



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager, Heritage Planning

DATE: December 13, 2023

SUBJECT: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
7509 AND 7529 YONGE STREET
PROPOSED MIXED USE DEVELOPMENT
PLAN 23 141587

Property/Building Description: Modern Construction

Use: Commercial- Restaurant and Farmer's Market

Heritage Status: Adjacent to Thornhill Heritage Conservation District boundary

Application/Proposal

- Application for Official Plan and Zoning Amendment.
- The Applications would permit the comprehensive redevelopment of the subject site with a two tower mixed-use development at 60 storeys that “provides for a landmark, transit and pedestrian oriented development that will define the southeast corner of Yonge Street and Elgin Street”. The proposal, more specifically, contemplates a podium ranging from 1- to 8-storeys in height, 1,330 new residential units and retail.
- The proposed development proposes to improve the public realm along both Yonge Street and Elgin Street through the inclusion of at-grade retail spaces, including space for a Farmers Market and other landscape and streetscape elements.
- According to the submission, the proposal represents an opportunity to redevelop an underutilized site with a transit-oriented mixed-use building, which will offer and increase residential housing options and retail services along this stretch of Yonge Street.

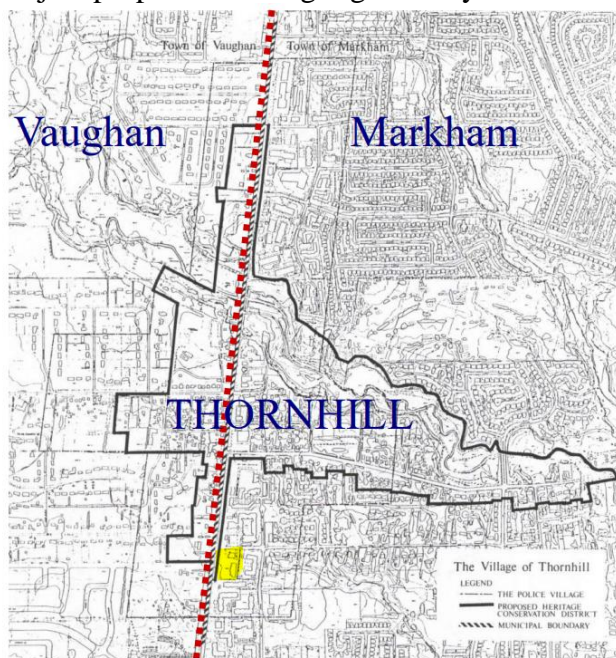
Background

Context

- The subject site is currently occupied by a restaurant (7529 Yonge Street- Octagon Steakhouse)) and the Farmers Market (7509 Yonge Street). See Attachment ‘A’ for context and aerial mapping, and Attachment ‘C’ for photographic views of the immediate area.
- The subject site, in its current configuration, is approximately 9,463 (0.9463 hectares) in size with frontages of approximately 98.18 metres along Yonge Street and approximately 72.4 metres along Elgin Street.

Heritage Status

- The two subject properties are not listed on the Markham Register of Property of Cultural Heritage Value or Interest and are not properties within the Thornhill Heritage Conservation District.
- The nearest heritage resource in Markham is a property at 7699 Yonge Street which is located in the Thornhill Heritage Conservation District, north of John Street. On the west side of Yonge Street in the City of Vaughan, immediately across the street is the Thornhill Public School, an identified cultural heritage resource (see Attachment ‘C’).
- 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 Attachment B). See illustration below for Markham and Vaughan heritage district boundaries. The subject properties are highlighted in yellow.



Policy Context

- Markham Official Plan
 - 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.

Staff Comment

- The subject properties do 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 Conservation District;
- The properties in the immediate vicinity (Markham side) include 7-storey residential buildings to the south and east of the property.
- The properties on the Vaughan side of Yonge Street in the immediate vicinity of the proposed development include the 2-storey Thornhill Public School and a new 6-storey, mixed use development (which includes retention of a heritage building).
- The development proposal does not appear to negatively affect any heritage attributes within the City of Markham, but would provide a stark contrast to the heritage attributes and current form of development on the west side of Yonge Street. It is suggested that Markham Planning staff obtain the input of the Heritage Vaughan Committee or Vaughan Heritage staff as to any impact on Vaughan's heritage resources;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham Committee has reviewed applications submitted for Official Plan and Zoning By-law Amendment at 7509 and 7529 Yonge Street due to the properties 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 applications;

AND THAT Heritage Markham Committee recommends that Markham Planning staff obtain input from the Heritage Vaughan Committee and/or Vaughan Heritage staff on these applications.

Attachments

Attachment A – Context and Aerial Maps– 7529 and 7509 Yonge Street

Attachment B - Thornhill Heritage Conservation District Boundary and 60m Buffer

Attachment C - Views

Attachment D – Proposed Site Plan and Elevations

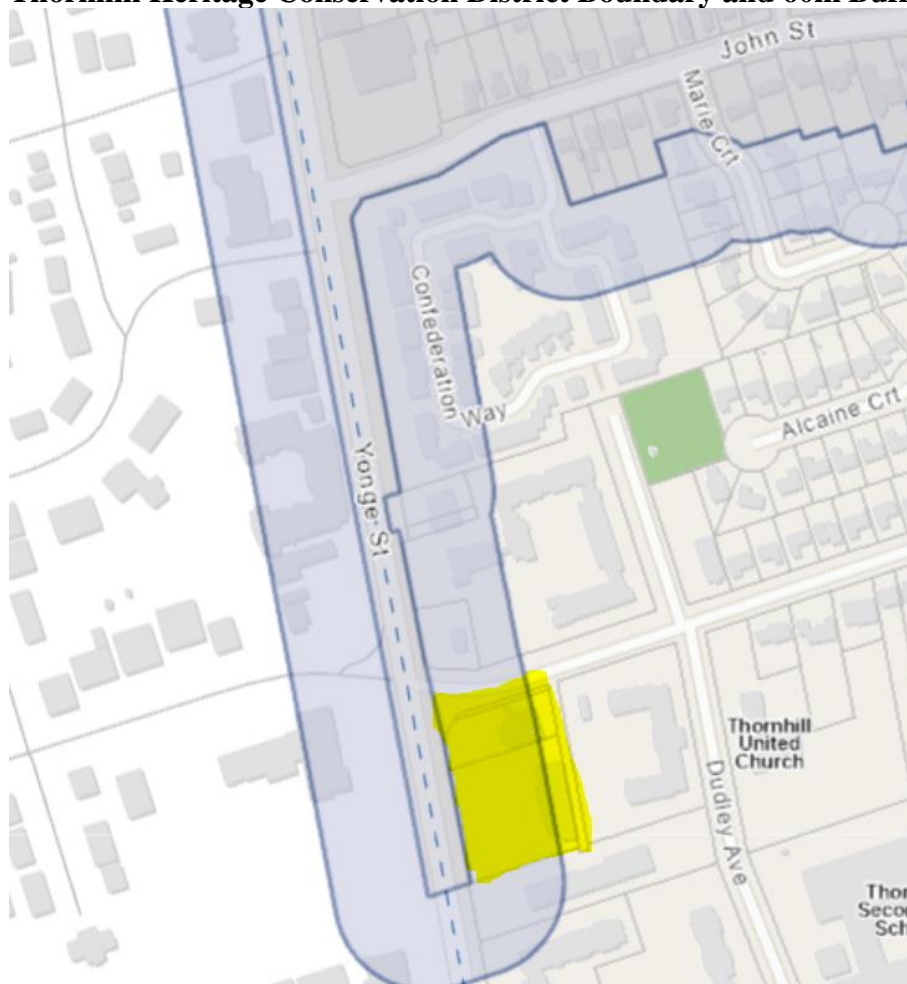
Attachment A

Context and Aerial Maps– 7529 and 7509 Yonge Street



Attachment B

Thornhill Heritage Conservation District Boundary and 60m Buffer



Buffer boundary is light blue; yellow highlight is the proposed development

Attachment C – Views



View from Yonge Street looking east at Octagon Steakhouse and Farmer's Market building (Google Maps 2021)



Farmer's Market (Google Maps 2023)



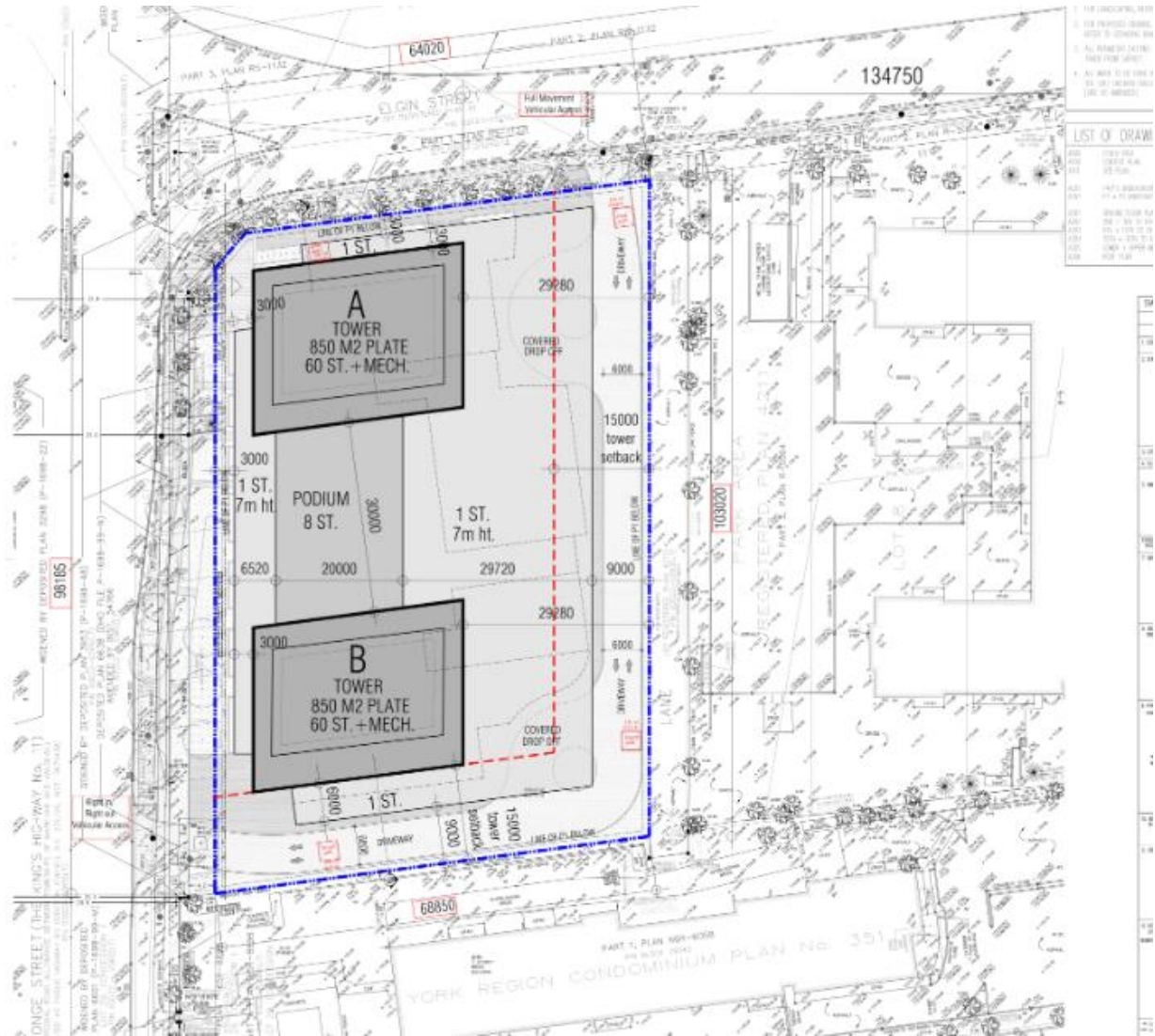
Restaurant- Octagon Steakhouse (Google Maps 2023)



West Side of Yonge (City of Vaughan), Thornhill Public School (Google Maps)

Attachment D

Proposed Site Plan and Elevation





PROPOSED MIXED USE DEVELOPMENT
7509-7529 YONGE STREET
 GRMADA HOLDINGS INC.

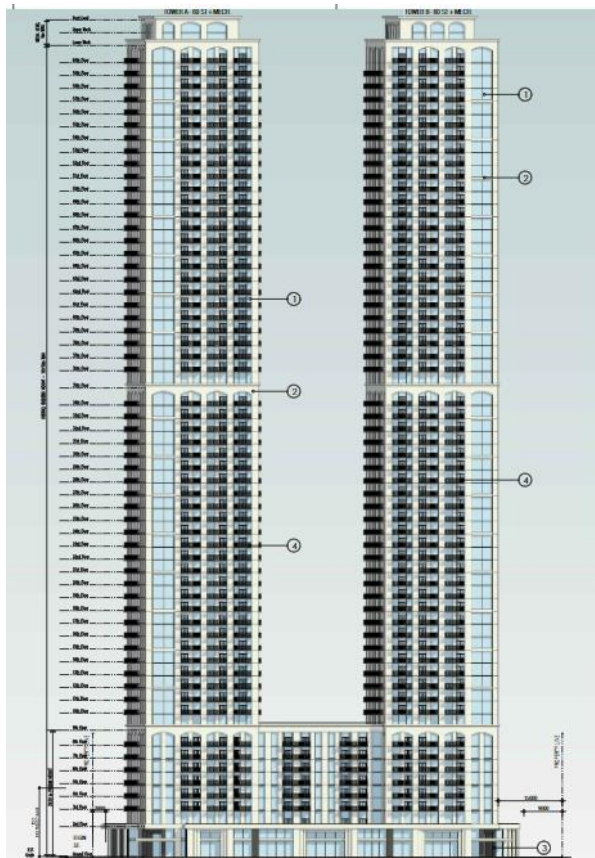
MARKHAM

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MATERIALS LEGEND	
1	VISION GLASS - CLEAR
2	LIME STONE - WHITE
3	LIME STONE - CHARCOAL
4	METAL BALCONY

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DATE: 01/11/2023
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 CHECKED BY: J. CORAZZA
 SCALE: 1/8" = 1'-0"

Issued for circulation

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 ARCHITECTS

7509-7529 YONGE STREET
 WEST ELEVATION

DATE: 01/11/2023
 DRAWN BY: J. CORAZZA
 CHECKED BY: J. CORAZZA
 SCALE: 1/8" = 1'-0"

1/2" = 1'-0" A404



Aerial View looking North East



Pedestrian View looking North East

