



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: June 10, 2020

SUBJECT: Minor Variance Application A/064/20
Accessory Building with Accessory Dwelling Unit
31 Wales Avenue Street
Markham Village Heritage Conservation District

Property/Building Description:

- One and a half storey frame accessory building associated with a dwelling constructed c.1910. Vertical wood siding, gable roof. The building may have been designed to serve as a stable and village-scaled storage barn.

Use:

- Storage and games room.

Heritage Status:

- The dwelling is a Type B heritage building in the Markham Village Heritage Conservation District. The accessory building is not listed as a heritage attribute on the property.

Application/Proposal:

- The property owners plan to build a new accessory building similar in design to the existing old accessory building on the property, but with a dwelling unit on the upper level and with a toolshed addition on the south side and a covered seating area on the east side (see attached drawings).
- A Minor Variance application has been submitted in support of a future Site Plan Control application. The requested variances include:
 - a) Section 11.3: A maximum building height of 6.85m, whereas the By-law permits a maximum building height of 3.65m;
 - b) Section 6.1: To permit an accessory dwelling unit, whereas the By-law does not permit such unit;

- c) Section 3.2: To permit a dwelling unit in an accessory building, whereas the By-law does not permit such a unit.

Background:

- The applicants have applied for and obtained through Council a demolition permit for the existing old accessory building on the property.
- The Minor Variance Application is the next step in the process to construct a new accessory building in the same location on the property.
- A Site Plan Control application is expected to be made shortly, and will be circulated to Heritage Markham when received.

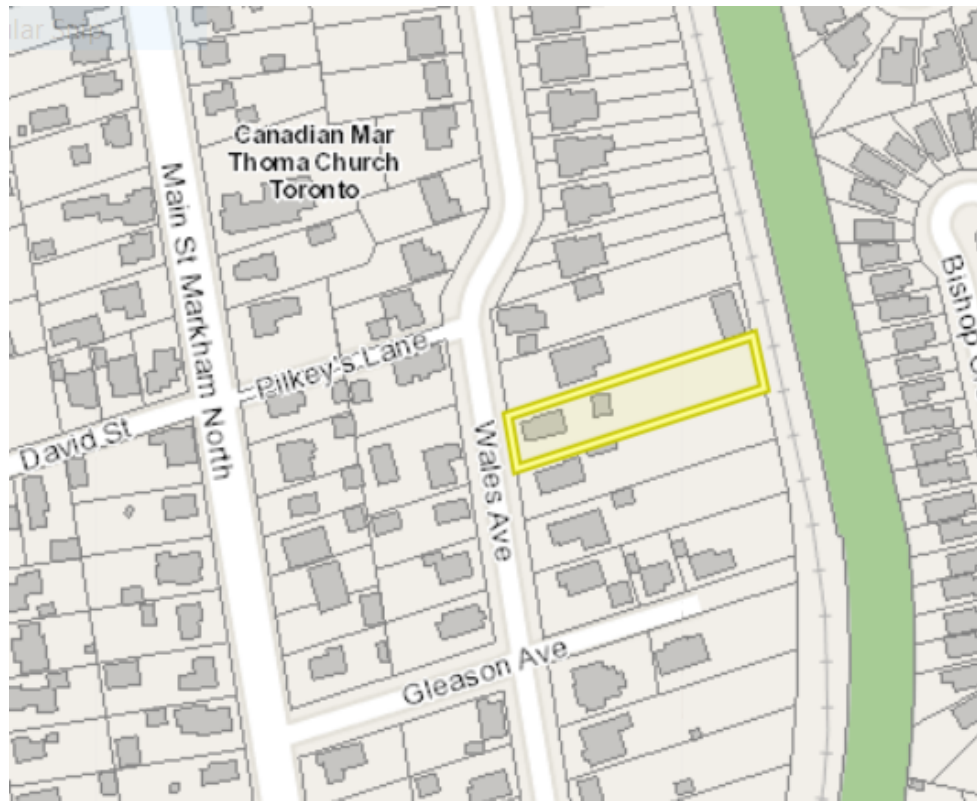
Staff Comment:

- The proposed accessory building will present a similar street view as the existing old accessory building. The toolshed will be partially visible from the street, and the covered seating area at the rear will have no street impact whatsoever.
- There are several examples in Markham where accessory dwelling units in detached accessory buildings have been approved through this type of Minor Variance process. This is a low-impact means of providing accessory dwelling units in existing, built-up areas. There is ample room for parking on this property to serve the occupant of the proposed new dwelling unit and the residents of the main dwelling.
- Heritage Section staff has no concerns with the requested variances or the proposed design of the new building from a heritage perspective, and recommend no objection to the Minor Variance application.
- Tree preservation and lot grading/servicing will be dealt with in the context of the future Site Plan Control application.

Suggested Heritage Markham Recommendation:

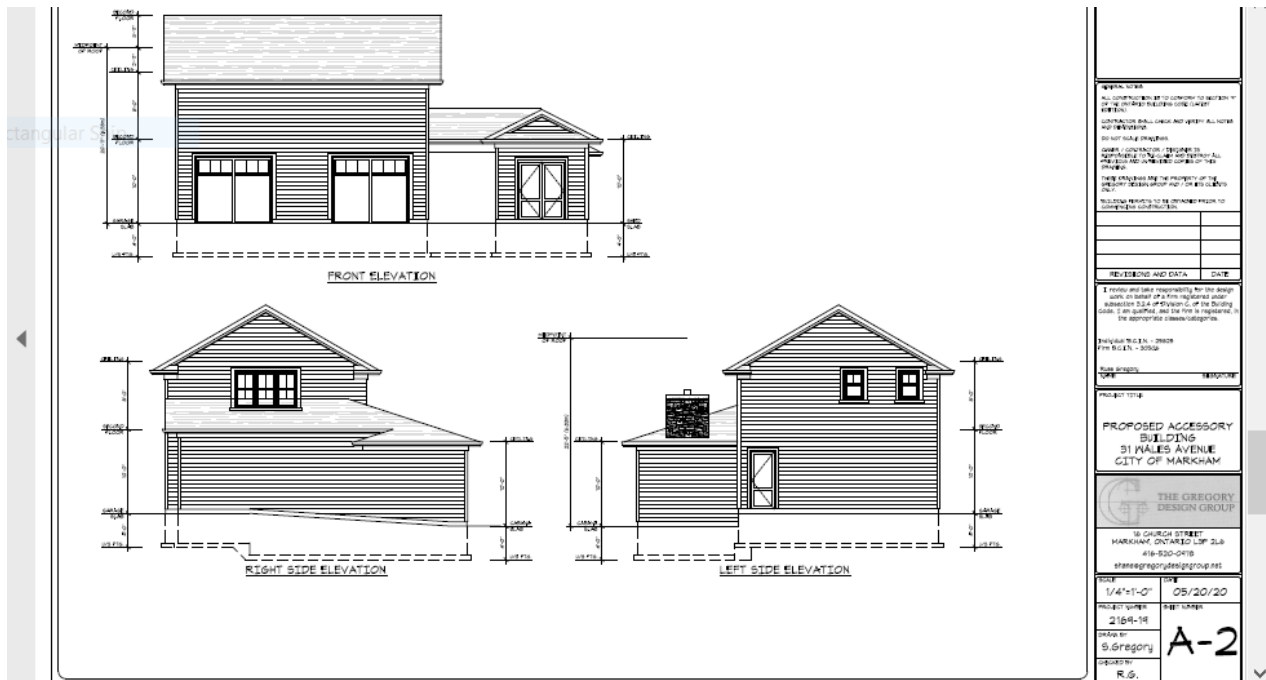
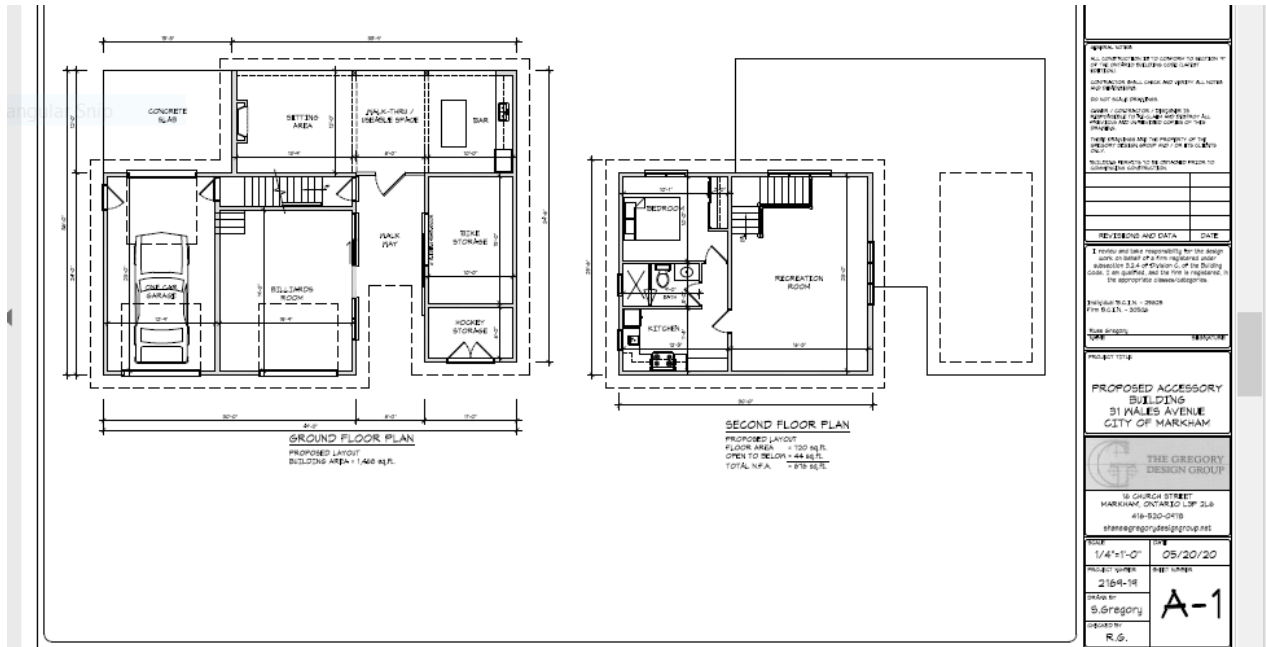
THAT Heritage Markham has no objection to the requested variances (Application No. A/064/20) relating to the future construction and use of a new accessory building at 31 Wales Avenue.

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Location Map

Floor Plans and North, West and South Elevations



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