



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: December 14, 2022

SUBJECT: Committee of Adjustment - Minor Variance Application
4461 Highway 7 East, Unionville
Proposed Parking Reduction
A/232/22

Property/Building Description: One-storey building with surface parking constructed in 1956 as per municipal records

Use: Commercial

Heritage Status: 4461 Highway 7 East is designated under Part V of the *Ontario Heritage Act* as a constituent property of the Unionville Heritage Conservation District.

Application/Proposal

- The City has received a Committee of Adjustment application seeking a variance to reduce the minimum number of parking spaces at 4461 Highway 7 East (the “subject property” or the “property”). Interior modifications are also proposed as part of the property’s conversion from a salon to office space. The requested variance is described in detail below;
- The Minor Variance application is currently scheduled for Committee of Adjustment consideration at its meeting on February 1, 2023.

Requested Variances to the Zoning By-law

The applicant is seeking relief from the relevant zoning by-law:

a) By-law 8.2.1 & 28-97, Section (b):

To permit a minimum of 5 parking spaces, whereas the By-law requires a minimum of 6 parking spaces.

Context

- The subject property is located on the south side of Highway 7 East between Eureka Street to the west and Union Street to the east. Commercial uses predominantly in the form of low-rise commercial plazas are located nearby to the subject property along both sides of Highway 7 East.

Heritage Policy

- As noted above, the subject property is located within the Unionville Heritage Conservation District (“UHCD”). Constructed in the mid-1950s, the commercial building contained within the subject property is anomalous within the Unionville HCD, and does not significantly contribute to its cultural heritage value. As such, it is identified as Class ‘C’ within the UHCD Plan. The qualities of this property class, as described in Section 2.4 (Building Classification) of the UHCD Plan, are as follows:
 - *Modern infill construction;*
 - *Older buildings that have been altered to an extent that their heritage character is no longer apparent.*
- The UHCD Plan does not provide policies or guidelines regarding parking requirements for properties within the District. While direction is absent within the UHCD Plan, Section 4.5.3.3 of the OP notes it is the policy of Council “to ensure that development that directly affects a *cultural heritage resource* itself and *adjacent lands*, is designed, sited or regulated so as to protect and mitigate any negative visual or physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource”. This review includes Minor Variance applications.

Staff Comment

- Heritage Section staff have reviewed the Minor Variance application and find that the proposed parking reduction does not have an adverse visual or physical impact on the cultural heritage value of the UHCD. As such, Staff have no objection from a heritage perspective to the requested variance.

Suggested Recommendation for Heritage Markham

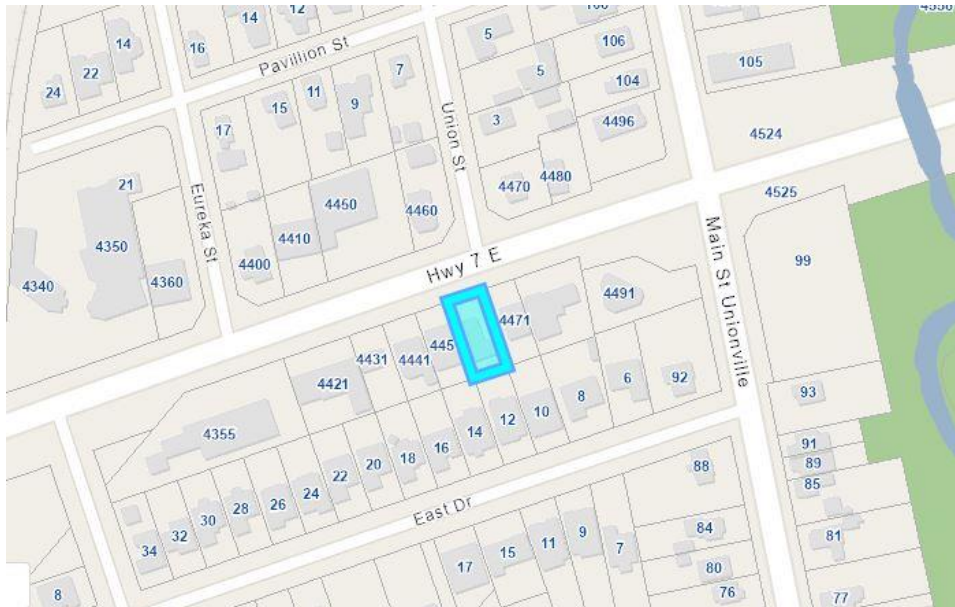
THAT Heritage Markham has no comment from a heritage perspective on the Minor Variance application for 4461 Highway 7 East (File A/232/22).

ATTACHMENTS:

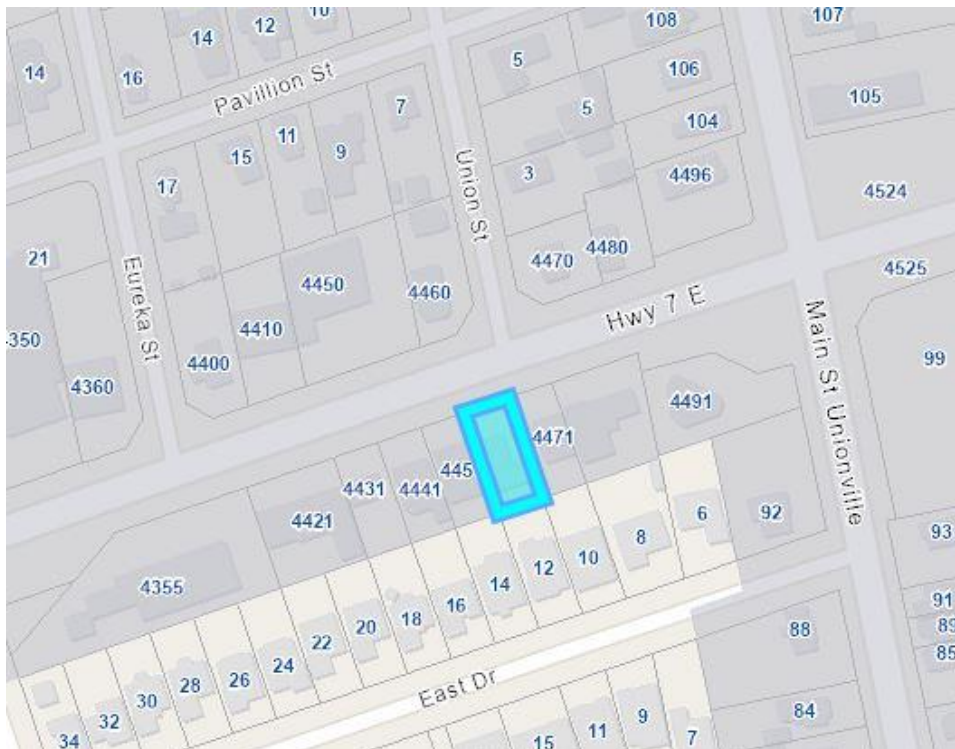
Appendix ‘A’	Location Maps
Appendix ‘B’	Images of the Subject Property

Appendix 'A'

Location Maps



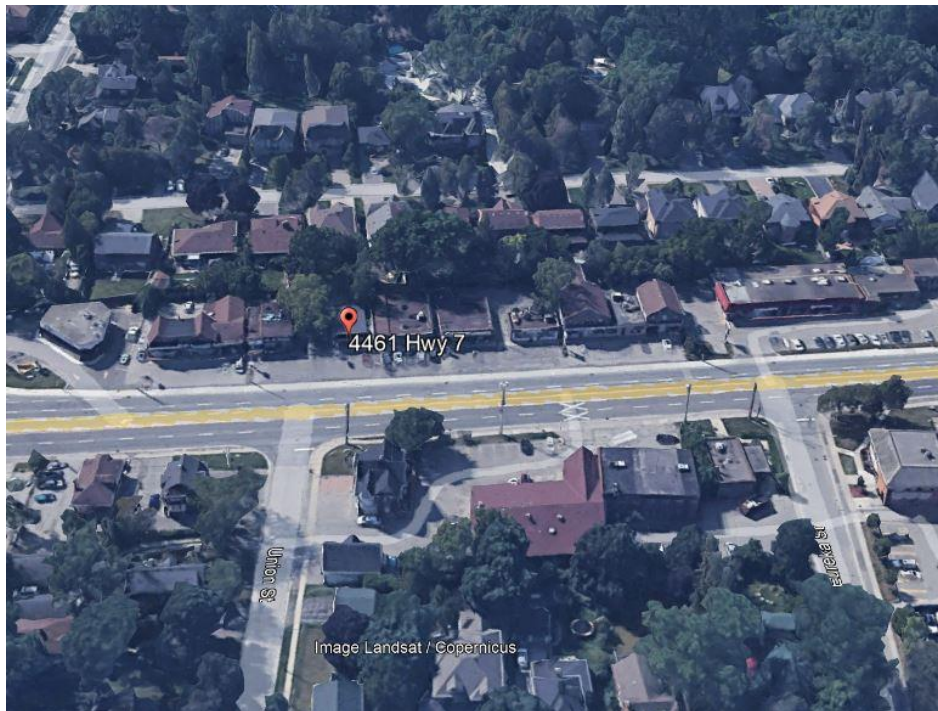
The subject property outlined in blue (Source: City of Markham)



The location of the subject property within the UHCD [shaded in purple] (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



Aerial Image of the subject property (Source: Google)



The primary (north) elevation of the subject property (Source: Google)