



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 11, 2024

SUBJECT: Committee of Adjustment Application
189 & 193 Main Street, Unionville
Proposed Lot Line Adjustment

FILE: B/021/24

Building Description/Use: One-storey buildings with at-grade commercial uses

Heritage Status: 189 and 193 Main Street are designated under Part V of the *Ontario Heritage Act* as part of the Unionville Heritage Conservation District (the “UHCD”)

Application/Proposal

- The City has received a Committee of Adjustment application for a lot line adjustment to consolidate a portion of the property at 193 Main Street with the abutting lands to the south at 189 Main Street.
- The northern portion of the commercial building currently containing the Unionville Arms Pub & Grill is bisected by the property line between 189 Main Street and 193 Main Street. This application will adjust the lot line so that the entirety of the building housing the pub will be located on 189 Main Street.
- The consent application is to be considered by the Committee of Adjustment (“COA”) at its meeting on October 9, 2024.

Requested Variances to the Zoning By-laws

The applicant is seeking consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 12.50 metres and an approximate lot area of 715.375 square metres (Part 1); and

b) retain a parcel of land with an approximate lot frontage of 6.95 metres and an approximate lot area of 378.539 square metres (Part 2).

Refer to Appendix ‘C’ for a copy of the Reference Plan.

Staff Comment

Consent Application

- Heritage Section staff (“Staff”) have reviewed the consent application and find that the proposed lot line adjustment will not adversely impact the character of the UHCD as described in Section 2.1 (“District Character”) of the UHCD Plan. Note that there are no built form changes proposed for either property at this time.

Review of Future Minor Variance Applications

- It is recommended that review of future consent applications that do not involve the creation of a new building lot be delegated to Staff provided that the Ward Councillor is consulted and has no objection to the proposal. If Staff or the Ward Councillor has any concerns from a heritage perspective, the matter will be forwarded to Heritage Markham for comment.
- It is also recommended that the following other types of consent application be delegated to Heritage Staff with the same noted process: consent for partial discharge of mortgage, consent to mortgage, easement, lease of 21 years or more, validation of title, the re-establishment of a previously existing lot line, and re-application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent).
- It is the opinion of Staff that this approach will create efficiencies and allow for the Committee to focus its attention on more significant heritage matters.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the consent application for 189 & 193 Main Street;

AND THAT Heritage Markham delegates review of the following future consent applications to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective:

- Lot line adjustments that do not involve the creation of new building lots;
- Partial discharge of mortgage;
- Consent related to mortgage, easement, lease of 21 years or more;
- Validation of title;
- Re-establishment of a previously existing lot line; and
- Re-Application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent)

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Image of 189 & 193 Main Street
Appendix 'C'	Reference Plan

Appendix 'A'

Location Map



A property map showing the relationship between 189 Main Street and 193 Main Street. Note how the current lot line passes through the Unionville Arms Pub & Grill (Source: City of Markham)

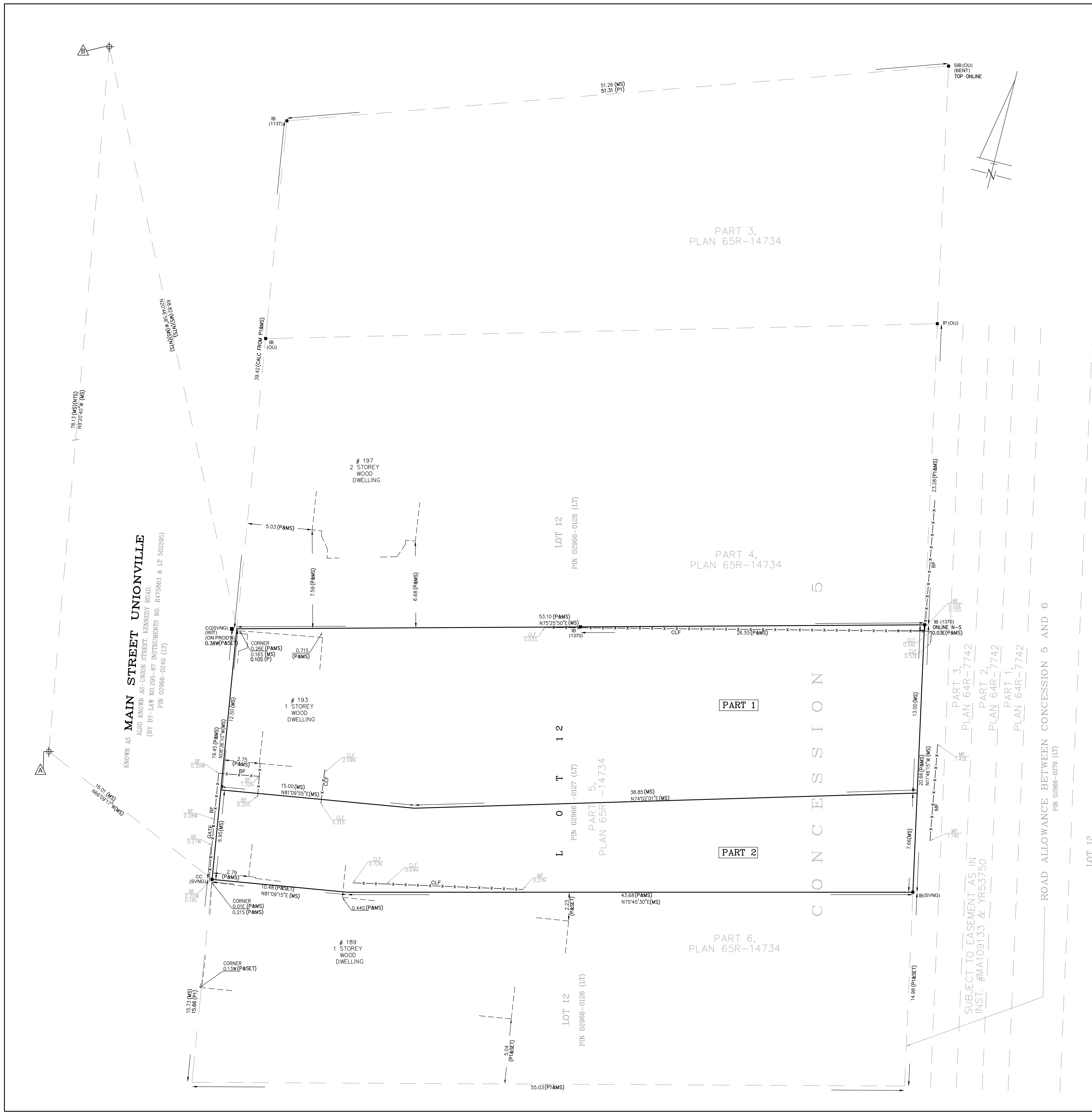
Appendix 'B'

Image of 189 & 193 Main Street



Primary (west) elevations of the commercial buildings at 189 Main Street [right] and 193 Main Street [left]. The current lot line severs the smaller portion of the Unionville Arms [centre] from the rest of the business in the larger building immediately to the south (Source: Google)

Appendix 'C'
Reference Plan

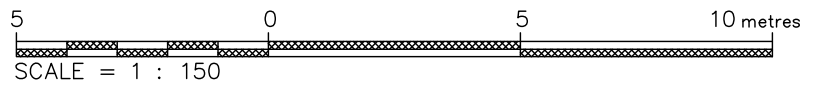


I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT,		PLAN 65R-	
DATE : <u>MAY 17, 2024</u>		RECEIVED AND DEPOSITED : DATE : _____, 2024	
_____ AZIZ. ABDEL SHAHID ONTARIO LAND SURVEYOR		_____ REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ONTARIO REGISTRY OFFICE (No. 66)	
SCHEDULE			
PART	PART OF LOT	CONCESSION	ALL OF PIN
1	12	5	PIN 02966 -0127 (LT)
2	12		

		AREA
1	12	715.376 m ²
2	12	378.539 m ²

*PARTS 1 AND 2 COMPRISED ALL OF PIN 02966 -0127 (LT).

PLAN OF SURVEY OF
PART OF LOT 12
CONCESSION 5
TOWN OF MARKHAM
(REGIONAL MUNICIPALITY OF YORK)



A. AZIZ SURVEYORS INC., O.L.S.
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00)

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SOKKIA GPS (RTK) NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS V6) (EPOCH 2010.00). COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 216.10 AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
POINT ID	NORTHING	EASTING
A	4858582.390	635616.794
B	4858659.484	635604.108

DISTANCE SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCE AND CAN BE USED TO COMPUTE GRID DISTANCE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99999011

- LEGEND:
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB " STANDARD IRON BAR
 - IB " IRON BAR
 - N.E.S.W " NORTH, EAST, SOUTH, WEST
 - OU " ORIGIN UNKNOWN
 - MS " MEASURED
 - BF " BOARD FENCE
 - CLF " CHAIN LINK FENCE
 - MF " METAL FENCE
 - RP " REGISTERED PLAN 1887
 - P " SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD.
 - P1 " O.L.S., DATED MARCH 29, 2023.
 - SVNG " PLAN 65R-14734
 - 1137 " SPEIGHT, VAN NOSTRAND & GIBSON O.L.S.
 - 1370 " R.G.MCKEIBON O.L.S.
 - NTS " VARIOUS O.L.S.
 - " NOT TO SCALE
 - CALC " CALCULATED
 - PROD'N " PRODUCTION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF MAY, 2024.

DATE: MAY 22, 2024
A. ABDEL SHAHID
ONTARIO LAND SURVEYOR

A. AZIZ SURVEYORS INC ONTARIO LAND SURVEYORS 120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7 Tel. (905) 237-8224 Fax: (416) 477-5465 Website : M-Azizsurveyors.ca E-Mail : aziz@m-azizsurveyors.ca	
PROJECT NUMBER 24-077	PROJECT 193 MAIN STREET (SR-PR)
DRAWN BY E.M	CHECKED BY A.A