



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 13, 2023

SUBJECT: Minor Heritage Permit Application
1 Station Street, Markham Village
Unauthorized Driveway Expansion

FILE: HE 23 135721

Property/Building Description: One-and-a-half storey detached dwelling constructed c.1950 as per MPAC records

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act as part of the Markham Village Heritage Conservation District (the “MVHCD”).

Application/Proposal

- The City has received a Minor Heritage Permit (HE) application seeking permission to expand and pave the driveway at 1 Station Street (the “Subject Property” or the “Property”) with grey interlock;
- Note that the applicant is seeking approval after-the-fact as the alteration has already taken place. The work was undertaken without prior consultation or knowledge of Heritage Section staff (“Staff”).

Background

Context

- The Subject Property is located on the south side of Station Street directly adjacent to the Markham Village GO Station (located on the north side of Station Street). The Property is bound by low-rise dwellings to the east and south;
- There is an extensive City-owned boulevard between the Subject Property and Station Street/St Goran Crescent that is approximately 15m (49.3ft) deep. In order to provide vehicular access to the Property the driveway must cross this City-owned land;

- The City’s Operations Department as well as By-law Enforcement have been notified of the unauthorized driveway expansion and have visited the Subject Property;
- A drawing prepared by the City’s Operations Department is included as Appendix ‘C’ of this memo and shows the permitted extent of the driveway on City-owned land (the property line is drawn in pink). Removal of the interlock in the area hatched in yellow adjacent to Station Street is required in order to conform to the maximum driveway width as permitted by the zoning by-law. As per By-law Enforcement the size of the driveway is limited to the greater of either: the garage door width plus 2.0 metres, or 6.1 metres;
- The interlock adjacent to the dwelling is on privately-owned land. While hardscaping of the hatched yellow area as shown in the appended drawing does not contravene the zoning by-law, parking is not permitted in this area;
- Staff do not object to the paved area adjacent to the dwelling provided that the interlock is differentiated from the interlock used for the driveway. At present there is no differentiation between the two. Parking in this area is also not supported;
- Note that the applicant has removed the interlock abutting the tree in the front yard as requested by City staff.

Legislative Context and Heritage Policy

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act*, Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Staff can approve a heritage permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on July 20, 2023 resulting in a decision deadline of October 18, 2023.

MVHCD Plan

- The Subject Property is categorized as a Type ‘B’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘B’ properties possess the following characteristics within the District:
 - *[They are] Important in terms of contextual value.*
 - *They may not be of great historical or architectural value, however, they contribute substantially to the visual character of the townscape.*
 - *They support and help define the character of the historic district.*

Staff Comments

- Staff do not support the Minor HE Permit application as the size of the driveway is not compatible with the heritage character of the Subject Property nor does it comply with the requirements of the zoning by-law for maximum driveway width;
- In order to comply with the requirements of the zoning by-law and ensure compatibility with the heritage character of the Subject Property, the following is required/recommended: **(a)** the portions of interlock hatched in yellow in the attached drawing are required to be removed from City-owned land and; **(b)** the paving material in

the hatched area adjacent to the heritage dwelling is recommended to be replaced with a material that is differentiated from the driveway or just removed and replaced with soft landscaping.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support the extent of paving at 1 Station Street and recommends that the Minor Heritage Permit be approved with the condition that the unauthorized driveway expansion on City-owned land be reversed and the interlock adjacent to the heritage dwelling be replaced with new paving material to differentiate it from the driveway or removed and replaced with soft landscaping.

ATTACHMENTS:

Appendix 'A'	Property Map and Aerial Image of the Subject Property
Appendix 'B'	Photograph of the Subject Property
Appendix 'C'	Drawing prepared by the Operations Department

Appendix 'A'

Property Map and Aerial Image of the Subject Property



Property map showing the location of the Subject Property outlined in blue [above] and an aerial image of the Subject Property [below] (Source: City of Markham)

Appendix 'B'

Photographs of the Subject Property



The primary (north) elevation of the Subject Property prior to the unauthorized driveway expansion [above] and after [below] (Source: Google Earth and the City of Markham))

Appendix 'C'

Drawing prepared by the Operations Department



Curb Modification Work Order

Work Order Number :

22 109806 000 00 CCCM

PROJECT INFORMATION:

LOCATION ADDRESS:	1 Station St Markham
DATE WORK REQUIRED:	Spring 2022
LENGTH OF CURB CUT (m):	-
LENGTH OF INFILL CURB (m):	-
NO. OF ENTRANCES:	1
CIRCULAR DRIVEWAY:	-

PROPERTY INFORMATION:

DEPRESSED CURB FINAL LENGTH (m):	7.0
GARAGE TYPE:	Double

APPLICANT INFORMATION:

COMPANY NAME:	-
CONTACT NAME:	Kit Hong
BUSINESS PHONE:	416-666-0699
EMAIL ADDRESS:	kithong34@hotmail.com

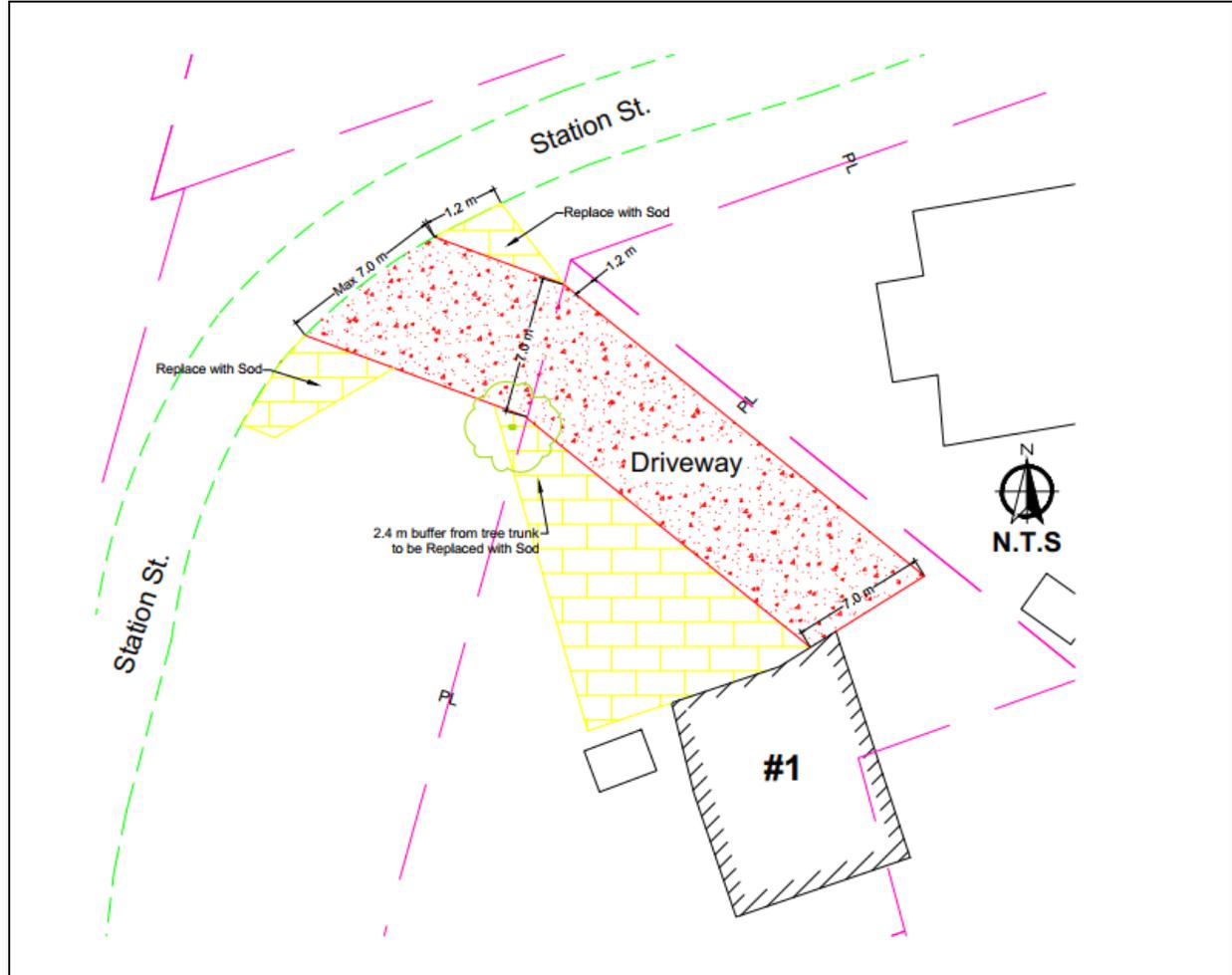
OWNER INFORMATION:

CONTACT NAME:	Kit Hong
BUSINESS PHONE:	416-666-0699

CITY OF MARKHAM OPERATIONS DEPARTMENT:

PERMIT ISSUED BY:	
DATE:	
PHONE:	(905) 475-4714
EMAIL:	OCUSTOMERSERVICE@MARKHAM.CA

SKETCH:



NOTES:

- The driveway opening shall be a maximum of 7.0 m, and the edge of the driveway must be at least 1.2 m away from property lines and boulevard trees (see notes on attached drawings).
- The driveway shall meet the edge of the roadway at 90° to maximize visibility, with an allowable deviation of 20° is to accommodate for corner and uniquely shaped properties.
- Any excess interlock beyond the driveway apron (area within the Right Of Way) shall be removed and replaced with sod.
- Remove the pavers on the East side of the tree to a minimum of 1.2m distance from the tree trunk
- Remove the pavers on the North, South & West sides of the tree to a minimum of 2.4m distance from the tree trunk.