

SUBJECT: **PRELIMINARY REPORT**
Stiver Lane Inc.
Proposed Official Plan and Zoning By-law Amendments,
and Site Plan Control applications for a detached multi-
storey residential building and a commercial addition to
an existing heritage building at 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 entitled “PRELIMINARY REPORT, Stiver Lane Inc., Proposed Official Plan and Zoning By-law Amendments and Site Plan Control applications for a detached multi-storey residential building and a commercial addition to an existing heritage building at 206 Main Street Unionville, Files OP 17 170770, ZA 17 170770 & SC 17 170770” dated April 30, 2018, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications submitted for Official Plan and Zoning By-law amendments, and for Site Plan Control. This report contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as staff's opinion or recommendation on the application.

The Applications have been deemed complete

The Official Plan and Zoning amendment applications were submitted by Stiver Lane Inc. on November 30, 2017 and deemed complete on January 18, 2018. A statutory Public Meeting has been scheduled for May 22, 2018

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 which was 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 1-1/2 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 one storey 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 39 parking spaces has been provided with 11 at-grade and 18 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- Artist Rendering of 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 such as roof-top solar panels.

OFFICIAL PLAN AND ZONING

Current Official Plan

The subject lands are designated "Mixed Use Heritage Main Street" in the Official Plan 2014 (partially approved on October 15, May 26, 2016, April 17, 2017 and November 24, 2017) which 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.

Existing Zoning

The subject land is zoned Heritage Main Street (HMS) under By-law 2003-167 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 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 uses.

The proposed Zoning Amendment seeks to raise the maximum permitted building height from 10.7 m to 15.2 m, to permit the construction of the proposed four storey residential building. It will also need to address a residential-only building.

Unionville Main Street Community Vision Plan

In 2015, Council endorsed 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 3-1/2 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 pedestrian/vehicular right-of-way intended to link and service the existing and proposed developments at the rear of the properties on the west side of Main Street.

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 3-1/2 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 key 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 8-Excerpts 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, 1-1/2-2 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 Architectural Pattern Book was created.

OPTIONS/ DISCUSSION:

The following is a brief summary of the concerns/issues raised to date. These matters and the others identified through the circulation and detailed review of the proposal, will be addressed in a final report to Committee:

Waste Issues:

- The City's Waste Management Department requires the separate storage of commercial and residential waste at ground level to permit servicing by City and private collection vehicles. In order to do this, they require the site to be designed having a minimum pavement width of 6.0 m, a minimum centerline turning radius of 12.0 m and a maximum reverse distance of 18.0 m without a turning feature. The City's Waste Management Department also wants to prohibit collection vehicles from backing onto Main Street. These requirements are intended to divert the storage and collection of waste from Main Street, which is considered unsightly, and contributes to traffic congestion, and to increase the safety of the pedestrians who use Main Street. The building footprint of the proposed residential building and the dimensions of the lot do not currently meet the requirements of the City's Waste Management Department (See Figure 5).

Secondary Access:

- The current site plan layout does not provide or protect for the 10m wide vehicular access at the rear of the property recommended by the draft Unionville Vision Plan and the Pattern Book. Requiring the protection of a minimum 10m wide strip of land at the rear of the properties on the west side of Main Street Unionville is intended both to provide for a secondary vehicle access to be used during annual festivals when Main Street is closed to traffic, and to facilitate servicing of the existing and proposed buildings such as waste collection, and furniture delivery. Like some recently approved developments on Main Street North in Markham Village, the residents of this development will be temporarily land locked during street festivals and prevented from using their vehicles unless a secondary access is achieved, or the configuration of the street festival is altered to permit vehicular access to the property. Vehicular access to new residential units located at the rear of properties on the west side of Main Street during street closures is particularly important in the case of fire and emergency situations (See Figure 8).

Height and Scale

- The proposed four storey building exceeds both the height and scale recommended by the Unionville Heritage Conservation District Plan (2 storeys), and the Unionville Vision Plan and the draft Architectural Pattern Book (3-1/2 storeys). Due to the proposed high floor to ceiling heights, and the height of the proposed Mansard roof, which partially functions to conceal proposed solar panels and a thick layer of roof insulation, the proposed building is similar in scale to a five storey building in some portions. At 7,971 ft² (740.55 m²) the proposed building footprint is also more than double the maximum footprint that is recommended in the Pattern Book (3,725 ft² (300 m²), and does not reflect the scale of the existing buildings on Main Street Unionville (See Figure 5).

Architectural Style:

- The use of the Second Empire architectural style also does not reflect the predominant gabled roof forms of adjacent heritage buildings, and is not a preferred architectural style in the draft Pattern Book for larger infill development. If the Second Empire Style is to be utilized, the top floor should be contained within the Mansard roof and that the area of the floor plate not exceed 75% of the area of the floor plates below. This is to help foster the authentic proportions of local 19th century examples of the Second Empire style, and to reduce the physical impact and massing of the top floor. Although a complementary clay Ontario sized brick is proposed as the main exterior cladding of the multi-residential building, the proposed windows, dormers and pre-cast architectural details are of a high style that is foreign to, and not reflective of the 19th century vernacular architecture of Markham and Unionville (See Figure 6).

Parkview Public School

- Concerns have also been expressed to City Planning Staff by the York Regional District School Board and the administration and parents of Parkview Public School about the safety of students during the construction phase of the proposed re-development and the potential of a secondary vehicular access and its proximity to the school property.

Tree Preservation

- The proposed development of the property will necessitate the removal of 27 of the 28 trees that currently occupy the property. The majority of these trees were not intentionally planted and seeded themselves along the property boundaries. New plantings of native specimen trees will be required by the City through the Site Plan Control process to compensate for the removal of the existing trees and re-establish the tree canopy which helps contribute to the village character of Main Street Unionville.

Sustainability

- The developer has earned a reputation for the creation of environmentally sustainable developments, and intends to incorporate numerous sustainability initiatives into the proposed development including roof-top solar panels in an effort to achieve a net zero building. Balancing the objectives and requirements of new infill buildings in a Heritage District with sustainable features such as solar panels will present some challenges requiring creativity and compromise.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application will be considered with the context of the City's growth management and strategic priorities.

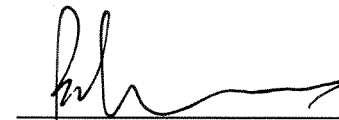
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Brian Lee, P Eng.
Acting Commissioner of Development
Services

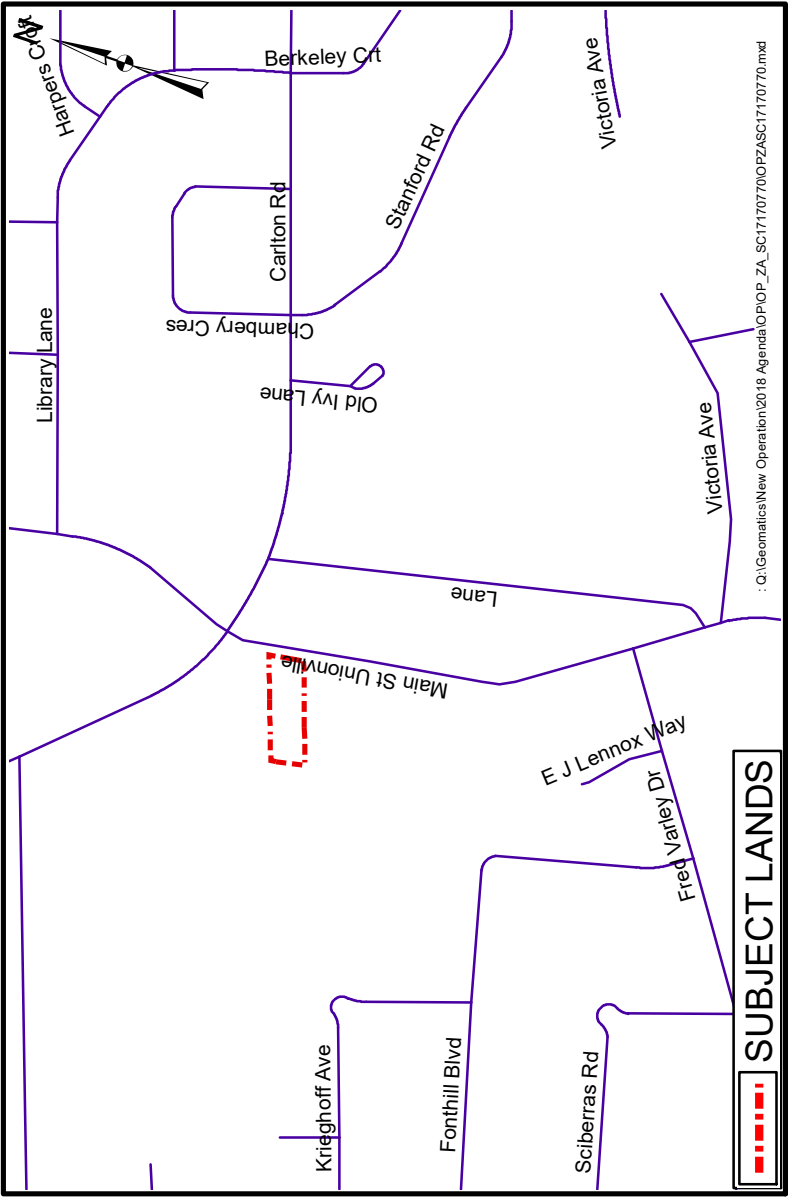
ATTACHMENTS:

- 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: Excerpts from Unionville Architectural Pattern Book

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

DATE: 04/19/18

FIGURE No. 2

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AIR PHOTO 2017
APPLICANT: STIVER LANE INC.
260 MAIN STREET UNIONVILLE

 SUBJECT LANDS

FILE No: OP_ZA_SC17170770(PW)
DATE: 04/19/18
FIGURE No. 3



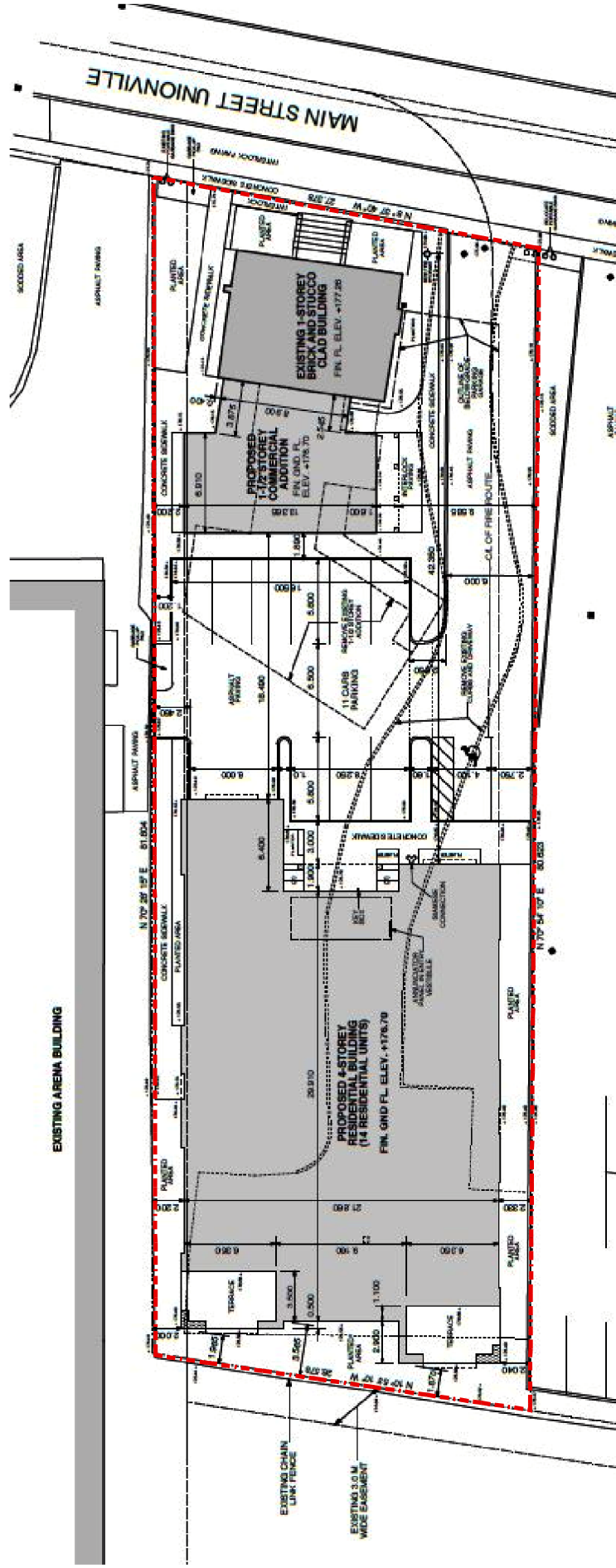
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ARCHITECTURAL MODEL FROM MAIN STREET

APPLICANT: STIVER LANE INC.

260 MAIN STREET UNIONVILLE


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SITE PLAN

APPLICANT: STIVER LANE INC.

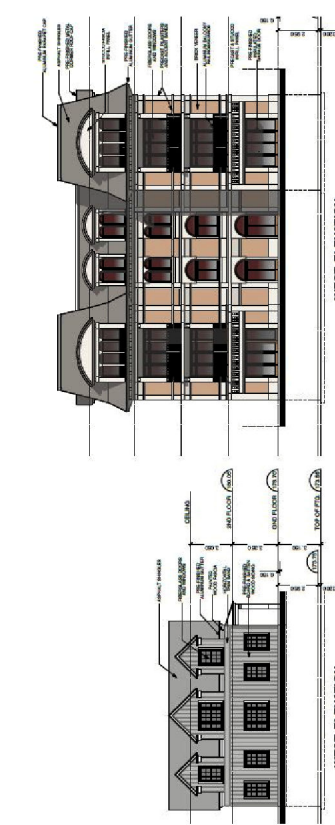
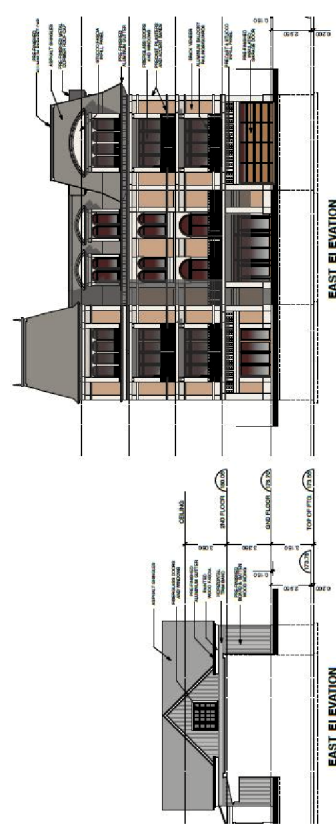
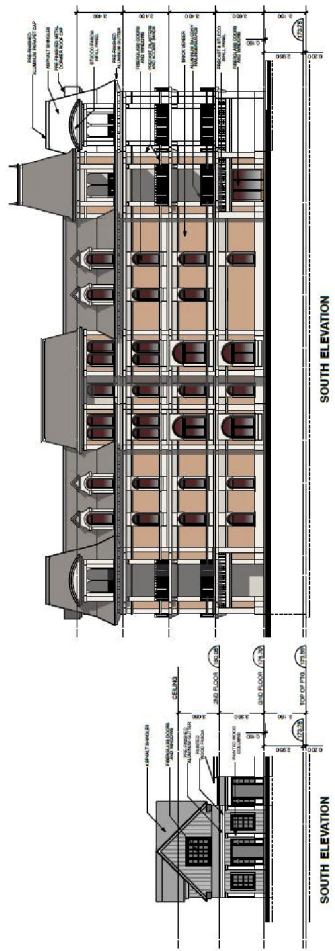
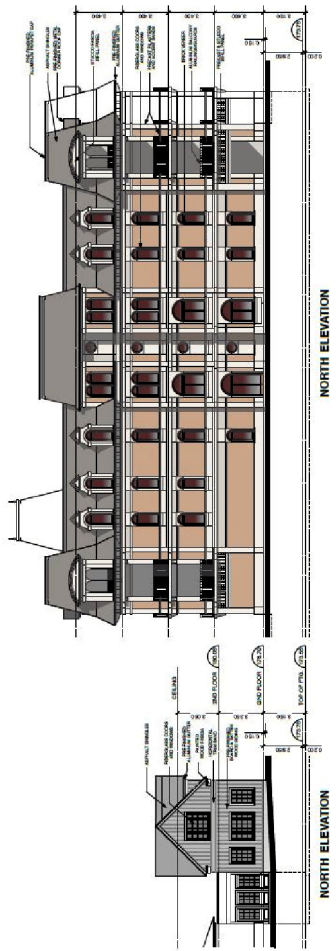
260 MAIN STREET UNIONVILLE

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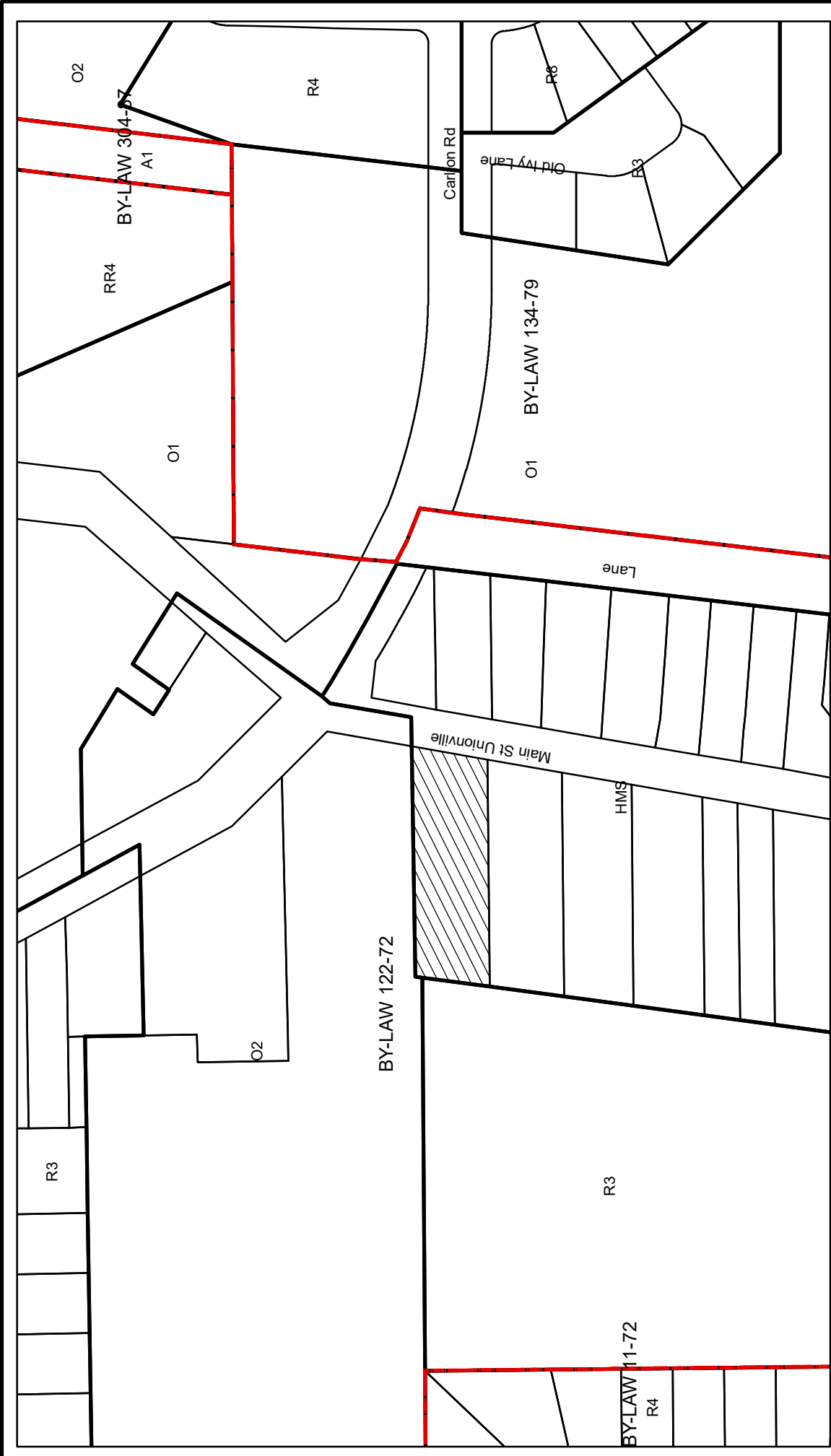


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ELEVATIONS

APPLICANT: STIVER LANE INC.
260 MAIN STREET UNIONVILLE

FILE No: OP_ZA_SC17170770(PW)



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AREA CONTEXT/ZONING

APPLICANT: STIVER LANE INC.
260 MAIN STREET UNIONVILLE

 SUBJECT LANDS



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Stiver House Inn

105

CITY OF MARKHAM
TONI GALLAGHER PARTNERS



The Silver House - The small footprint works well as a lobby for an inn. A similar concept. The Victorian Villas in Niagara-on-the-Lake, incorporates a collection of small buildings to form a village-scaled inn on a historic main street.



The Smithy - lobby and front desk for the Victorian Villas



Victorian Villas - Precedent for a new building in a historic style.

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EXDERPTS FROM DRAFT UNIONVILLE ACHITECTURAL PATTERN BOOK

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260 MAIN STREET UNIONVILLE

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