



## 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

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**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 158.7m<sup>2</sup> (1,708.2 ft<sup>2</sup>) 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**

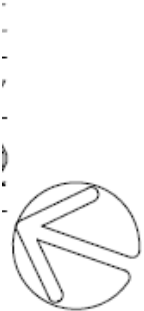


**298 Main Street Unionville**  
**Unionville Heritage Conservation District**





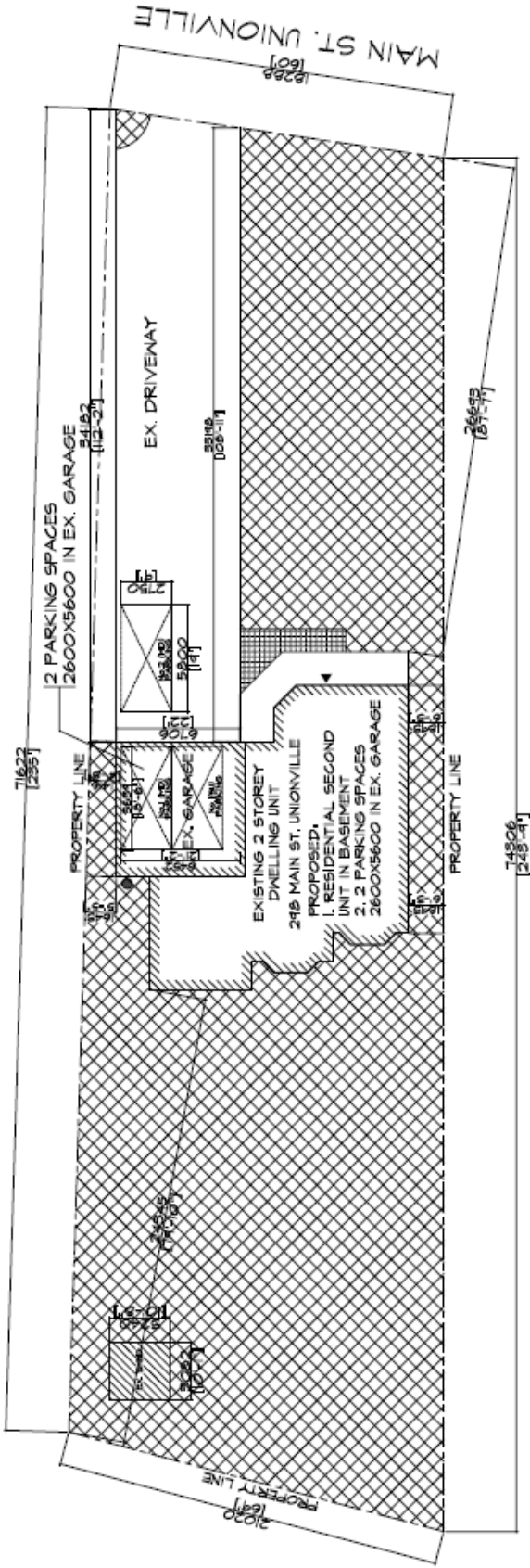
298 Main Street Unionville- Site Plan



- LEGEND
- PARKING SPACE 1250X5500
- SOFT LANDSCAPE
- DOWN PIPE
- ENTRANCE OF MAIN DWELLING UNIT
- ENTRANCE OF SECOND DWELLING UNIT
- WALK WAY (WIDTH: 200mm)

| LOT AREA          | 1405.6 M <sup>2</sup> | LOT FRONTAGE        | 18.288M             | LOT DEPTH | 72.964M      | EXISTING   | PROPOSED |
|-------------------|-----------------------|---------------------|---------------------|-----------|--------------|------------|----------|
| DESCRIPTION       | EXISTING              | ADDITION            | TOTAL               | % ALLOWED | % SETBACKS   | FRONT YARD | 26645mm  |
| LOT COVERAGE      | 257.2M <sup>2</sup>   | N/A                 |                     |           | REAR YARD    | 24345mm    | 24345mm  |
| GROUND FLOOR AREA | 167.2M <sup>2</sup>   | N/A                 |                     |           | INTERIOR     | 1416mm     | 1416mm   |
| SECOND FLOOR AREA | 176.9M <sup>2</sup>   | N/A                 | 502.8M <sup>2</sup> |           | INTERIOR     | 1845mm     | 1845mm   |
| BASEMENT AREA     | 158.7M <sup>2</sup>   | N/A                 |                     |           | SIDE (SOUTH) |            |          |
| SECOND UNIT AREA  | 158.7M <sup>2</sup>   | 158.7M <sup>2</sup> |                     | 51.6      |              |            |          |

GROUND FLOOR (INCLUDING GARAGE) AREA: 206.7M<sup>2</sup>



298 Main Street Unionvill- Ground Floor Plan

