



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: January 8, 2020

SUBJECT: MINOR VARIANCE APPLICATIONS A/16/19 & A/151/19
Commercial Parking Lots
105 & 107 Main Street
Unionville Heritage Conservation District

Property/Building Description:

- 105 Main Street is a two storey frame building c.1896, a dwelling converted to commercial use, with an addition dating from the 1980s..
- 107 Main Street is a two storey frame dwelling, c.1914.

Use:

- 105 Main Street contains a variety of commercial uses.
- 107 Main Street is residential.

Heritage Status:

- The properties are both located within the Unionville Heritage Conservation District, and are both Group A heritage buildings.

Application/Proposal:

- The Minor Variance applications are intended to legalize an existing commercial parking lot in the rear yard of 107 Main Street, a residentially-zoned property. The applications will also address the number of parking spaces at 105 Main Street, which was affected by the removal of two parking spaces to gain driveway access to the more recent parking lot at the rear of 107 Main Street.
- A/151.19 – 105 Main Street:

Amending By-law 404-84, Schedule A

To permit 21 parking spaces; whereas Schedule A required 23 parking spaces to be located on-site as it relates to a total net floor area of 826.2m² for the permitted uses.

- A/16/19 – 107 Main Street

Section 11.1, By-law 122-72

To permit a rear yard paved parking area solely for the commercial uses located on 105 Main Street whereas a parking lot in a residential zone is not permitted.

Section 6.2.4.4, By-law 28-97

To permit rear driveway, parking pad and parking area to be located at 0.61m from the adjoining lot line; 2.68m from the rear lot line; and 5.5m from the rear lot line.

- A site plan is attached, showing the existing parking lot layout.

Background:

- Several years ago, City staff became aware of a commercial parking lot that had been constructed in the rear yard of a residentially-zoned property at 107 Main Street, Unionville, intended to provide additional parking to serve commercial uses on the adjoining property to the south at 105 Main Street. 105 Main Street is a former dwelling converted to commercial uses in the 1980s, and has its own parking area.
- This parking lot did not go through any approval process. City staff were not advised of the site alteration at the time when it occurred. Staff are not aware of any complaints from the public.
- The City's By-law Enforcement officers later investigated the commercial parking lot at 107 Main Street once staff became aware of it, and as a result, the owner is required to bring the property in conformity with the By-law.
- Both 105 and 107 Main Street are owned by the same owner.
- The owner has decided to apply for a Minor Variance to legalize the commercial parking lot at the rear of the residentially-zoned property at 107 Main Street.
- At the same time, it is necessary for the owner to bring the required parking at 105 Main Street into compliance since 2 of the 23 required parking spaces on the commercial site plan were removed to create a driveway linking the parking lot at 105 Main Street with the parking lot at 107 Main Street.

Staff Comment:

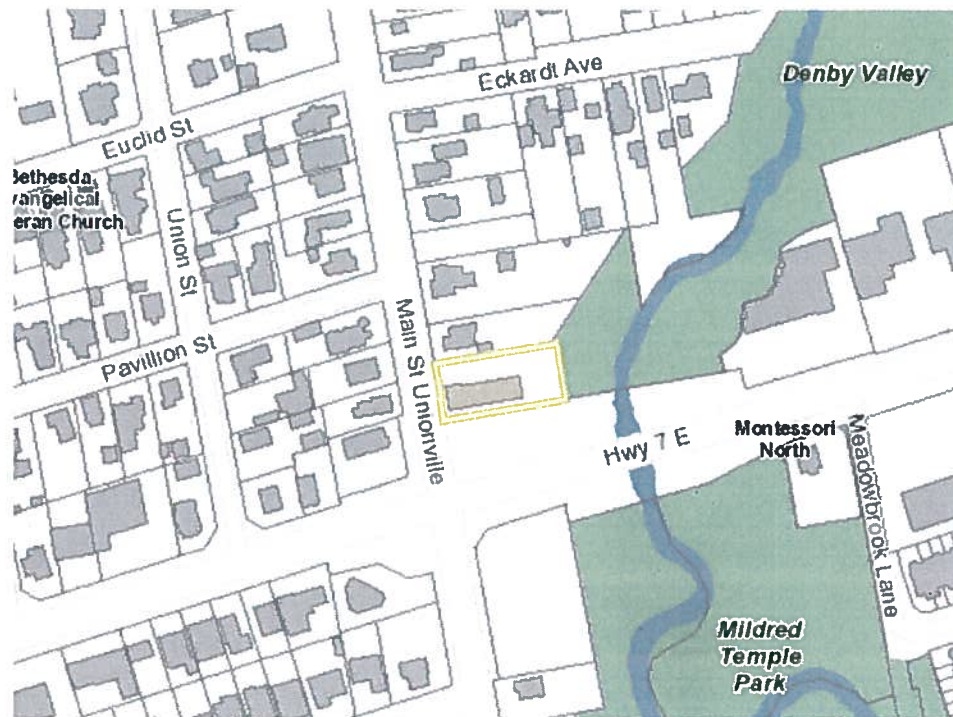
- The parking lots at 105 and 107 Main Street are existing and in use.
- The subject applications will not physically alter the existing parking lots in any way.
- No issues concerning the parking lots have been received, and with respect to 105 Main Street, the view from Main Street retains a residential appearance.
- Staff will be recommending to the Committee of Adjustment that a fence or appropriate vegetative screening be required along the north property boundary and between the residential back yard and parking lot at 107 Main Street.
- Staff recommend that Heritage Markham has no comment from a heritage perspective.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on Minor Variance applications A/16/19 and A/151/19 affecting 105 and 107 Main Street, Unionville.

File Path:

Q:\Development\Heritage\PROPERTY\MAINSTU\105\HM Jan 8 2020.doc



Location Map



**Google Street View showing 105 Main Street (foreground) and
107 Main Street (background)**



**Google Street View showing the residential appearance of
107 Main Street, from Main Street Unionville. The parking lots
can be seen from Highway 7 (below)**

