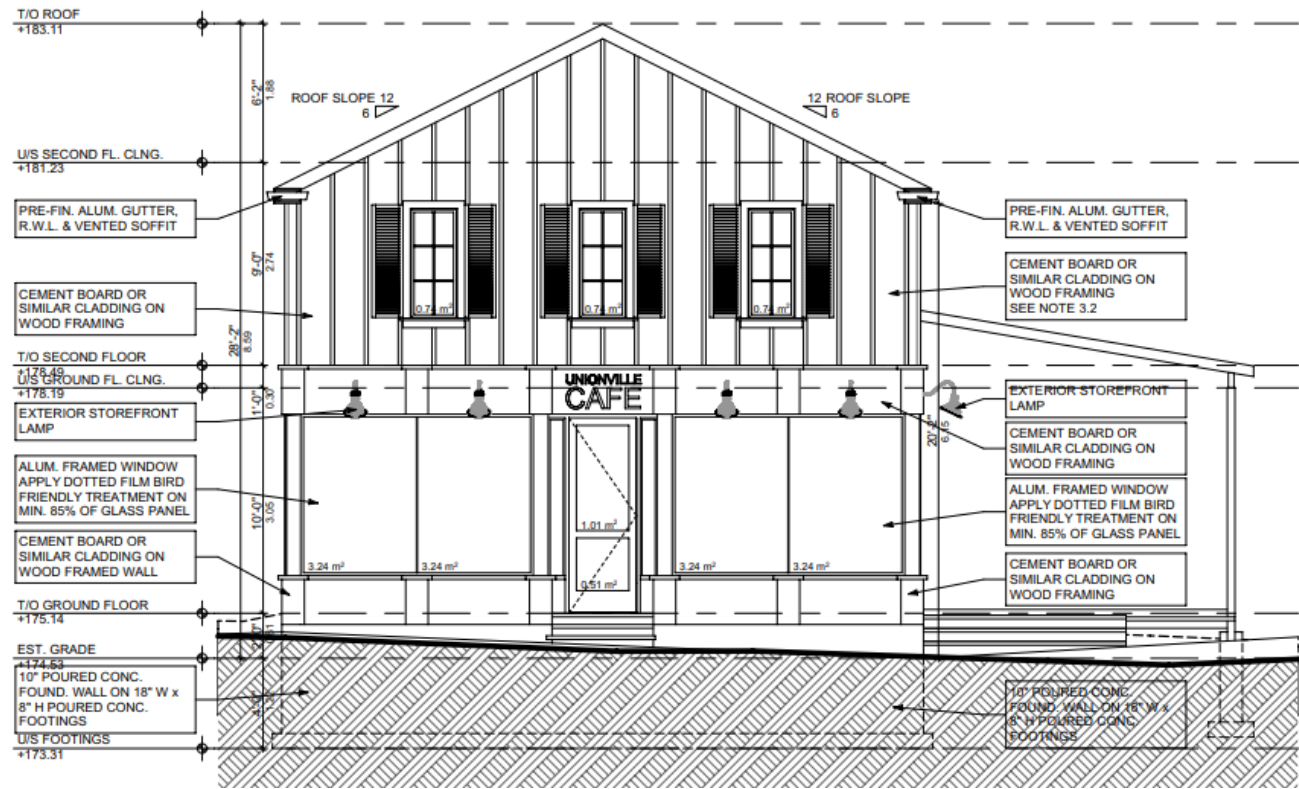
Appendix B- Photograph of the Existing Building



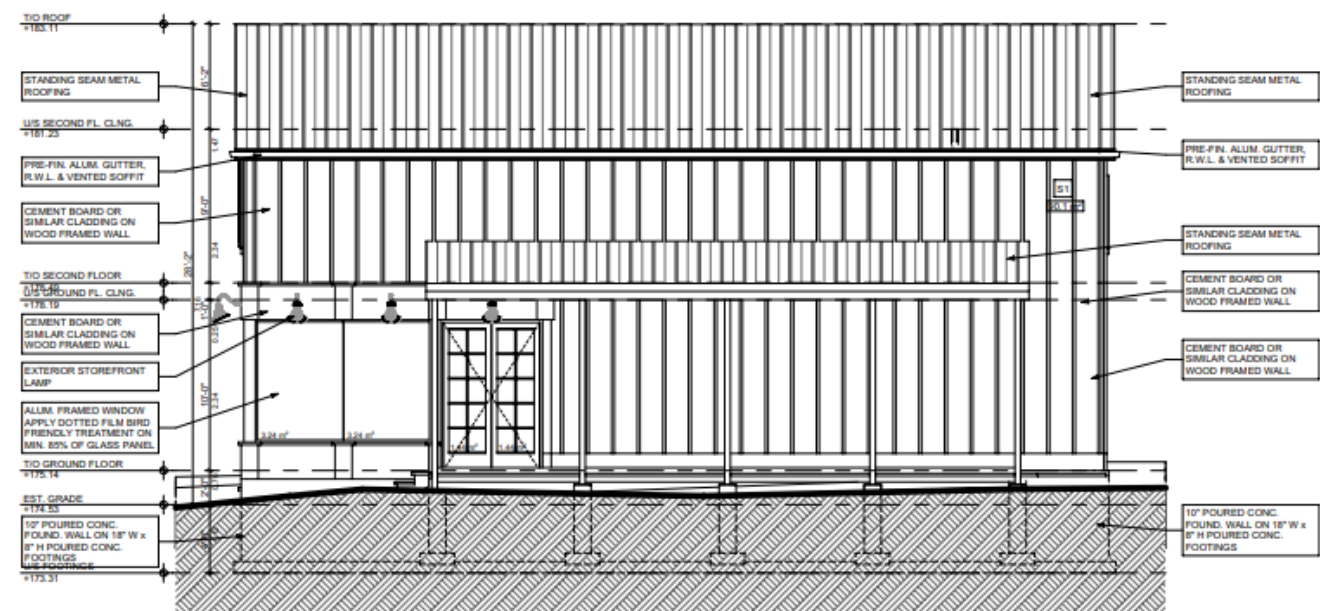
Appendix C- Proposed Site Plan



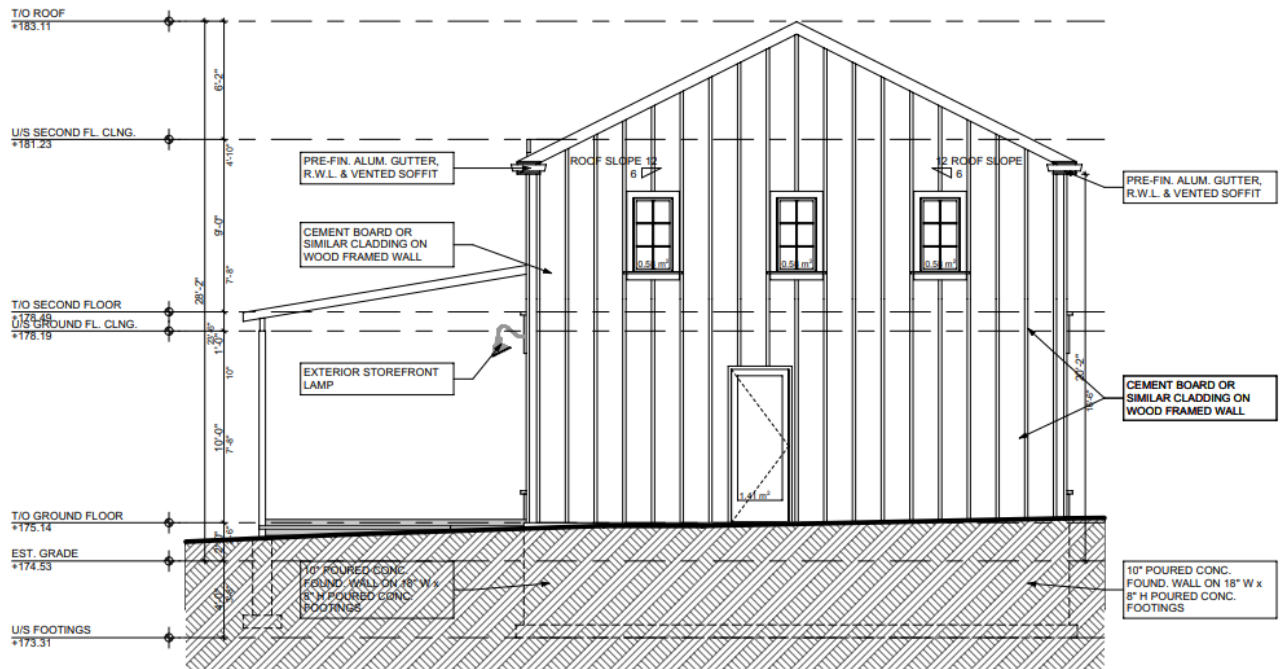
Appendix D- Proposed Elevations



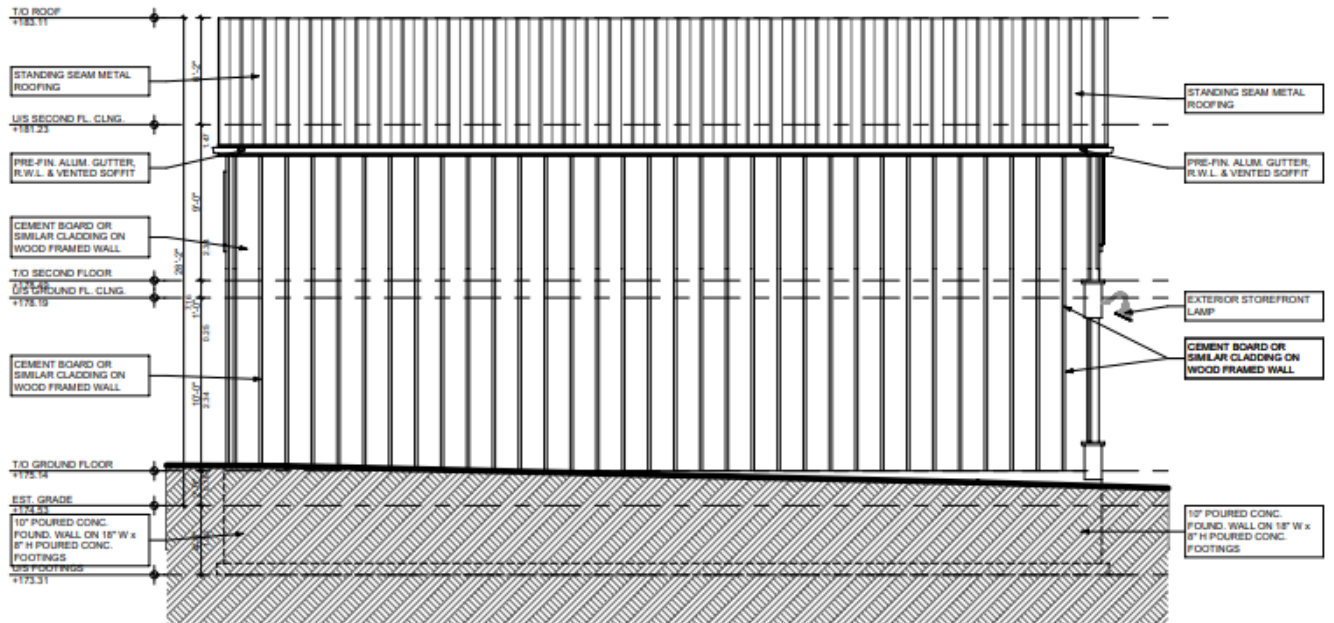
West Elevation



South Elevation



East Elevation



North Elevation

Appendix E- Renderings of Proposed New Building



147A MAIN ST.
UNIONVILLE, ON
PROP. NEW BUILD BAKERY/ CAFE



