

SUBJECT: **RECOMMENDATION REPORT**
Stiver Lane Inc.
Proposed Official Plan and Zoning By-law Amendments and Site Plan Control applications for a detached four storey residential building and a commercial addition to an existing heritage building, 206 Main Street Unionville Ward 3

FILES: OP 17 170770, ZA 17 170770 & SC 17 170770

PREPARED BY: Peter Wokral, Heritage Conservation Planner ext. 7955

REVIEWED BY: Regan Hutcheson, MCIP, RPP, Manager of Heritage Planning ext. 2080

RECOMMENDATION:

- 1) That the report dated June 25, 2018 titled "RECOMMENDATION REPORT, Stiver Lane Inc., Proposed Official Plan and Zoning By-Law Amendments and Site Plan Control application for a detached four storey residential building and commercial addition to an existing heritage building, 206 Main Street Unionville, Ward 3, File Nos. OP/ZA/SC 17 170770." be received;
- 2) That the record of the Public Meeting held on May 22, 2018 regarding the applications for approval of Official Plan and Zoning By-law Amendments related to the Site Plan Control application submitted by Stiver Lane Inc. be received;
- 3) That the Official Plan Amendment application submitted by Stiver Lane Inc. to amend the 2014 Official Plan be approved, and that the draft Official Plan Amendment attached as Appendix 'A' be finalized and enacted without further notice;
- 4) That the Zoning By-law Amendment application submitted by Stiver Lane Inc. to amend Zoning By-law 122-72, as amended, be approved and that the draft By-law attached as Appendix 'B' be finalized and enacted without further notice;
- 5) That the Site Plan Control application as submitted by Stiver Lane Inc. seeking permission to construct a new four storey residential building and a one and one half storey commercial addition to the rear of the Stiver House be endorsed in principle, subject to the conditions attached as Appendix 'C';
- 6) That site plan approval be delegated to the Director of Planning and Urban Design or their designate, not to be issued prior to the execution of a site plan agreement;

-
- 7) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
 - 8) That Council assign servicing allocation for up to 14 residential units for the proposed development by Stiver Lane Inc.;
 - 9) That as per the recommendation of Heritage Markham, the Part IV designation By-law protecting the Stiver House be amended to identify certain interior architectural features as heritage attributes, including but not limited to, doors and trim work;
 - 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This Report recommends approval of the Official Plan and Zoning By-law amendment applications submitted by Stiver Lane Inc. in support of their proposal to redevelop the property located at 206 Main Street Unionville. The property is occupied by the historic Stiver House which was constructed in 1829 and is designated under Part IV and V of the Ontario Heritage Act. The applicant has also submitted a Site Plan Control application in support of their plans to demolish the existing 1980's addition attached to the rear of the Stiver House and replace it with a 1 ½ storey commercial addition, and to construct a new four storey detached residential building at the rear of the property comprised of 14 residential units and two levels of underground parking. The proposed residential building employs the historic Second Empire architectural style with its characteristic Mansard roof, in part to accommodate certain environmentally sustainable features.

The Official Plan Amendment is required to permit a four storey building and the Zoning Amendment application is required to permit a 15.2 m high building having no commercial uses located on the ground floor. The proposed Zoning By-law amendment also includes site specific development standards required to permit the proposed development.

Although the proposed residential building does not strictly conform to the Unionville Main Street Community Vision Plan and the Draft Unionville Commercial Core Pattern Book with regards to the proposed height and building footprint, staff supports the proposed Official Plan and Zoning Amendment to permit a four storey building due to the proposed location and orientation of the building on the subject lot.

Despite supporting the general height and massing of the proposed residential building, staff is still cooperatively working with the applicant on revisions to the architectural design of the building to make it more compatible with the existing heritage buildings of Main Street Unionville in terms of materials and architectural detailing, and has therefore recommended that the Site Plan application be endorsed in principle subject to certain

conditions, delegating final review and approval to the Director of Planning and Urban Design.

PURPOSE:

This report recommends that Council approve the Official Plan and Zoning Amendment applications submitted by Stiver Lane Inc. and that Council endorse in principal the Site Plan Control application submitted by Stiver Lane Inc. and delegate final approval of the application to the Director of Planning and Urban Design or his designate.

BACKGROUND:

The 0.216 ha (0.53 acre) subject property is known municipally as 206 Main Street Unionville, and is located immediately south of the Crosby Memorial Community Centre/Arena near the intersection of Main Street Unionville, and Carlton Road (See Figure 1-Location Map) The property is also located within the boundaries of the Unionville Heritage Conservation District and is occupied by the historic Stiver House constructed in 1829, and individually designated under Part IV of the Ontario Heritage Act in 1978. The Stiver House is identified as a Class 'A' building in the Unionville Heritage Conservation District Plan, which means it is a building of major importance to the District (see Figure 2-Photograph of the Stiver House).

Surrounding land uses include the Crosby Arena and Community Centre, Curling Club and Varley Art Gallery to the north, the playground of Parkview Public School to the west, Jakes on Main restaurant and patio to the south, and the other retail, restaurants, and business offices that make up Main Street Unionville (See Figure 3- Aerial Photograph).

PROPOSAL

Stiver Lane Inc. has submitted Official Plan and Zoning amendment applications as well as a Site Plan Control application in support of its proposal to demolish the existing non-heritage addition made to the rear of the Stiver House in the 1980's, and to replace it with a new 1 ½ storey, 212.58 m² (2,288.26 ft²) commercial addition, and to construct a new four storey, 2,962.20 m² (31,885.90 ft²) residential building, composed of 14 condominium units, with two storeys of underground parking, at the rear of the property.

The proposed number of units represents a density of 65 units per hectare and requires the provision of 33 parking spaces for the proposed residents, visitors, retail customers and employees. A total of 38 parking spaces has been provided with 11 at-grade and 27 located in the underground parking area.

The proposed addition to the Stiver House reflects the vernacular, frame, one and one half storey, gabled roof, historic buildings of the commercial core, while the four storey residential building employs the Second Empire architectural style used for the historic Queen's Hotel, (See Figure 4- Photograph of the Architectural Model of the Proposed Re-development, Figure 5- Proposed Site Plan, and Figure 6 Proposed- Elevations).

The residential building is intended to be a net zero building through numerous sustainable features including roof-top solar panels.

OFFICIAL PLAN AND ZONING

Current Official Plan

The subject lands are designated “Mixed Use Heritage Main Street” in the 2014 Official Plan, as partially approved on November 24, 2017 and further updated on April 9, 2018. This designation permits a wide range of commercial/retail uses and multi-storey residential buildings. The Official Plan 2014 also contains site specific policies for the Unionville Heritage Centre to ensure that compatible infill development will enhance the District’s heritage character and complement the area’s village-like, human scale of development. The height of buildings is limited to 2 storeys.

The proposed Official Plan Amendment seeks to permit a maximum building height of four storeys (See Appendix ‘A’).

Existing Zoning

The subject land is zoned Heritage Main Street (HMS) under By-law 122-72 which permits a range of retail uses compatible with a historic main street environment, but limits the maximum height of a building or structure to 10.7 metres which effectively limits the heights of buildings to 2-3 storeys (See Figure 7 Area Context and Zoning). The Zoning By-law also only permits dwelling units in the same building in conjunction with any of the other permitted retail/commercial uses.

The proposed Zoning By-law Amendment seeks to increase the maximum permitted building height from 10.7 m to 15.2 m, to permit the construction of the proposed four storey residential building and to permit an entirely residential use within the building. The amendment also provides for a maximum building coverage of 45% and a minimum setback along the rear property line for landscaped open space (See Appendix ‘B’).

RELEVANT PLANS

Unionville Main Street Community Vision Plan

In 2015, Council endorsed in principle, the Unionville Main Street Community Vision Plan which is to be implemented through a future Secondary Plan and architectural pattern book. The Vision Plan envisioned 2 to 3½ storey buildings with traditional gabled roofs, of irregular massing and form, intended to be complementary to the scale and forms of the existing heritage buildings of Main Street. The Vision Plan also anticipates a primarily pedestrian right-of-way at the rear of the properties on the west side of Main Street (See Figure 8).

Draft Unionville Commercial Core Pattern Book

The draft Unionville Commercial Core Pattern Book was presented to the Development Services Committee on April 16, 2018. This document provides direction and guidelines intended to implement the Community Vision Plan through the appropriate location, form, massing, height and architectural style of new infill commercial and residential development on Main Street. The objective of the document is to ensure that the form,

massing, and architecture of individual new buildings (which the Vision Plan promotes as multi-unit, 3 to 3½ storeys) and their surroundings will be compatible with, and not diminish the existing cultural heritage resources and the historic character of the area.

One of the features of this document is the provision of a secondary vehicular/pedestrian access at the rear of the properties on the west side of Main Street intended to provide for servicing, waste collection, and a possible alternative vehicular route when Main Street is closed for annual festivals (See Figure 9-Excerpt from Unionville Architectural Pattern Book related to the subject property). The Development Services Committee has deferred consideration of the document pending further stakeholder consultation.

Unionville Heritage Conservation District Plan

The Unionville Heritage Conservation District Plan was implemented in 1998 and contains policies and guidelines intended to conserve existing heritage resources and foster new development that is complementary to the heritage character of the area in terms of scale, massing, form, materials and architectural style. It is recommended in the District Plan that new commercial buildings should reflect the typical gable ended, 1½ -2 storeys height, wooden storefront design of traditional Unionville commercial structures. The District Plan did not anticipate the scale and form of residential intensification being promoted for the commercial core by the Community Vision Plan. For that reason, the Unionville Commercial Core Architectural Pattern Book was commissioned.

APPLICATION PROCESS AND NEXT STEPS

- The applications were submitted on December 8, 2017 and deemed complete on January 18, 2018;
- The applications were reviewed by the Heritage Markham Committee on April 11, 2018;
- The Preliminary Report was received by the DSC on April 30, 2018 followed by the Statutory Public Meeting on May 22, 2018;

Next Steps:

- Approval of Official Plan and Zoning By-law Amendments by the Development Services Committee and Council;
- Endorsement in principle of the Site Plan application by the Development Services Committee;
- Issuance of Site Plan Endorsement by Staff;
- Execution of Site Plan Agreement and Issuance of Site Plan Approval;
- Submission of Condominium application.

PUBLIC CONSULTATION AND HERITAGE MARKHAM COMMENTS:

Statutory Public Meeting

The Statutory Public Meeting was held on May 22, 2018. Comments made by residents at the Public Meeting and when the Preliminary Report was reviewed by DSC are summarized below.

- The proposed development is a significant departure from the Unionville Main Street Community Plan in terms of the proposed scale, massing and height of the residential building, and will set an undesirable precedent for future developments

located in behind the existing commercial buildings on the west side of Main Street;

- The height of the proposed residential building does not maintain the existing small village character of Unionville that has been protected and preserved by the residents of Unionville;
- The proposed development represents a welcome investment for a property which has been vacant and poorly maintained for the last few years despite being higher and larger in scale than what was hoped for in the Unionville Main Street Community Vision Plan;
- The new residents of the proposed development will help re-invigorate the retail activity of Main Street Unionville;
- The new residents of the proposed development will contribute to more traffic congestion in the immediate area;
- The developer's desire to incorporate sustainable design elements into a heritage style building was praised;
- The construction of the proposed development should be undertaken in the winter months with restrictions on the hours of work so as not to negatively impact the business activities of neighbouring properties during their busiest times.

Heritage Markham

At the Heritage Markham Meetings of April 11th and May 9th, the following recommendations were made by the Committee:

- No objection to the proposed Official Plan and Zoning By-law amendments to permit a 4 storey residential building not having commercial units on the ground floor;
- Approval in principal of the proposed four storey residential building but for the applicant to continue to work with Heritage Section Staff to make revisions designed to reduce the impact and height of the proposed Mansard roof, and to employ more historically authentic architectural details;
- No objection to the demolition of the existing 1980's additions to the Stiver House or the proposed 1½ storey addition to the Stiver House;
- Designation of certain interior features of the Stiver House;
- Planting of drought tolerant and native plants to support Monarch butterflies and pollinators.

OPTIONS/ DISCUSSION:

Comments and concerns expressed at the Statutory Public Meeting and by Heritage Markham have been addressed by the applicant in the following way:

- The overall height of the proposed residential building has been lowered by reducing the floor to floor heights of the top three storeys from 3.65m (12 ft.) to 3.45m (11.3 ft.) for a net reduction of 2 ft. Although the building is a half storey higher than recommended by the Unionville Main Street Community Vision Plan, it is located to the rear of the property

which mitigates the impact of its height, and it is not located in a portion of the property where Building Height Restriction Lines of the Draft Unionville Commercial Core Pattern Book seeks to limit buildings to a maximum of two stories in height.

- The Traffic Study for the project notes that proposed residential building will add 14 residential units to Main Street which will only contribute to a modest amount of vehicular traffic to Main Street.
- The owner of the property has met with Heritage Section staff to discuss revisions to the exterior details of the residential building designed to improve the historical authenticity of the building so that it will better complement the existing historic streetscape of Main Street Unionville. These changes can be approved by the Director of Planning and Urban Design through delegation of final approval to the Director or his designate;
- The landscape plan shows extensive foundation planting of native species around the Stiver House which will showcase Monarch and pollinator friendly plantings to the public.

The Site Plan is appropriate in principle

Land Use

The proposed development offers a mix of land uses which provides for commercial uses adjacent to the main street and residential uses to the rear of the property. This complies with the land use objectives of the Official Plan 2014 for this specific area which promote maintaining a strong commercial presence along Main Street Unionville by providing for:

- A pedestrian oriented, shopping/dining/cultural experience serving both the local neighbourhood and the wider Markham community in the form of a historic village commercial area; and
- Predominantly retail uses at-grade to maintain animation and pedestrian activity and interest at the street level.

The development also acknowledges the Official Plan 2014 policies for Mixed Use Heritage Main Street areas which supports opportunities, where appropriate, for stand alone residential buildings which do not impede the rhythm and flow of the pedestrian experience at grade.

Built Form and Architectural Design

At four storeys tall, the proposed residential building is a half storey higher than the maximum recommended height for new buildings in the Unionville Main Street Community Vision Plan. The height of the main mass of the building has been reduced by 2 ft. through the reduction of the floor to ceiling heights of the top three storeys. However, the Draft Unionville Commercial Core Pattern Book recommends that if a Mansard roof is to be employed, that buildings should be limited to 3 storeys in height, with the third floor contained within the roof, and that the floor area of the third storey be

limited to no more than 75% of the area of the floor below. These recommendations are intended to foster the authentic proportions and details of 19th century Mansard roofs, and to discourage developers from adding extra stories to buildings claiming the top storey to be only a half storey because it is contained within a roof structure, when there is no difference between the volume of the floor below.

The proposed building footprint of 7,971 ft² (740.55m²) is still more than double the maximum 3,750 ft² (348.0m²) recommended by the Draft Unionville Commercial Core Pattern Book. However, the larger scale of the residential building is mitigated through subtle changes in the wall plane, and the height of roof eaves, which break the facades into distinct bays. Positioning the building at the rear of the property, having the narrowest façade face Main Street also helps mitigate the larger scale and impact of the building.

The design of the residential building also incorporates a prominent corner tower/pavilion which takes advantage of an important vista of the property from Main Street identified in the Unionville Commercial Core Pattern Book.

Staff continues to cooperatively work with the applicant on improving the proportions and architectural details of the proposed residential building so that it better relates to the historic materials and building traditions of Markham and Unionville. By recommending that final review of the site plan application and design elements be delegated to the Director of Planning and Urban Design, staff will continue to work with the applicant over the summer to achieve a design that will set the bar high for future redevelopments and reinforce the “sense of place” created by the existing heritage buildings of Main Street Unionville. The applicant is agreeable with this course of action.

Waste Management

The applicant has addressed the concerns of Waste Management by revising the Site Plan to provide a minimum pavement width of 6.0m, a minimum centerline radius of 12.0m and providing a means for the waste collection truck to turn around on-site without having to back the vehicle into pedestrian and vehicular traffic on Main Street. Waste from the residential building will be collected by the City, while waste produced by the commercial building will be collected privately.

Currently, there are two concrete pads along the front of the property on which municipal waste and recycling containers for public use have been located. These features are on the subject property apparently without any formal agreement between the City and owner. Operations would like to keep these containers in place, and the City's Legal Department has advised that an easement over, or acquisition of the required land to permit their retention can be included as a condition of Site Plan Approval. The applicant has indicated that he has no objection to satisfying this requirement for the units adjacent to the arena, but the units between 202 and 206 Main Street needs to be removed to address driveway access.

Amenity Areas/ Cash-in-lieu of Parkland

The proposed residential development provides an amenity area in the form of an outdoor terrace for each residential unit. Due to the small size of the property, parkland is not proposed on the site. The owner will be required to provide the appropriate amount of cash-in-lieu of parkland for the proposed development, which will be calculated by City staff based on a rate of one hectare per 500 units, the value of which is determined through a land value appraisal. Payment of cash-in-lieu of parkland will be required as a condition in the site plan agreement (see Appendix 'C'). The subject property is within walking distance of several parks which surround the adjacent Crosby Arena, Toogood Pond, and the Bandstand.

Tree Preservation

Although the redevelopment of the property will necessitate the removal of all existing trees on the property, the site plan agreement will require appropriate compensation and the planting of new native trees. The owner is strongly committed to replanting trees on site and has offered to plant trees on the Parkview Public School playground to create a privacy buffer between the school and residents of the building and a green backdrop for the new development, to which school officials are supportive of.

Snow Storage

The parking area between the Stiver House addition and the new residential building and driveway will be heated to address snow accumulation.

Sustainability

The developer has earned a reputation for the construction of buildings that surpass the highest LEED standards for environmental sustainability and the proposed sustainability measures such as roof top solar panels do not conflict or detract from the proposed heritage architectural style of the building. The owner plans to implement the following sustainability measures:

- Graphite infused insulated concrete forms;
- Geothermal ground source heating and cooling;
- Solar parking lot lighting;
- Electric car charging stations;
- Bicycle parking;
- Energy monitors for each living unit;
- Collection and sorting of all construction waste;
- LED lighting in common areas;
- On demand tank-less water heaters;
- Triple glazed windows;
- Low flow toilets and showers;
- Energy efficient appliances;
- Thermography to monitor the building's energy performance;
- Post construction energy monitoring; and
- Rain water recycling.

Vehicular and Pedestrian Circulation

The concept of providing a secondary vehicular and pedestrian access at the rear of the property for fire, waste management, and delivery vehicles has not been pursued. Reserving land at the rear of the property for this purpose restricts development of the site, and would only be of value if the Crosby Arena land to the north is re-developed in the future to provide a connection with Carlton Road. Given that the City has no plans in the near future to re-develop the Crosby Arena, and the proposed vehicular access route at the rear of the property was raised as a potential safety concern by the parents of children attending Parkview Public School, staff is now considering alternate options. An option being pursued is a midblock secondary pedestrian and vehicular access which would better serve the existing commercial buildings on Main Street, and divide the properties on the West Side of Main Street in half, providing development opportunities where it has the least impact on the existing character of Main Street.

The owner is supportive of including a provision in the site plan agreement that would require the future closure of the existing driveway, if requested by the City, in order to better integrate this development with future development proposals to the south, such as connecting to potential laneways and utilizing other access routes to Main Street. In anticipation of potential future development of the City property to the north, the owner has provided a potential driveway connection from the subject site's surface parking area to the arena property along the north property boundary.

The owner is also agreeable to working with the City to upgrade and enhance the pedestrian walkway opportunities between the north side of the property and the south side of the arena building with an appropriate surface treatment, lighting and removing the fencing between the two properties. This could provide further connectivity between Main Street and the recreational and open space lands to the rear of the arena. The removal of the fence along the north boundary would also provide an enhanced environment connecting the Stiver House with the Unionville cenotaph parkette.

Warning Clauses

As per Council direction of May 22, 2018 regarding matters which could be disruptive to building residents, notice will be provided, through the registered site plan agreement, as well as through required clauses to be included in the Purchase and Sale Agreement and if possible in the condominium declaration, and other condominium documents advising purchasers, tenants and owners that:

- There will be road closures on Main Street Unionville, from time to time, one or more times during the year, which will prevent vehicular access to and from Main Street from this property;
- There will be continuing and potentially escalating noise from abutting properties including the municipal arena and sports fields, the school yard and commercial businesses; and
- There may be a future secondary vehicular access route through the at-grade parking area on the property when and if neighbouring properties to the north and south are redeveloped.

The owner has agreed to these requirements.

Relationship with Parkview Public School

The administration and parents of children attending Parkview Public School expressed concerns about the safety of students during the construction phase of the new development and about the proximity of a potential secondary vehicular access adjacent to the school playground. Planning Staff arranged a meeting on May 4, 2018 with representatives of Parkview Public School, the York District School Board, City Planning, Building and By-law Enforcement staff, and the Developer to discuss these concerns.

The owner assured the representatives of Parkview Public School that there would be no crane swing over the school playground, as a crane was not required to construct the residential building, that 8 foot high solid hoarding would be installed between the construction site and the school to prevent students from accessing the property, and that all construction access and deliveries to the site would be through Main Street and not from school property. City Building Department Staff informed school representatives that the Building Code Act would require a construction fence a minimum of 1.8m (6 ft.) high, but that the City could not regulate noise or dust during construction. City By-law Enforcement staff noted that construction activities would be limited to the hours of 7 a.m.-7 p.m. Monday to Friday and 9 a.m.-5 p.m. on Saturdays.

Staff continue to work with the applicant and school board officials on the design treatment of a new fence between the two properties. The design of the fence will set the standard for any future fencing requirements that may be introduced as properties to the south redevelop.

Construction Schedule

The owner has indicated that the construction schedule will be respectful of the existing businesses on Main Street, and is proposed to be targeted for the 2018-19 off-season with exterior construction completed prior to the 2019 summer season. The owner has also been requested to ensure that construction vehicles access and depart the property from the north using Carlton Road to avoid having these vehicles use Main Street south of the property which would have a greater impact on the historic residential and commercial areas.

Public Art

It is appropriate to consider a public art contribution through Section 37 for the proposed development. Staff will be further consulting with the owner and any contribution would be a condition of the site plan agreement.

Heritage Building

The Stiver House is being retained and incorporated into the development proposal. Staff has no objection to the demolition of the existing modern additions currently attached to the Stiver House. The property is individually designated by municipal by-law pursuant to the Ontario Heritage Act which addresses exterior features. As one of the oldest buildings in the municipality, there are also a number of interior features such as trim

work and doors which are of significance and should be protected for future generations. The owner is supportive of the amendment to the designation by-law to address these features. The owner also proposes to enhance the vegetation and landscape treatment around the building's foundation and to construct a low retaining wall which will help reduce the existing exposure of the building's foundation and provide an opportunity for public seating. This will necessitate the removal of the existing front yard white picket fence.

Staff support the proposed form, scale and massing of the new commercial addition to the west of the Stiver House, but have recommended simplification of the window treatment.

Transportation and Parking

Traffic Impacts

A traffic impact study was submitted which indicated that the proposed development, including the 14 residential units, would have no discernable impact.

Access and Parking

Access to the development is provided by the existing driveway leading to the surface parking lot and the entrance to the residential building. It would have been preferable from a design perspective and as per the Vision Plan to have combined this driveway with the adjacent driveway at 202 Main Street ("Jakes") to avoid having two separate driveways off Main Street, but the adjacent owner was not interested.

The proposed development is providing the required commercial parking spaces at-grade and the residential parking spaces within the proposed condominium building. In total for the entire site, 33 parking spaces are required and 38 spaces are being provided. The overall provision of parking is considered to be acceptable. At-grade parking and the underground parking garage door will be generally screened by the Stiver House/Addition and landscaping.

Fire Services has indicated that it would be able to provide emergency response to the proposed residential building using the current driveway and parking lot configuration.

Transportation Demand Management (TDM)

TDM initiatives will be provided by the applicant including but not limited to:

- Information packages and PRESTO cards;
- An electronic display device;
- Bulletin board;
- Bicycle storage signage;
- One information session with YR/YRT staff and residents

These measures will be addressed in the site plan agreement (Appendix 'C')

CONCLUSION

Planning staff recommends approval of the Official Plan and Zoning By-law amendments attached as Appendix 'A' and 'B' respectively which will permit the construction of the proposed four storey residential building. Planning Staff would still like to achieve minor

revisions to the proportions, materials and architectural detailing of the residential building intended to improve the authenticity and compatibility of the proposed building with the existing heritage buildings and historic character of Main Street Unionville. Therefore staff recommends that the site plan application be endorsed in principle subject to the conditions attached as Appendix 'C' and site plan approval be delegated to the Director of Planning and Urban Design not to be issued prior to the execution of a site plan agreement.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

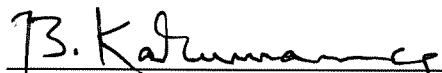
Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

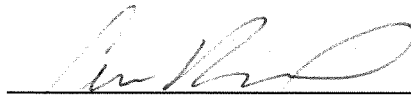
The proposed applications have been reviewed in the context of the City's Strategic Priorities of managing growth, and protecting and respecting the built and natural environment to ensure a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

These application have been circulated to various departments and external agencies. Requirements of the City and external agencies will be reflected in the Site Plan Agreement.

RECOMMENDED BY:

Biju Karumanchery, RPP, MCIP
Director, Planning and Urban Design



Arvin Prasad, MPA, RPP, MCIP,
Commissioner of Development
Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Photograph of Stiver House
- Figure 3: Aerial Photograph 2015
- Figure 4: Artist Rendering of Proposed Re-development
- Figure 5: Proposed Site Plan
- Figure 6: Proposed Elevations
- Figure 7: Area Context and Zoning
- Figure 8: Excerpt from Unionville Main Street Community Vision Plan
- Figure 9: Excerpt from Draft Unionville Commercial Core Pattern Book

Appendix 'A': Draft Official Plan Amendment

Appendix 'B': Draft Zoning By-law Amendment

Appendix 'C': Site Plan Conditions

AGENT:

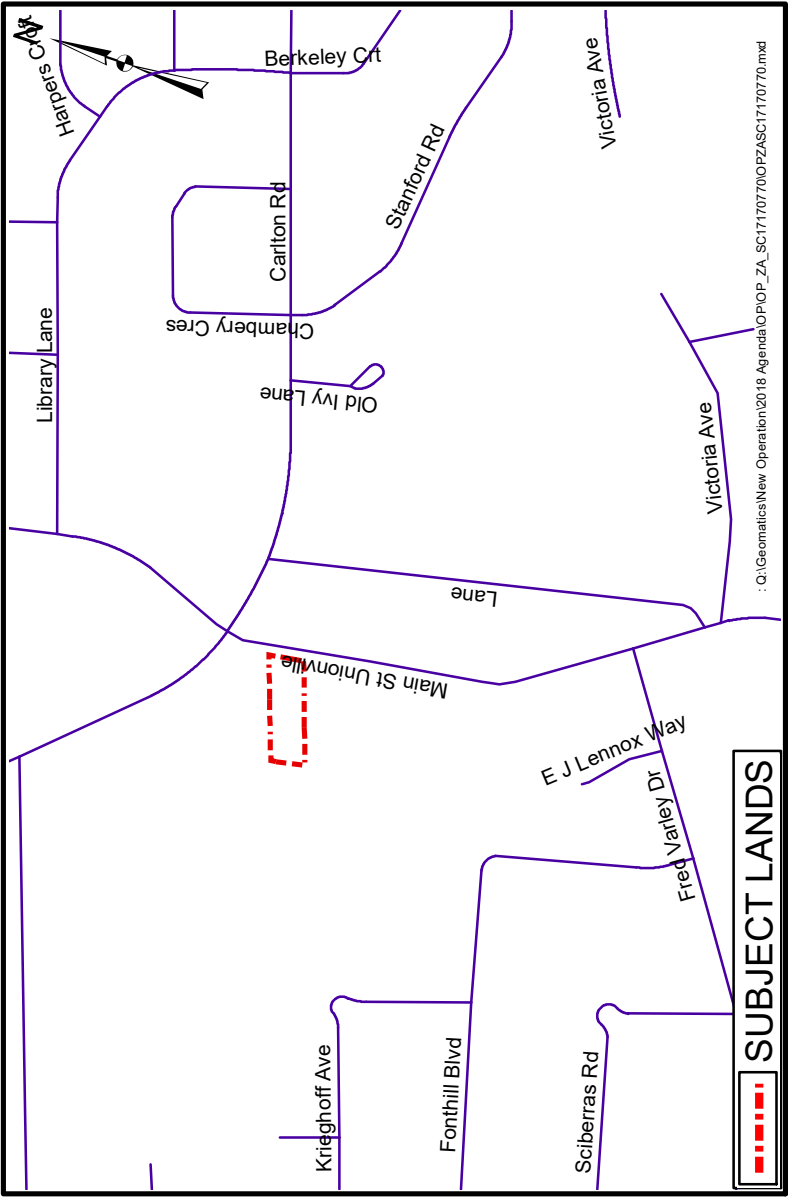
Katelyn Hoover

Ledgemark Homes Inc.

7800 Kennedy Road, Unit 107

Markham ON, L3R 2C7

Tel. (905) 479-6446 ext. 301





STIVER HOUSE

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE

FILE No: OP_ZA_SC17170770(PW)



Drawn By:DD

Checked By:PW

: Q:\Geomatics\New Operation\2018 Agenda\OP\OP_ZA_SC17170770\OPZASC17170770.mxd

DATE: 04/19/18

FIGURE No. 2



: Q:\Geomatics\New Operation\2018 Agenda\OP\OP_ZA_SC17170770\OPZASC17170770.mxd



AIR PHOTO 2017

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE

 SUBJECT LANDS

FILE No: OP_ZA_SC17170770(PW)

DATE: 04/19/18

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:PW

FIGURE No. 3



: Q:\Geomatics\New Operation\2018 Agenda\OP\OP_ZA_SC17170770\OPZASC17170770.mxd

ARCHITECTURAL MODEL FROM MAIN STREET

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE

FILE No: OP_ZA_SC17170770(PW)

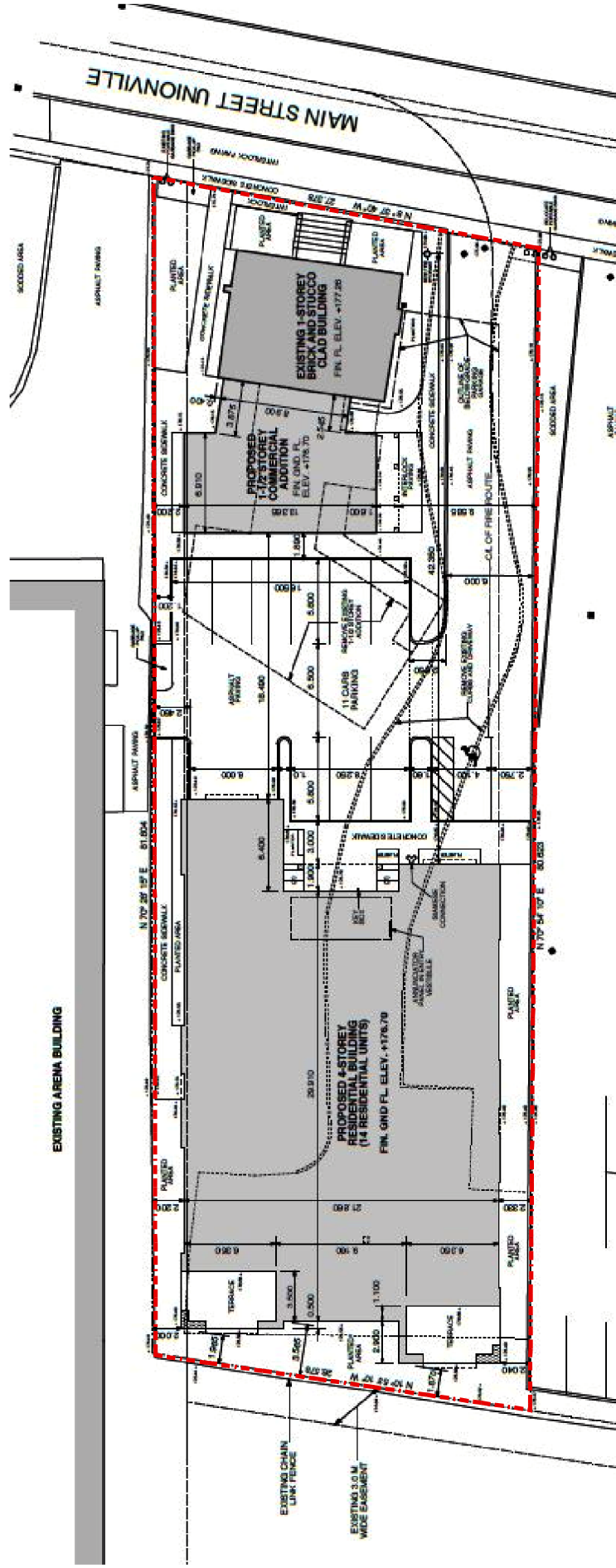


Drawn By:DD

Checked By:PW

DATE: 04/19/18


FIGURE No. 4



SITE PLAN

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE

 SUBJECT LANDS

: Q:\Geomatics\New Operation\2018 Agenda\OPIOP_ZA_SC17170770\OPZASC17170770.mxd

FILE No: OP_ZA_SC17170770(PW)

DATE: 04/19/18

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

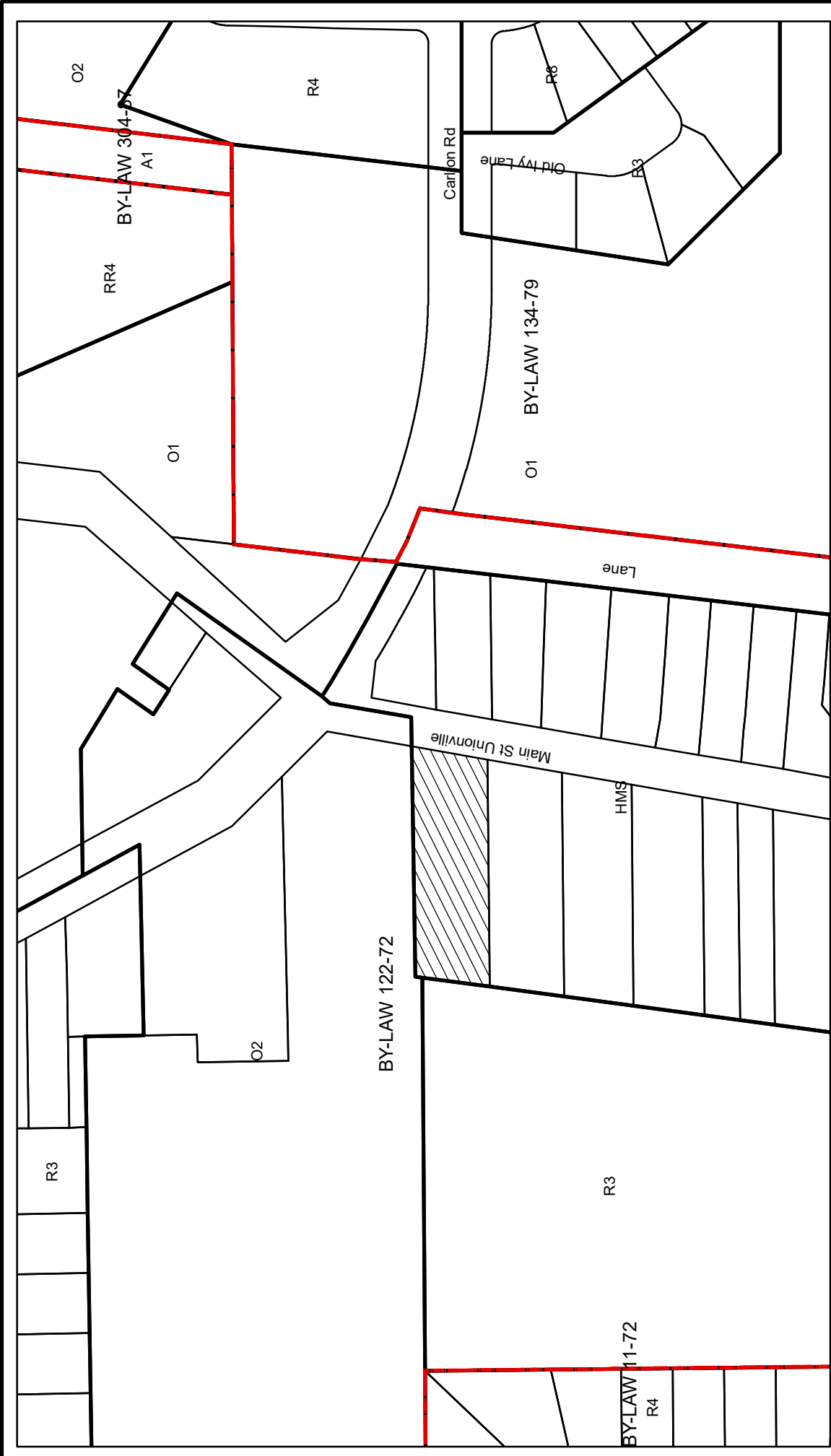
ELEVATIONS

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE

FILE No: OP_ZA_SC17170770(PW)

DATE: 04/19/18



: Q:\Geomatics\New Operation\2018 Agenda\OPIOP_ZA_SC17170770\OPZASC17170770.mxd

AREA CONTEXT/ZONING

APPLICANT: STIVER LANE INC.
260 MAIN STREET UNIONVILLE

 SUBJECT LANDS

FILE No: OP_ZA_SC17170770(PW)

DATE: 04/19/18



: Q:\Geomatics\New Operation\2018 Agenda\OP\OP_ZA_SC17170770\OPZASC17170770.mxd

EXCERPT FROM THE UNIONVILLE MAIN STREET COMMUNITY VISION PLAN

APPLICANT: STIVER LANE INC.
260 MAIN STREET UNIONVILLE

FILE No: OP_ZA_SC17170770(PW)



: Q:\Geomatics\New Operation\2018 Agenda\OP\OP ZA SC17170770\OPZASC17170770.mxd

EXCERPT FROM DRAFT UNIONVILLE COMMERCIAL CORE PATTERN BOOK

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE

FILE No: OP_ZA_SC17170770(PW)

DATE: 06/19/18

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:PW

FIGURE No. 9

APPENDIX 'A' - Draft Official Plan Amendment

OFFICIAL PLAN
of the
CITY OF MARKHAM PLANNING AREA
AMENDMENT NO. XXX

to amend the Official Plan (Revised 2014), as amended
to incorporate Amendment No. XXX

STIVER LANE INC.
206 MAIN STREET UNIONVILLE

(_____, 2017)

OFFICIAL PLAN
of the
MARKHAM PLANNING AREA
AMENDMENT NO. XXX

To amend the Official Plan (Revised 2014), as amended to incorporate Amendment No. XXX.

This Official Plan Amendment was adopted by the Corporation of The City of Markham, By-law No. _____ - _____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended on the _____ day _____ 2017.

Mayor

Town Clerk

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW No. _____

Being a by-law to adopt Amendment No. XXX to the Markham Official Plan (Revised 2014), as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the Town of Markham Official Plan (Revised 2014), as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof:

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS _____ DAY OF _____, 2017.

TOWN CLERK

MAYOR

CONTENTS

PART I – INTRODUCTION

1.	GENERAL.....	1
2.	LOCATION.....	1
3.	PURPOSE.....	1
4.	BASIS.....	1

PART II – THE OFFICIAL PLAN AMENDMENT

1.	THE OFFICIAL PLAN AMENDMENT.....	X
2.	IMPLEMENTATION AND INTERPRETATION.....	X

PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. XXX)

PART I INTRODUCTION

1.0 GENERAL

- 1.1 PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2 PART II - THE OFFICIAL PLAN AMENDMENT, constitutes Amendment No. XXX to the Official Plan (Revised 2014), as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

The Amendment to the Official Plan applies to the lands located at 206 Main Street Unionville.

3.0 PURPOSE

The purpose of this Amendment is to recognize the existing heritage residential dwelling on site, as well as permit the use of the property as a residential infill site, and allow for an expansion of the exiting structure to include a larger commercial use.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Amendment recognizes the growing demand in the City of Markham and the eastern GTA, for residential infill development, which has been anticipated in the historical Main Street Unionville area, by the City. The Amendment also recognizes that the new development must respect and preserve the existing heritage of the area, but will also make use of underutilized lands in the Unionville community.

This proposal will attract investment and new residents to Unionville. Permitting the proposed use will begin a transition in the Unionville neighbourhood to make use of underutilized heritage sites, while respecting the existing character of the area, thus following and making use of the policies outlined in the Main Street Unionville Precinct Master Plan.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Proposal is to increase the height limit from 2-storeys to 4-storeys. Schedule “A” illustrates where a 4-storey building is to be constructed on the property.

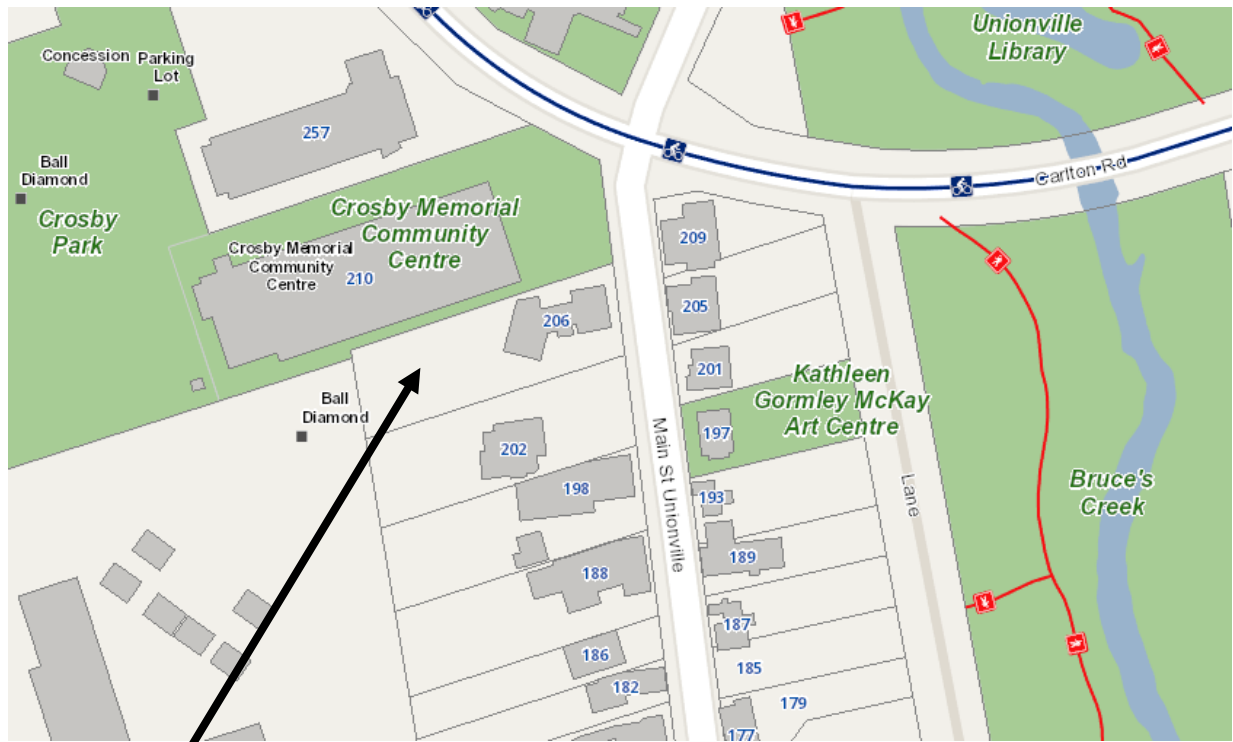
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law in conformity with the provisions of this Amendment.

This Amendment to the Official Plan (Revised 2014), is exempt from the approval by the Region of York. Following adoption, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment.



Proposed 4-storey building at the westerly portion of the property

OFFICIAL PLAN AMENDMENT No. XXX

CITY OF MARKHAM OFFICIAL PLAN (REVISED 2014) AS AMENDED

Q:\Development\Heritage\PROPERTY\MAINSTU\206\APPENDIX 'A'.docx

THE CORPORATION OF THE CITY OF MARKHAM

By-law No. 2018 - XXX

A by-law to amend the Zoning By-law 122-72, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. Zoning By-law 122-72, as amended, be and the same is hereby further amended as follows:

14.3 (d) Notwithstanding any other provisions of this By-law, the following provisions shall apply to the lands denoted on the schedule 'A' to this By-law, known as 206 Main Street, Unionville. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

- i) Notwithstanding the requirements of Section 14.1, DWELLING UNITS may be permitted in a BUILDING without any other uses.
- ii) Notwithstanding the requirements of Section 14.4, the following provisions apply:
 - a) MAXIMUM LOT COVERAGE: 45%;
 - b) MAXIMUM HEIGHT of a BUILDING or STRUCTURE: the lesser of 4 STOREYS or 15.2 metres;
 - c) The provisions of section 14.4 (d) (i) shall not apply;
 - d) A minimum LANDSCAPED OPEN SPACE buffer abutting the rear lot line: 1.8 metres;
 - e) Notwithstanding any further division or partition of any of the lands subject to this Section, all lands shown on schedule 'A' of this by-law shall be deemed to be one LOT for the purposes of this By-law.

2. SECTION 37 CONTRIBUTION

- 2.1 A contribution by the Owner to the City for the purposes of public art, in the amount of \$850.00 per residential unit, in 2017 dollars, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an

agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read and first, second and third time and passed on _____, 2018.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. ZA 17 170770



EXPLANATORY NOTE

BY-LAW 2018-____

A By-law to amend By-law 122.72, as amended

Stiver Lane Inc.

Property Legal Description: CON 5 PT Lot 12

Property Address: 206 Main Street Unionville

ZA 17 170770

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.216 hectares (0.53 acres), which is located south of Carlton Road and west of Main Street in historic Unionville.

Existing Zoning

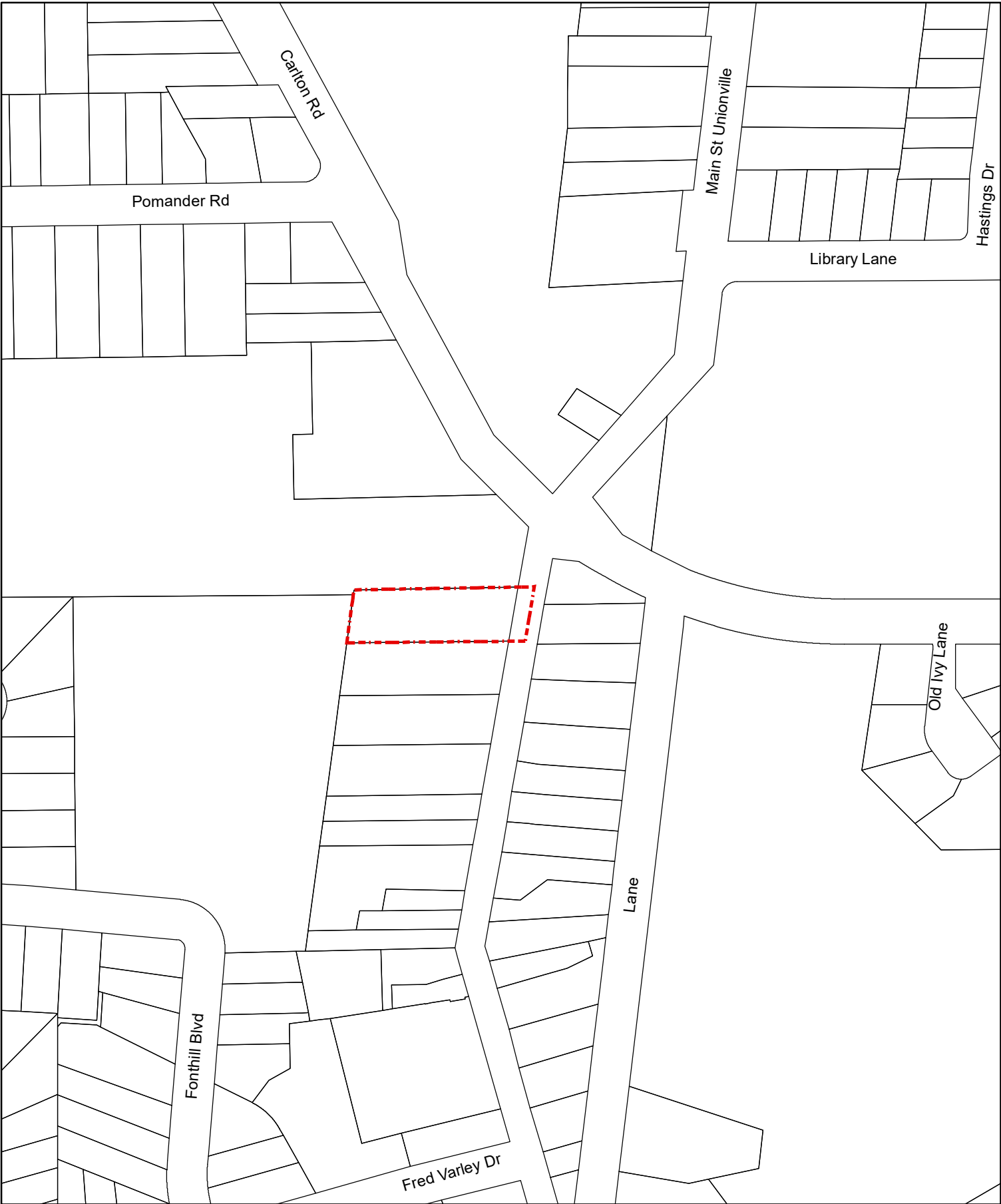
The subject lands are zoned Heritage Main Street (HMS) Zone under By-law 122-72, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 122-72, as amended, to apply site specific provisions in order to permit a residential development on the lands.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



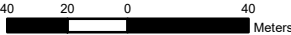
BY-LAW SCHEDULE "A" TO BY-LAW AMENDING BY-LAW 122-72 DATED



 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



DEVELOPMENT SERVICES COMMISSION



Drawn By:DD Checked By:PW

DATE:06/21/18

Q:\Geomatics\New Operation\By-Laws\OP\OP_ZA_SC17170770\OP_ZA_SC17170770.mxd

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

APPENDIX 'C'
SITE PLAN CONDITIONS
STIVER LANE INC.
206 MAIN STREET, UNIONVILLE

That prior to site plan endorsement:

1. The Owner shall revise the site plan and building elevations and any reports if required, and address any outstanding technical matters including but not limited to architectural design, bird friendly requirements, landscaping, interface between the subject property and the arena and fencing issues to the satisfaction of the Commissioner of Development Services;
2. The Owner shall meet with the Director of Planning and Urban Design to determine an appropriate public art contribution.

That the Owner shall enter into a Site plan Agreement with the City, containing all standards and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provision for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland, and any financial obligations;
2. Provision for the payment of an appropriate public art contribution;
3. Provision for the designation of interior features of the Stiver House;
4. Provision of warning clauses in sale and purchase agreements and in the condominium declaration and other condominium documents to advise of road closures due to events on Main Street affecting vehicular access, noise issues related to surrounding uses and potential future secondary vehicular access route through the at-grade parking area.
5. Provision for the small parcel of the land at the front of the property (near the arena) which has a concrete pad with waste and recycling bins on it to either be transferred to the City at no charge or to provide the City with an easement for this portion of the property.
6. Provision that would require the future closure of the existing driveway, if requested by the City, in order to better integrate this development with future development proposals to the south, such as connecting to potential laneways and utilizing other access routes to Main Street. This would also address opening a future connection between this property and the arena property to the north, if required by the City.
7. Provision to upgrade and enhance the pedestrian walkway opportunity between the north boundary of this property and south boundary of the arena property;
8. Provision that would require construction vehicles to access and depart the property from the north using Carlton Road to avoid having these vehicles use Main Street south of the property which would have a greater impact on the historic residential and commercial areas;
9. Provision for the planting of trees on the playground of Parkview Public School especially in the vicinity of the subject development, if supported by the School Board; and
10. Provision to implement the TDM requirements and the necessary letter of credit.

That prior to execution of a Site Plan Agreement:

1. The Owner shall submit site plan, elevation drawings, underground parking garage layout plans, engineering plans, lighting plan and landscape plan along with any other plans and reports which are required to comply with the requirements of the City and authorized external agencies, to the satisfaction of the Commissioner of Development Services

Q:\Development\Heritage\PROPERTY\MAINSTU\206\APPENDIX C June 25 DS.doc