



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: November 11, 2020

SUBJECT: Committee of Adjustment Variance Application
298 Main Street Unionville
Second Residential Unit
File: A/021/20

Property/Building Description: 2 storey single detached dwelling constructed in 1991

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building or non- heritage buildings that contribute to the heritage character of the district.

Application/Proposal

- The owner is proposing to convert the existing 158.7m² (1,708.2 ft²) basement into a second residential unit that would be accessed through an existing door located at the rear of the attached garage providing access to a new set of enclosed stairs to the basement. These alterations would remove some space from the existing 2 bay garage;
- The proposal requires variances to permit:
 - an accessory dwelling unit in the existing house, whereas the only a single detached dwelling is permitted; and,
 - a minimum parking space of 2.6m x 5.63m in a private garage, whereas a minimum of 2.6m x 5.8m is required .

Staff Comment

- Staff has no objection to the proposed additional dwelling unit and reduced minimum parking spaces in the garage from a heritage perspective as they require no changes to the existing exterior of a non-heritage house, the reduction in size of the interior parking spaces is minor (about 7 inches), and there appears to be ample space to park cars in the existing large driveway;
- Staff recommends that Heritage Markham have no comment on the requested variances at 298 Main Street Unionville and that final review be delegated to Heritage Section staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the requested variances at 298 Main Street Unionville to permit:

- an accessory dwelling unit in the existing house, whereas the only a single detached dwelling is permitted; and,
- a minimum parking space of 2.6m x 5.63m in a private garage, whereas a minimum of 2.6m x 5.8m is required.

AND THAT final review of the variance application A/021/20 be delegated to Heritage Section staff

File: 298 Main Street Unionville

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298 Main Street Unionville
Unionville Heritage Conservation District



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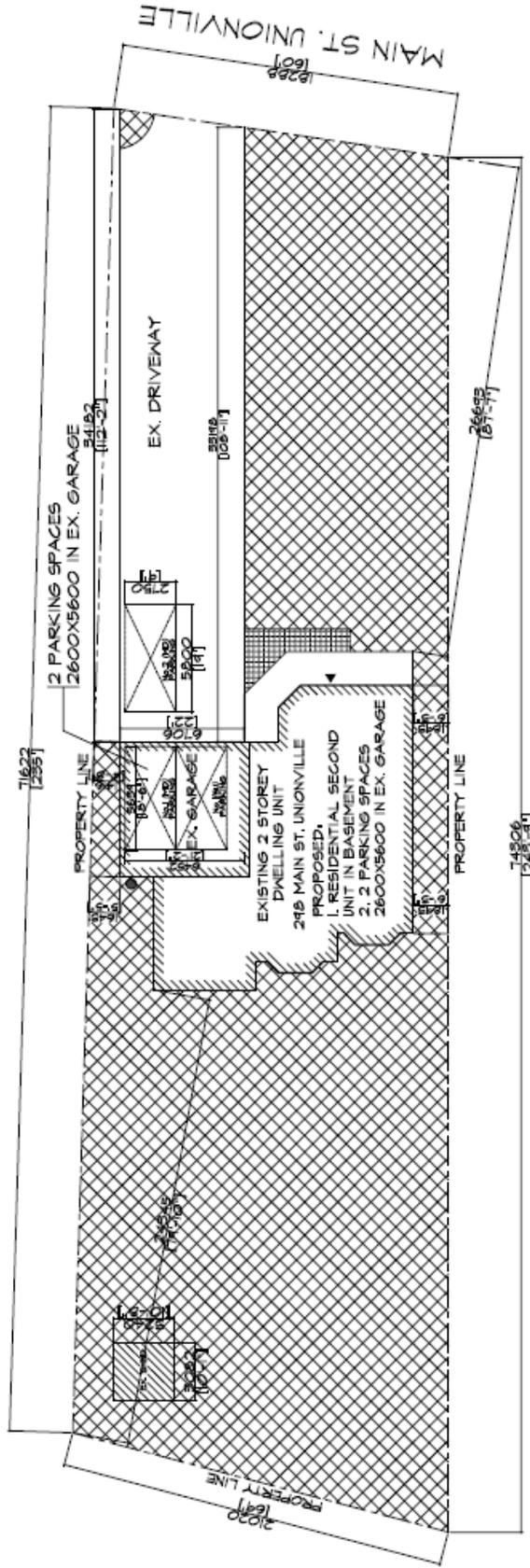
298 Main Street Unionville- Site Plan



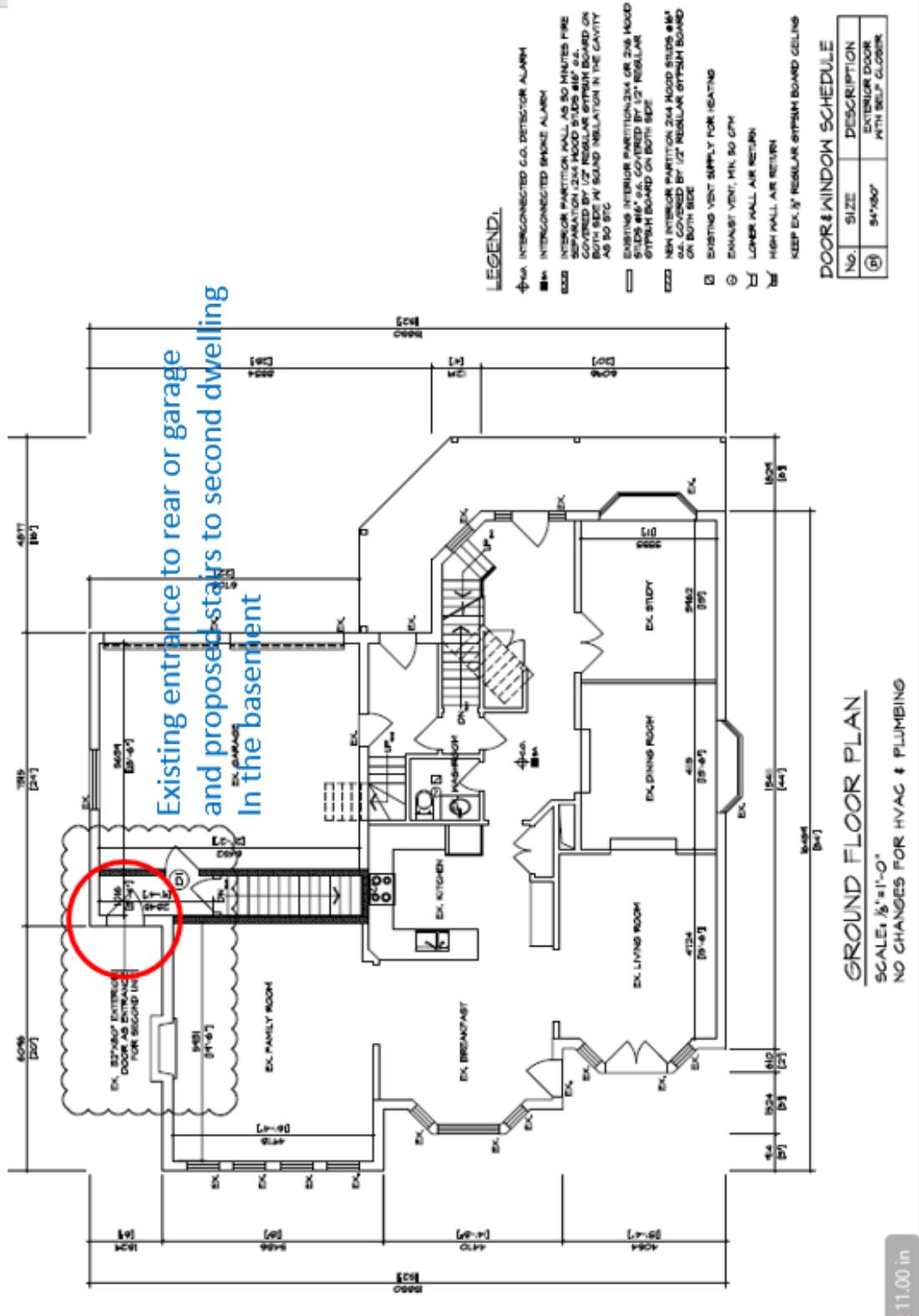
- ▣ LOT LINE
- ▣ PARKING SPACE (2300x5600)
- ▣ SOFT LANDSCAPE - DOWN PIPE
- ▣ ENTRANCE OF MAIN DWELLING UNIT
- ENTRANCE OF SECOND DWELLING UNIT
- ▣ WALK WAY (WIDTH: 2000mm)

DESCRIPTION	LOT FRONTAGE		LOT DEPTH	SETBACKS	
	EXISTING	ADDITION		TOTAL	%
LOT AREA	1405.6 M ²	18,288 M ²	12,916.4M		
LOT COVERAGE	257.2M ²	N/A			
GROUND FLOOR AREA	167.2M ²	N/A			
SECOND FLOOR AREA	176.9M ²	N/A			
BASHEMENT AREA	158.7M ²	N/A			
SECOND UNIT AREA	158.7M ²	158.7M ²	316		

GROUND FLOOR (INCLUDING GARAGE) AREA: 206.7M²



298 Main Street Unionville- Ground Floor Plan



x 11.00 in