



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Heritage Planner

**DATE:** June 9, 2021

**SUBJECT:** Committee of Adjustment Variance Application  
11 Pavillion Street, Unionville  
Proposed New Accessory Building and Uncovered Porch

**FILE:** A/074/21

---

**Property/Building Description:** Two-storey single detached dwelling and garage constructed in 1942. A one-storey rear addition was completed in 2001.

**Use:** Residential

**Heritage Status:** The subject property is designated under Part V of the *Ontario Heritage Act* as part of the Unionville Heritage Conservation District (HCD).

### **Application/Proposal**

- The City has received an application to the Committee of Adjustment requesting variances to permit construction of a new 169.3 m<sup>2</sup> detached accessory building and uncovered concrete porch and stairs at the rear of the existing heritage building.
- Specifically, the applicant requires variances to permit:
  - A maximum lot coverage of 36.33% whereas By-law 122-72 permits a maximum lot coverage of 33.3%;
  - An accessory building height of 21'-11 ½", whereas By-law 122-72 allows a maximum height of 15'-0";
  - An accessory building with a total floor area of 1822sqft, whereas By-law 122-72 allows a maximum floor area of 750sqft.

Note that the applicant has not requested a Zoning Preliminary Review (ZPR) for the subject property.

## **Background**

- The subject property is located on the south side of Pavillion Street midblock between Union Street to the east, and Eureka Street to the west. There is an existing two-storey single detached dwelling and associated garage which, according to the Unionville HCD Building Inventory, were constructed in 1942. A one-storey addition was constructed along the rear (south) elevation of the heritage building in 2001.
- The subject property is located within an established residential neighbourhood comprised of predominately two-storey detached dwellings. Mature vegetation exists on and adjacent to the subject property. Commercial uses in the form of low-rise strip plazas are located to the south of the subject property along Highway 7. These properties, municipally-known as 4400-4452 Highway 7, are also located within the Unionville HCD.
- The subject property is located within a TRCA Regulated Area associated with the Rouge River, and is located within 300m of the Metrolinx Uxbridge Subdivision. As such, both governmental bodies will review and offer comment on any development application submitted for the subject property.
- As the proposed accessory building exceeds 50m<sup>2</sup>, it will be subject to full site plan control with review by Heritage section staff for compliance with the Unionville HCD Plan. A site plan approval application for the subject property is forthcoming.

## **Heritage Policy**

- The subject property is located within the Unionville HCD and is identified as a Class 'A' property. The qualities of Class A properties, as described in the Unionville HCD Plan, are as follows:
  - *They have historical and/or architectural value;*
  - *They are the buildings that maintain the heritage character to the District;*
  - *Buildings that are designated under Part IV of the Ontario Heritage Act are also considered to be Class 'A'.*

Note that the existing garage is not identified in the Unionville HCD Building Inventory as being of significant cultural heritage value.

- Sections 9.2.13.1 and 9.2.13.2 of the Unionville HCD Plan provide guidelines for garages and ancillary building. The following guidelines are relevant to the proposed variances for the new accessory building:
  - *Outbuildings and garages should be built out of wood, and have a traditional design and positioning;*
  - *Garages should be lower in profile than the principle building and complementary in design and colour;*
  - *Garages should be set back from the street and preferably separate from the building face.*
- Section 9.4.6 of the Unionville HCD Plan provides guidelines for porches. These guidelines speak to conserving original building fabric along primary elevations, and do

not provide guidelines for porch design or placement along rear or non-street facing elevations.

### **Staff Comment**

- Heritage Section staff have no objections to the requested variances from a heritage perspective.
- While larger in both footprint and height than the existing garage, the proposed accessory building is subordinate in both siting and scale to on-site and adjacent heritage buildings in accordance with the guidelines contained within the Unionville HCD Plan. Although the proposed accessory building is larger in scale relative to the principal (heritage) building than is typically the case with contemporary development, this relationship has historical precedent. Urban barns, carriage houses and stables are not uncommon within historic village cores, such as Unionville, and are proportionally larger than many permitted contemporary accessory structures relative to the principal building. The proposed garage also provides a screening buffer between the subject residential property and the commercial properties located to the south.
- Staff also have no objection to removal of the existing garage as it is not identified within the Unionville HCD Building Inventory as being of significant cultural heritage value.
- The proposed uncovered porch is located along the rear (south) elevation of the subject property and as such is not visible from the street. Further, the portion of the existing building to which it is attached was constructed in 2001.
- Given the above, no adverse impact on the described cultural heritage value of the subject property is anticipated as a result of the requested variances.

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

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit a new accessory building and uncovered porch at 11 Pavillion Street.

AND THAT final review of the forthcoming site plan control application and any other development application required to approve the proposed development be delegated to Heritage Section staff.



11 Pavillion Street, Unionville

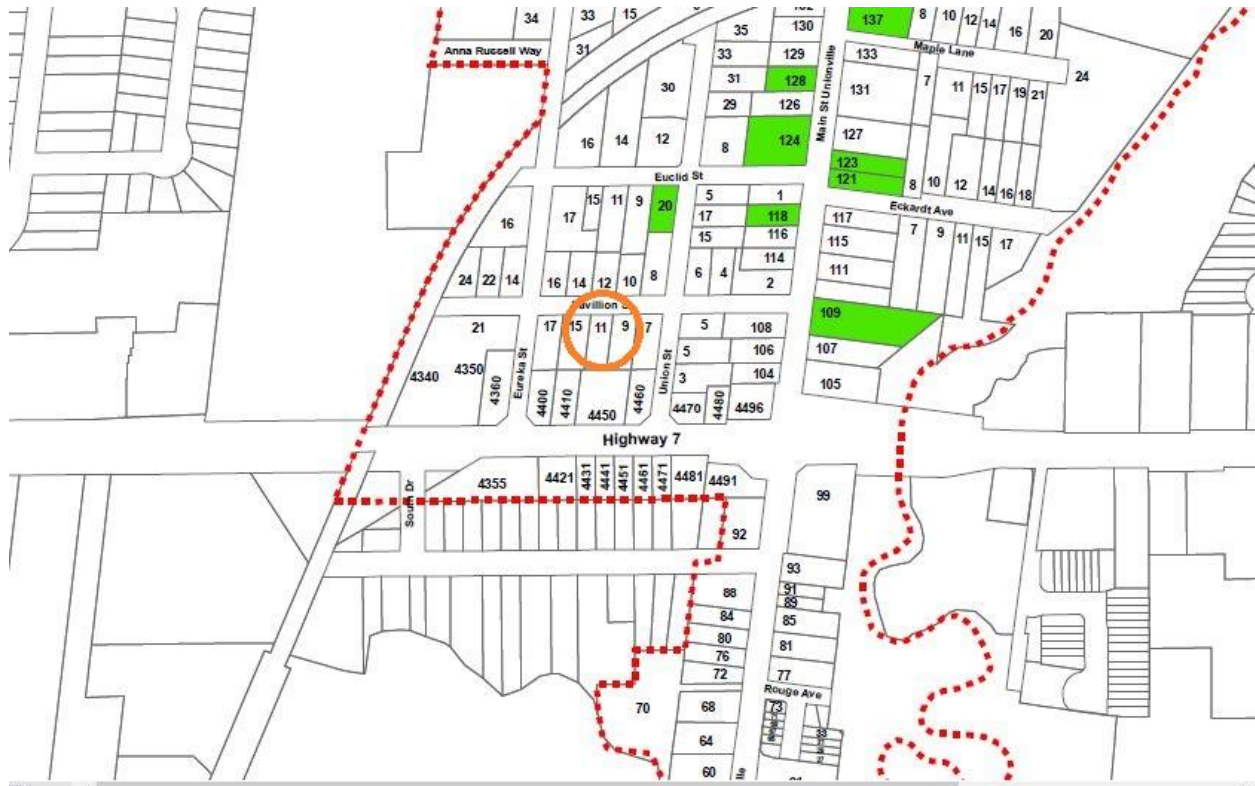
*Primary (North) Elevation of the Existing Dwelling*



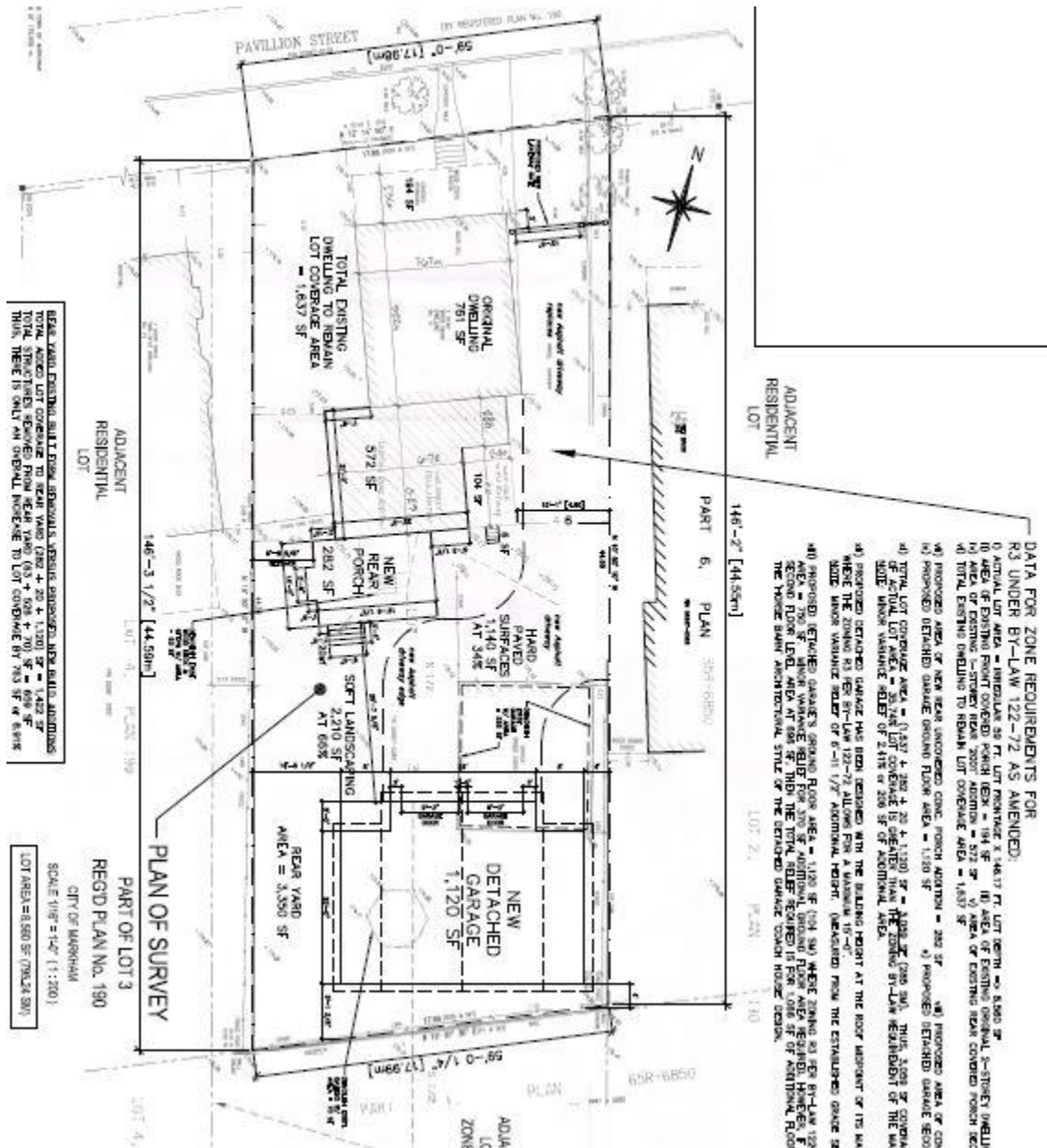


## 11 Pavillion Street, Unionville

*Location within the Unionville HCD indicated in orange*



CITY OF MARIHAN  
SCALE 1/8" = 1'-0" (1:240)  
LOT AREA = 8,560 SF (795.24 SM)

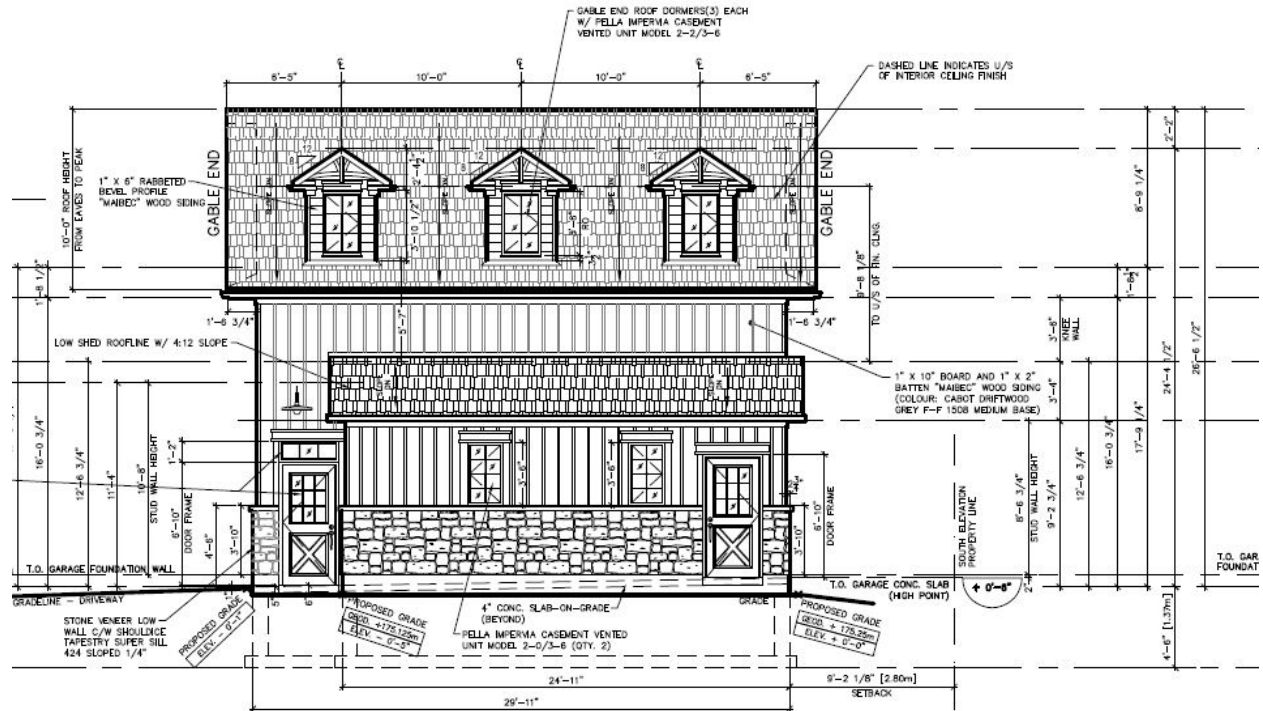


[illegible]



# 11 Pavillion Street, Unionville

## Proposed West Elevation



This architectural elevation drawing shows the front facade of a carriage house garage. The structure features a gabled roof with a main peak and decorative timber cross frame details at the eaves. The exterior walls are clad in various materials: vertical siding on the upper portion, stone veneer on the lower portion, and a stone veneer base for the garage doors. The garage consists of two large double doors with transoms, set within a recessed area. A central window with multiple panes is located above the doors. The drawing includes extensive dimensioning for height, width, and depth, as well as material specifications and construction notes.

**Annotations:**

- DECORATIVE CUSTOM TIMBER CROSS FRAME DETAIL AT EAVE (TYP.)
- EAST ELEVATION DORMER (BEYOND)
- DASHED LINE INDICATES U/S OF INTERIOR CEILING FINISH
- ARCHITECT SERIES CLAD ARCH-HEAD FIXED WINDOW MODEL 7512 (QTY. 1) BY PELLA WINDOWS & DOORS
- PELLA INFERRIA CASIDMENT FIXED UNIT MODEL 2-0/4-S FLANKED ON BOTH SIDES WITH VENTED UNITS(2) MODEL 2-0/4-B
- MAIN PEAK
- WEST ELEVATION DORMER (BEYOND)
- CABLE END
- 1" x 6" RABBETED BEVEL PROFILE "MABEC" WOOD SING
- ROOF PITCH 12
- T.O. DOUBLE 2" X 8" TOP PLATE + 11'-6"
- 1" x 10" BOARD AND 1" x 2" BATTEN "MABEC" WOOD SING COLOUR: CAISN DRIFTWOOD GREY F-F 150B MEDIUM BASE
- STONE VENER LOW WALL C/W SHOULDER TAPESTRY SUPER SILL 404 SLOPED 1/4"
- T.O. GARAGE CONC. SLAB (L.P.)
- SOLID WALL HEIGHT 9'-2 3/4"
- GARAGE FRAME
- GRADE
- GRADELINE
- DRIVEWAY
- PROPOSED GRADE ELEV = 0'-0" G.C.S.D. ±175.125m
- SETBACK 4'-0 1/2"
- NEW FOUNDATION WALLS
- 5'-0" WIDE X 9'-0" HT. CUSTOM SIZE, CLOPAY COACHMAN QG22 (SANDSTONE FACTORY FINISH) CARRIAGE HOUSE STYLE GARAGE DOOR (RS) C/W SG23 THERMAL PANE GLASS WINDOWS SUPPLIED BY MARKHAM GARAGE DOORS LTD. (QTY. 2)

[illegible]