



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** August 12, 2020

**SUBJECT:** Committee of Adjustment Variance Application  
206 Main Street Unionville, The Stiver House  
File A/077/20

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**Property/Building Description:** 1 storey, single detached, Regency Style dwelling constructed in 1829, with 2 storey recent addition to rear, and a detached four storey residential building under construction

**Use:** Vacant Retail Store

**Heritage Status:** Designated under Part IV of the Ontario Heritage Act and classified as a Group A building or buildings that define the heritage character of the district.

### **Application/Proposal**

- The City has received an application to the Committee of Adjustment requesting a variance to permit a Business and Professional office located on the ground floor in the recently constructed 2 storey commercial addition to the historic Stiver House, whereas the Zoning By-law does not permit Business and Professional offices to be located on the Ground Floor of the building;
- The applicant proposes to use this ground floor area as a sales office for residential units constructed by Ledgemark Homes across the GTA, which would also display various interior finishes that can be selected by the home buyer. This type of establishment is not considered to be a retail use by the Zoning By-law, which classifies the proposed use as a business and professional office;

### **Background**

- The City's 2014 Official Plan does contains a site specific policy related to the Unionville Heritage Conservation District which states that business and professional offices, commercial schools, and health centres situated on the ground floor of properties fronting on to Main Street shall be required to be located a minimum of 10 metres back of the

front wall of the building, and have clearly defined separation of uses. This was introduced to maintain retail/restaurant animation and pedestrian activity/interest at the street level.

- The proposed use would be on the ground floor of the newly constructed 2 storey addition which is approximately 10m back of the front wall of the historic Stiver House and architecturally separated and distinct from the existing historic home. This would allow the Stiver House to be used for retail/other commercial uses.

### **Staff Comment**

- Given that the proposed variance does not affect any of the heritage attributes of the property, Heritage Section Staff recommends that Heritage Markham have no comment from a heritage perspective regarding the requested variance.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no comment from a heritage perspective to the requested variance to permit a business professional office on the ground floor of 206 Main Street Unionville.

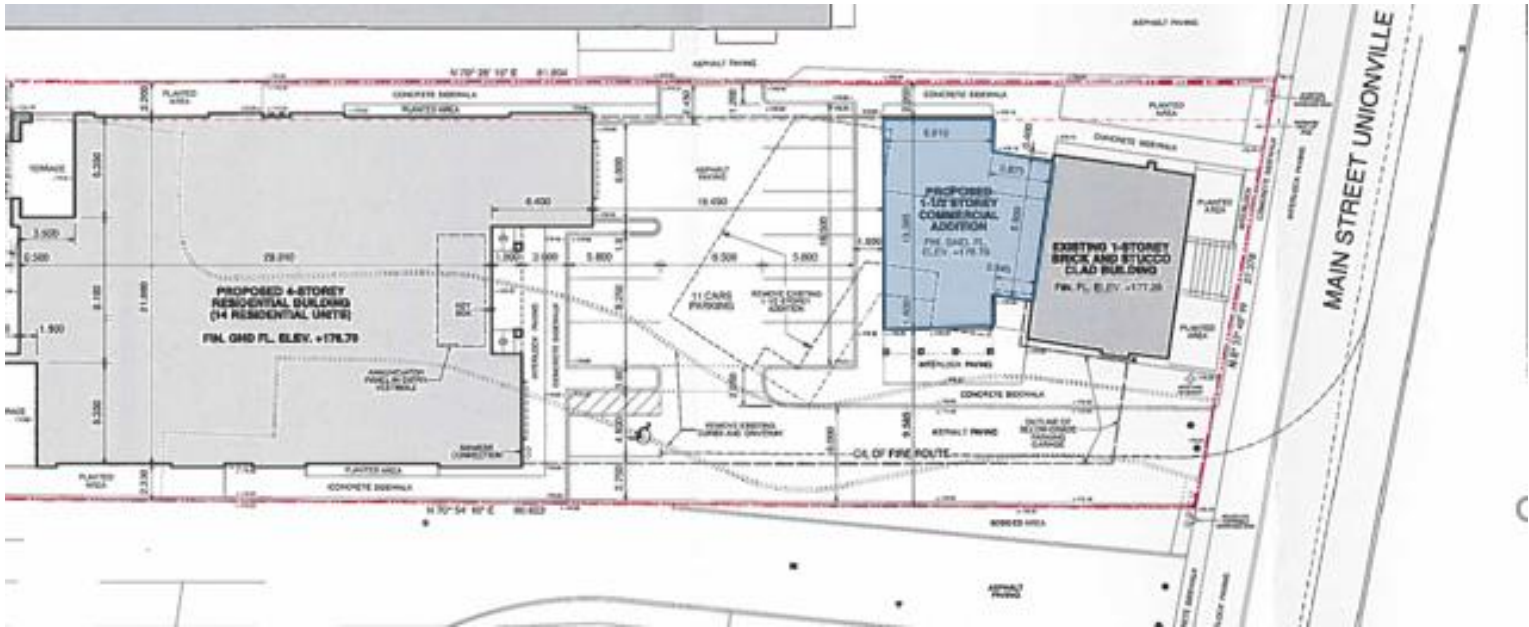
206 Main Street Unionville



206 Main Street Unionville



Proposed sales office shown in blue



Location of proposed sales office

