



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 11, 2024

SUBJECT: Committee of Adjustment Application
159 Main Street, Unionville
Proposed Parking Reduction

FILE: A/051/24

Property/Building Description: One-and-a-half storey former dwelling with at-grade commercial use

Use: Commercial

Heritage Status: 159 Main Street is 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 seeking variances to provide fewer than the permitted minimum number of parking spaces for a proposed restaurant at 159 Main Street (the “Subject Property”).
- The Minor Variance application is to be considered by the Committee of Adjustment (“COA”) at its meeting on September 25, 2024.

Requested Variances to the Zoning By-laws

The applicant is seeking relief to permit:

By-law 2024-19

- a) **By-law 2024-19, Section 5.1, Section 5.4.1 (g) SP(5):**
a minimum of 9 parking spaces, whereas the by-law requires a minimum of 14 parking spaces with a maximum restaurant area of 80.5 square metres.

By-law 122-72

- a) **By-law 28-97, Section 3, Section 8.2b) and 8.2.2:**
a minimum of 9 parking spaces, whereas the by-law requires a minimum of 14 parking spaces with a maximum restaurant area of 80.5 square metres.

Background/Context

- The Subject Property is located on the east side of Main Street between Fred Varley Drive to the south and Carlton Road to the north.
- Parking for commercial uses along Main Street is primarily provided by surface lots accessed from East Lane.
- The rear yard parking for the Subject Property is integrated with a larger parking lot at 157 Main Street. Both parking lots are accessed from an East Lane driveway located on 157 Main Street's property. The combined parking lot offers 24 parking spaces. In 2011, the Heritage Markham Committee had no comment from a heritage perspective on a variance application that reduced the parking requirements from 10 to 9 spaces for the mixed-use development. The Committee of Adjustment approved the variance application on July 27, 2011.

Staff Comment

Minor Variance Application

- Heritage Section staff ("Staff") have reviewed the Minor Variance application and find that the proposed reduction in parking will not adversely impact the character of the UHCD as described in Section 2.1 ("District Character") of the UHCD Plan.

Review of Future Minor Variance Applications

- It is recommended that review of future Minor Variance applications that do not involve expansion of the building envelope 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 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 comment from a heritage perspective to the Minor Variance application for 159 Main Street;

AND THAT Heritage Markham delegates review of future Minor Variance applications that do not involve building envelope expansion to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Images of the Subject Property

Appendix 'A'
Location Map



The Subject Property (outlined in blue) (Source: City of Markham)

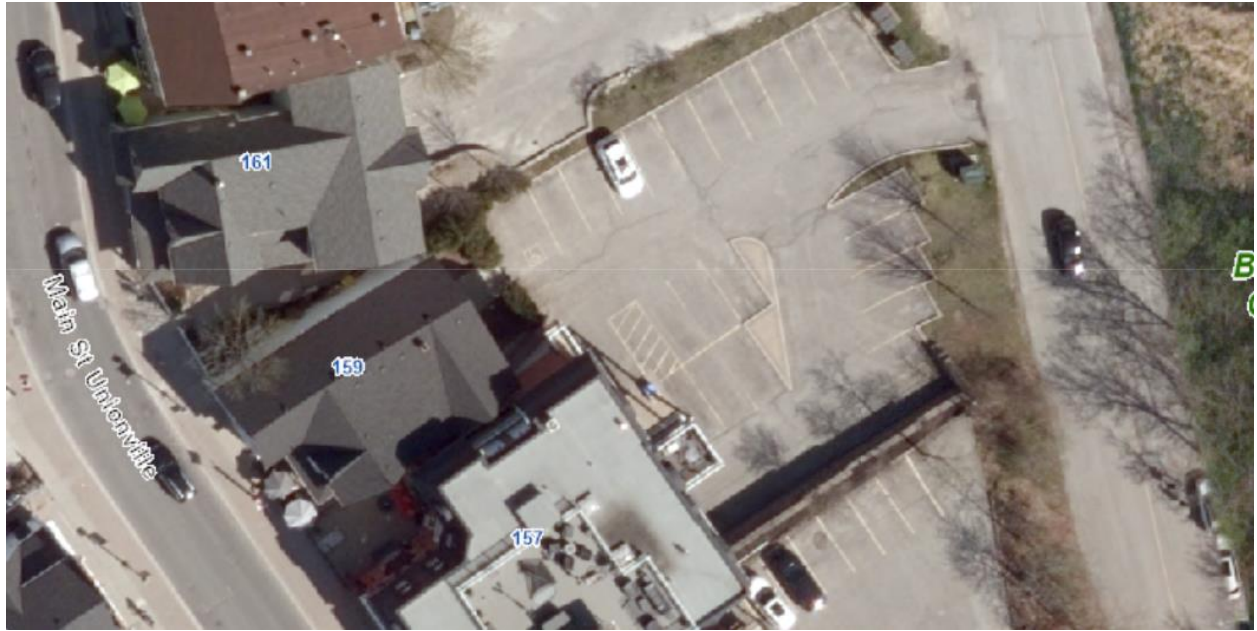
Appendix 'B'
Images of the Subject Property



Aerial image of the Subject Property and surrounding context (Source: Google)



Primary (west) elevation of the commercial building on the Subject Property (Source: Google)



*Image showing the rear parking lot shared between 157 and 159 Main Street.
(Source: City of Markham, Geo-logic)*