



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: January 8, 2020

SUBJECT: Committee of Adjustment Variance Application
1 Beech Street, Markham Village Heritage Conservation District
A/159/19

Property/Building Description: 2 storey semi-detached dwelling constructed in 2000

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building, or buildings complementary in form and materials that help support the heritage character of the district.

Application/Proposal

- The owner has submitted an application to the Committee of Adjustment seeking approval for (0) additional parking spaces for the accessory basement dwelling unit, whereas the By-law requires (1) additional parking space per accessory dwelling unit.

Background

- In May of 2019, the Committee of Adjustment approved a variance to permit an existing secondary dwelling unit in the basement of the house at 1 Beech Street;
- Heritage Markham had no objection to the requested variance because there was no physical change to the existing building and there appeared to be sufficient parking (See attached Heritage Markham Extract of May 8th, 2019)
- The variance requiring an extra parking space for the accessory dwelling unit was identified as part of a recent Building Permit process, but was not identified in May of 2019;

Staff Comment

- Despite the requirement for a variance to permit (0) additional parking spaces for the existing accessory dwelling unit, there appears to be sufficient existing parking space for 3 vehicles, one being in the garage and two in the driveway, but the variance is required

because one of the driveway parking spaces does not meet the minimum size requirements of the By-law and therefore does not qualify as a parking space;

- However, based on Google Street Views and day to day use, the driveway appears to function without any problems or inconvenience to neighbouring property owners and has existed as-is, since at least 2009;
- Therefore Heritage Section staff has no objection to the requested variance from a heritage perspective.

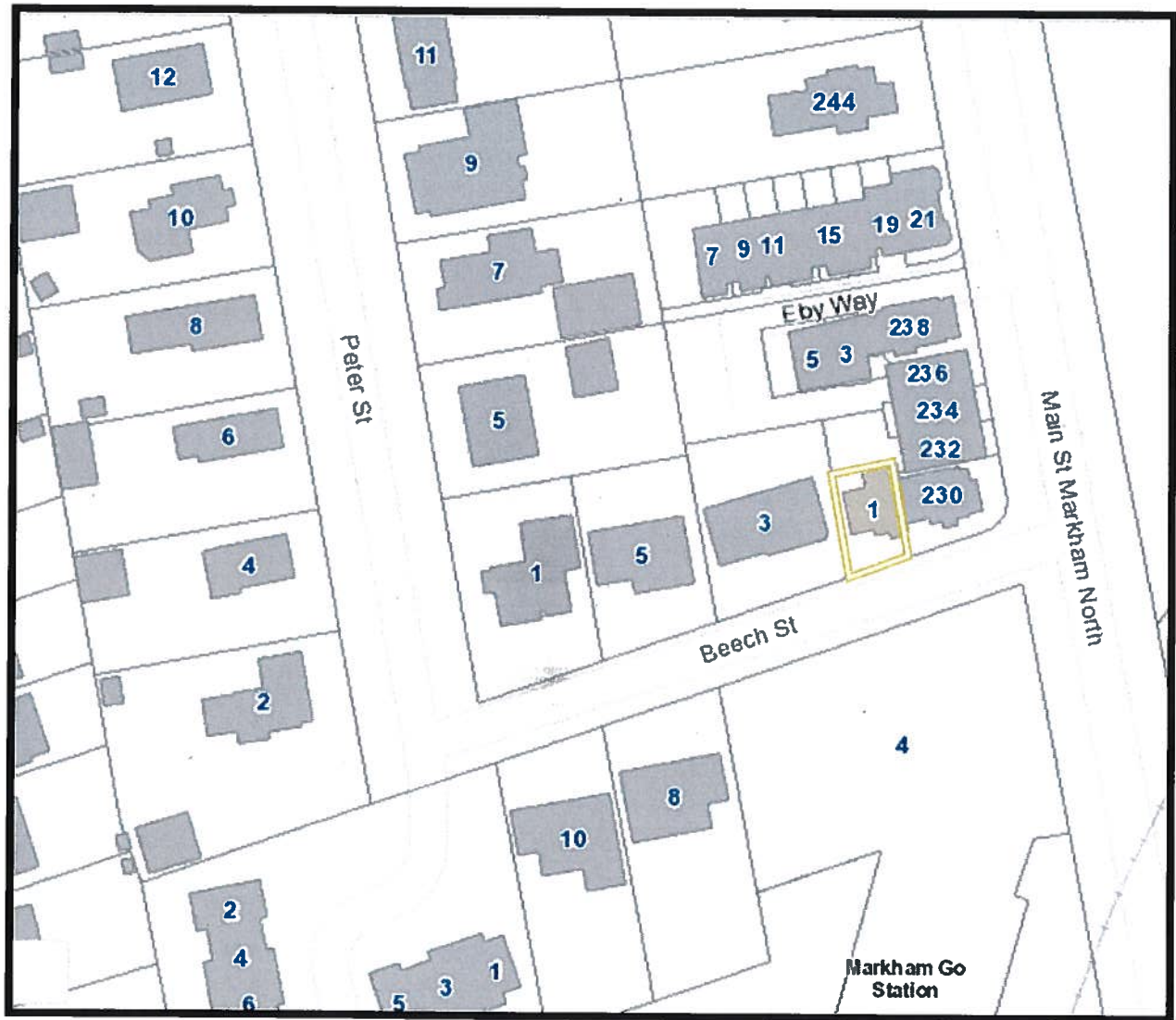
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit (0) additional parking spaces for the existing accessory dwelling unit at 1 Beech Street.

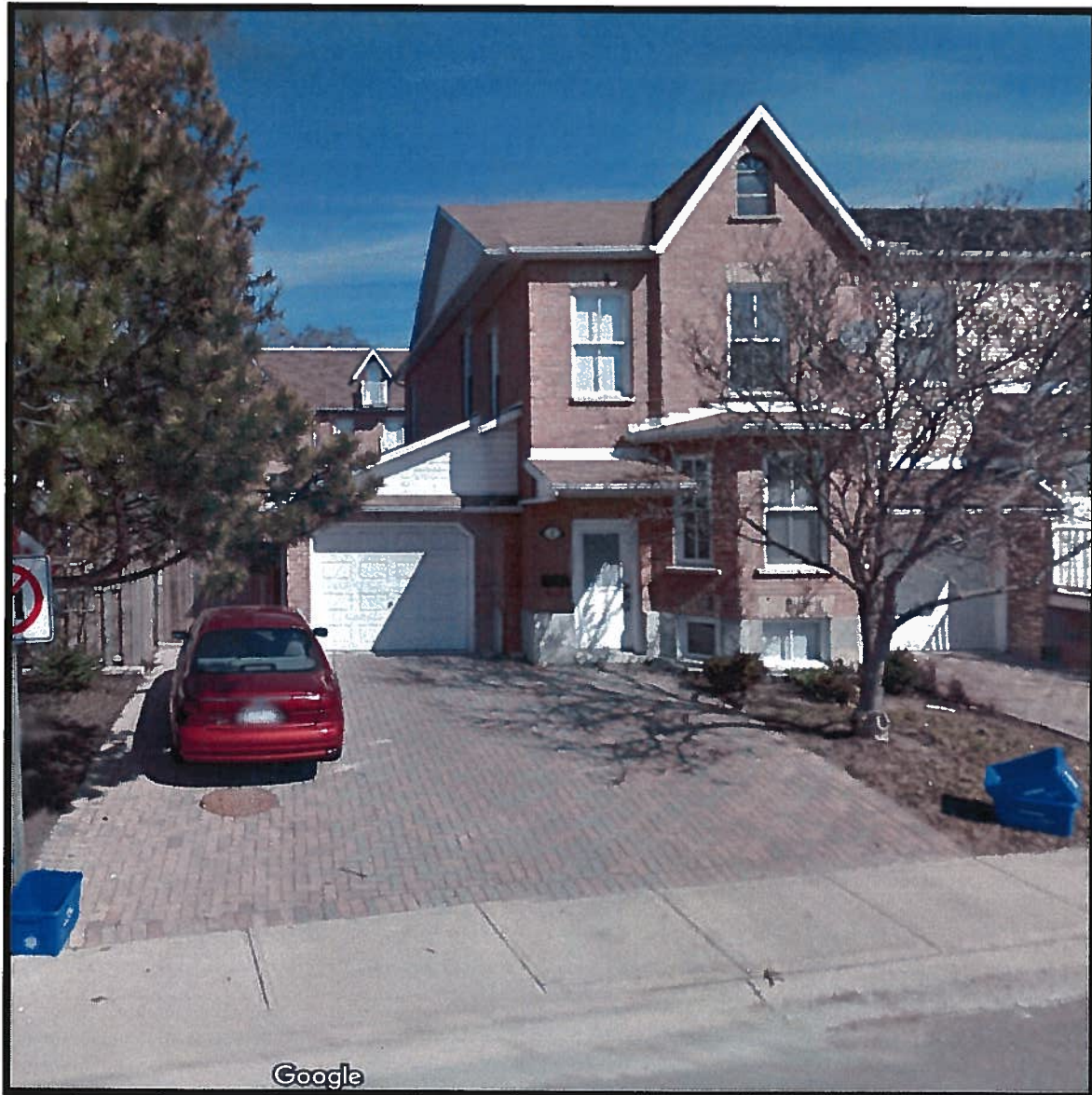
File: 1 Beech Street, Markham Village

1 Beech Street,

1 Beech Street,
Markham Village Heritage Conservation District



1 Beech Street
Markham Village Heritage Conservation District



1 Beech Street, April 2009



1 Beech Street, October 2018

File: 1 Beech Street

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**HERITAGE MARKHAM
EXTRACT**

DATE: May 17, 2019

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
J. Leung, Committee of Adjustment

**EXTRACT CONTAINING ITEM #6 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 9, 2019.**

6. **Committee of Adjustment Variance Application,
1 Beech Street North, Markham Village Heritage Conservation District,
Proposed Basement Second Suite (16.11)**
File Numbers: A/35/19
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
J. Leung, Committee of Adjustment
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Memorandum

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the application seeking approval and legalization of the existing basement second suite located at 1 Beech Street in Markham Village.

CARRIED