



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: February 10, 2021

SUBJECT: Committee of Adjustment Variance Application
19 George Street, Markham Village Heritage Conservation District
Proposed Secondary Suite
File A/007/21

Property/Building Description: One storey, brick Ontario Cottage style dwelling circa 1857 (The Wilson-Freel House)

Use: Residential

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

Application/Proposal

- The owner of the property would like to create second residential unit or “Secondary Suite” as permitted by the City’s Official Plan in the basement of the historic Wilson-Freel house with new stairs in the rear yard leading to the basement as a private separate entrance;
- The proposed Secondary Suite and new staircase require the following variances:
 - an accessory dwelling unit, whereas the By-law does not permit the use;
 - unenclosed stairs to encroach 63 inches into the required rear yard, whereas the By-law permits a maximum encroachment of 18 inches;
 - a minimum rear yard setback of 23 ft. 11 inches, whereas the By-law requires a minimum rear yard setback of 25 ft.;
 - two parking spaces, whereas the By-law requires 3 spaces.

Background

- In 2019 the owner of the property received approval for a proposed addition to create a semi-detached building form similar to the one directly to the south of the subject property (see attached approved site plan and elevations);
- The Official Plan policy for Secondary Suites is attached.

Staff Comment

- The proposed Secondary Suite and staircase at the rear of the Wilson-Freel House have no impact on the exterior appearance of the proposed addition or impact on the historic character of the Heritage District, therefore staff has no objection to the requested variances from a heritage perspective;

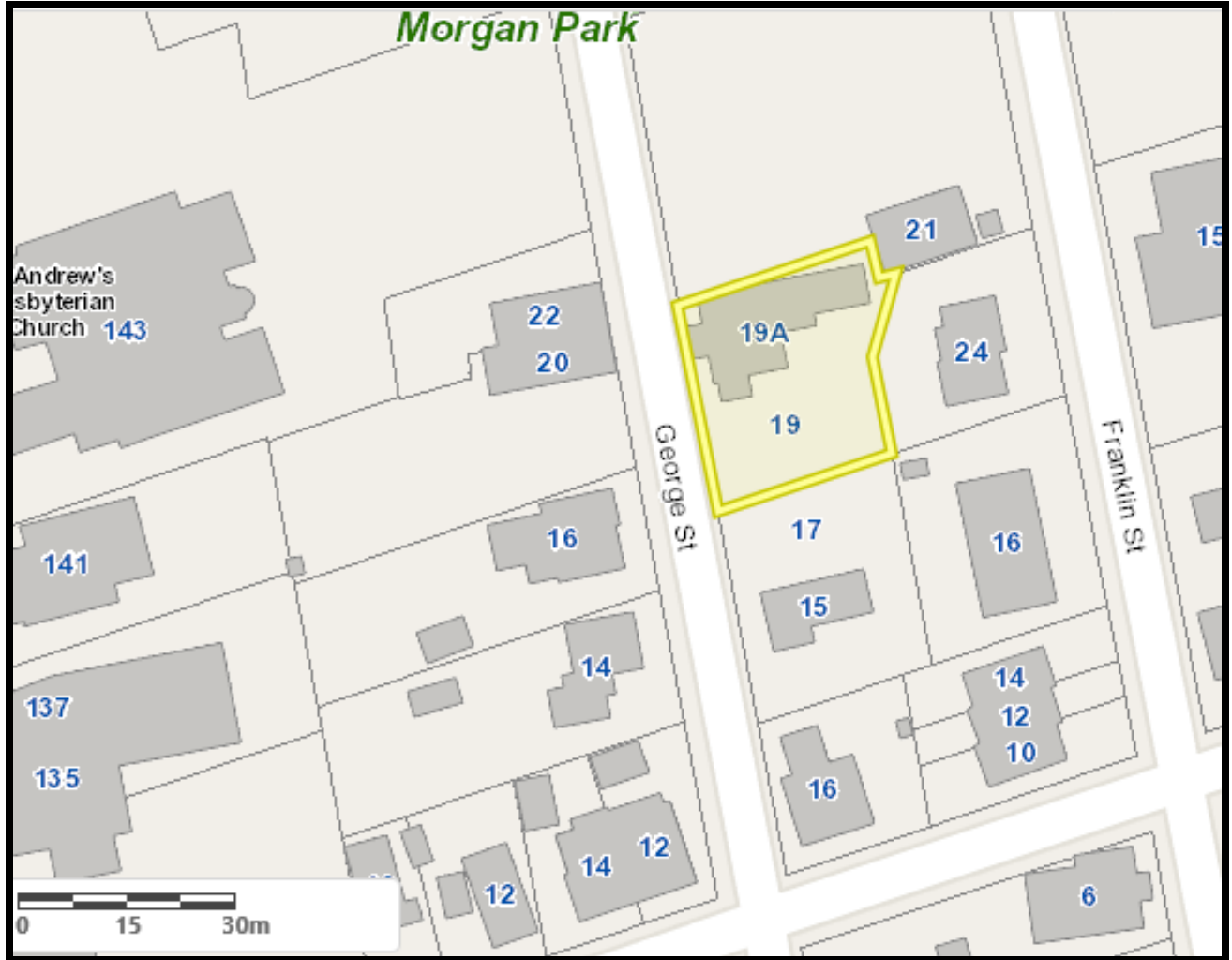
Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the requested variances to permit a Secondary Suite in the basement of the Wilson-Freel House described in A/007/21 from a heritage perspective and that final review of the application be delegated to Heritage Section staff;

File: 19 George St.

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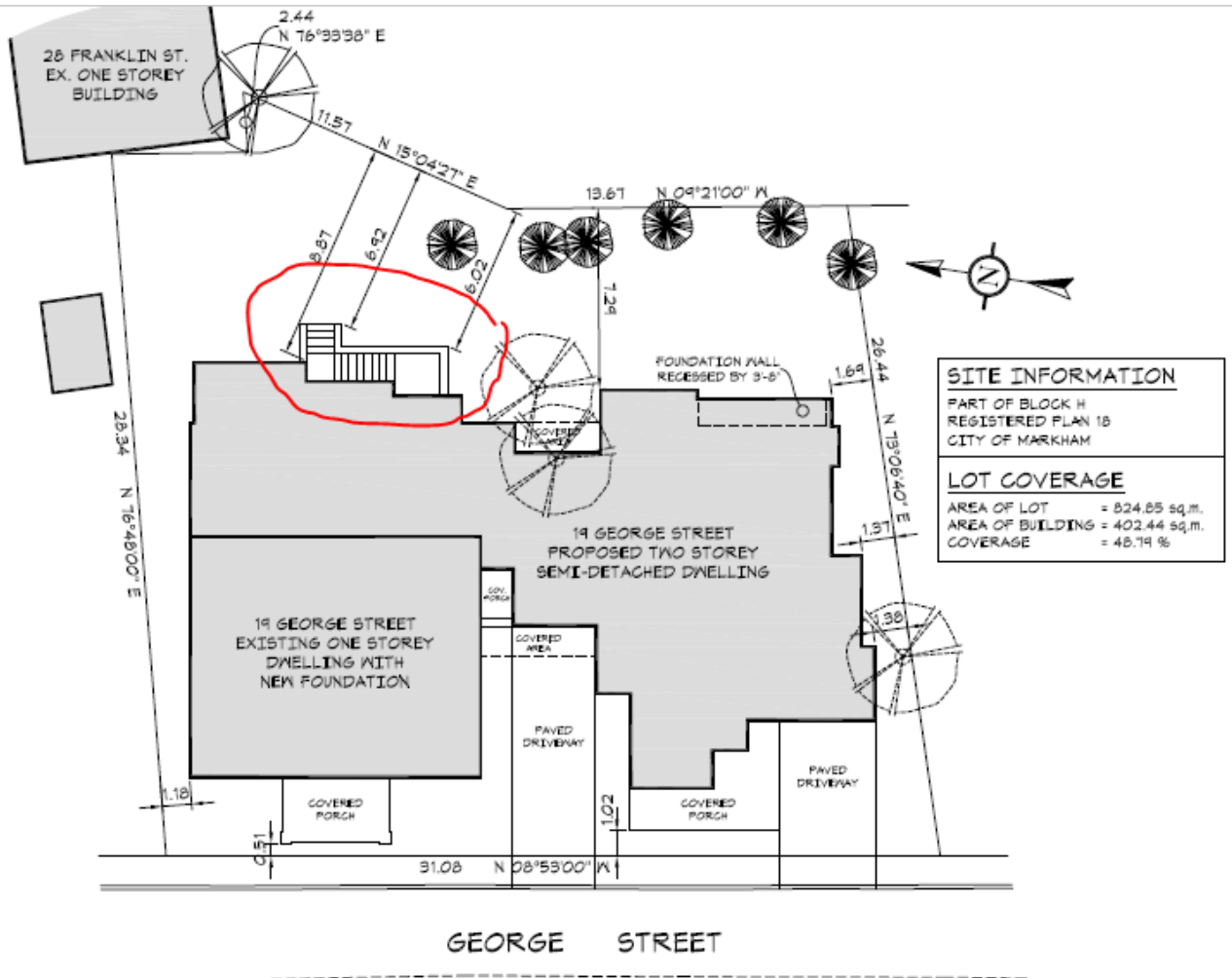
19 George Street, Markham Village



19 George Street, Markham Village



19 George Street -Site Plan



19 George Street- Elevations



FRONT (WEST) ELEVATION



24.00 in



Official Plan Policy – Secondary Suites

Uses provided for in all ‘Residential’ Designations

8.2.1.2 **In addition** to the uses listed in Section 8.1.1, the following uses may be provided for in all ‘Residential’ designations:

- i. *convenience retail and personal service* in accordance with Section 8.13.1;
- ii. *day care centre* in accordance with Section 8.13.2;
- iii. dwelling unit including a *home occupation*;
- iv. *place of worship* in accordance with Section 8.13.7;
- v. *public school*, provided it is approved at a location on an arterial or collector road; and
- vi. *secondary suite* in accordance with Section 8.13.8.

8.13.8 Secondary Suite

It is the policy of Council:

8.13.8.1 **That** in considering an application to amend the zoning by-law to permit the establishment of a *secondary suite* where provided for in this Plan, Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) the building type in which the *secondary suite* is contained;
- b) the percentage of the floor area of the building type devoted to the secondary suite;
- c) the number of dwelling units permitted on the same lot;
- d) the size of the *secondary suite*;
- e) the applicable parking standards; and
- f) the external appearance of the main dwelling.